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**Sustainability Screening Summary
of SSC Properties**



February 15, 2016

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SSC Properties Sustainability Screening Summary

REPORT PURPOSE

The purpose of this report is to provide a summary of the sustainability screening results for the SSC Property proposal for rezoning and development. The screening and this summary was a collaborative effort by the Whistler Centre for Sustainability and the District of Sechelt and is based on the most recent proposal as well as the innovations and verbal commitments noted. Many of these commitments will need to be incorporated into a Development Agreement and/or the final zoning to better ensure the intended outcomes.

THE SUSTAINABILITY SCREENING TOOL

The Sustainability Screening Tool is provided to developers to help guide projects towards increased consistency with the District of Sechelt's adopted community sustainability goals and leading sustainable community guidelines. It is meant to be used as early on in the project design and conceptualization process as possible in order to facilitate collaborative innovation. It could also be used to compare two development options on the same site and to validate whether elements of a plan for a sustainable community have been successful.

In addition to using the Official Community Plan as a guide, the screening tool is based on robust sustainability design tools such as the Natural Step, Living Future: Living Community Challenge, STAR Communities and Leadership in Environmental and Energy Design (LEEDND) for Neighborhoods.

The screening tool and related criteria are broken into six planning areas and is based on 2 fundamental questions that guide Step 1 and Step 2 of the tool respectively.

- 1) How does the proposal intend to be a leading example moving toward sustainability and therefore help Sechelt move toward sustainability?
- 2) How does the proposal intend to ensure continual improvement of the development toward criteria for sustainability?

The report below is organized in a similar fashion and is broken into six sections which include a table of related criteria, flagging and comments based on a review of the proposal. A summary and conclusions follow at the end.

UNDERSTANDING THE CRITERIA AND FLAG MEANING

The complete group of criteria for the screening tool describes a generalized 'ideal' community development and it is very unlikely that any project could meet the sustainability criterion in every section at the project design stage. In fact current policy, technology, social acceptance or economic models can make it extremely challenging to achieve some of the criteria. This is why it is important to leave doors open to future opportunities and improvements as these factors external to the development will shift. As a result – no pass/or fail standard is employed; instead, criteria are

flagged as “meeting the sustainability criteria”, “moving toward the sustainability criteria” and “status quo” to help describe how well a proposal performs relative to the community’s sustainability goals and best practices. The flagging helps to identify areas where the proposed plan already ‘meets the sustainable community criteria and where the potential for innovation, future improvements or mitigation may be desirable and/or achievable.

FLAG MEANING

	“meeting the sustainability criteria”	Meets the planning area strategy criteria as described.
	“moving toward the sustainability criteria”	The approach is more ambitious than status quo, and is moving toward meeting the planning area criteria.
	“status quo”	The approach meets current codes, policy or expectations given similar developments.
	‘blank’	The specifics will be determined at a later time along the permitting process such as the issuance of a Development Permit, or the approach to meet the criteria is unresolved at this time.

PLANNING AREA: SUSTAINABLE LOCATION AND LANDUSE

The Location and Landuse Planning Area strives to locate thoughtful and vibrant new developments within a relatively close proximity of existing/future community development sites and on previously developed sites. Land use and designs that complement and build upon existing community attributes is fundamental to these developments. Ensuring adequate active transportation and mass transit options is especially important where developments are somewhat distant from main commercial areas and development nodes.

STEP 1 DISCUSSION

The SSC proposal makes a commendable effort to move toward sustainability in location/landuse design and based on the proposal and intended commitments it has the potential to be a leading example in the District of Sechelt.

The SSC proposal is ‘meeting’ or ‘moving toward’ the sustainability criteria in eight of the nine sustainability strategies/criteria for location and landuse. More specifically, the SSC proposal is ‘meeting the sustainability criteria’ in five, ‘moving toward sustainability criteria’ in three and maintaining ‘status quo’ in one. The associated strategies, flagging and comments for Step 1 are provided in the table below.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
1.3	Develop Mixed Uses: Maximum percentage of any single developed use (residential, commercial, institutional, light Industrial) in the catchment area (1km radius from the centre of the site) is 60%		The specific percentages identify that it meets the criteria and the site does embody a good variety of uses and analysis of possible uses. Commitment through zoning.
1.4	Site Community is Authentic and Intentional with Thoughtful Layout and Vibrant Mix of Uses: Planner Judgment		Yes, the site is intentional and thoughtful. The mix of uses and commercial areas should make it vibrant. Commitment through zoning.
1.5	High-Priority for Re-development Location: Planner Judgment		Site is former development site, gravel resources remain, the site is already zoned for intensive development this proposed development is less intense than the current zoning.
1.6	Maintains a Downtown First Focus Planner Judgment		The development is within 4.5 km of the downtown area and the onsite commercial is neighbourhood focused.
1.9C F	Other Community Focus Priority Focus Area: Planner Judgment e.g. Improves beyond site for all of Sechelt - compact and complete communities, desired redevelopment, outreach and education		Introduces new uses to the community and trail system and provides some commercial convenience for people living in that area of Sechelt. Housing variety will offer a range of pricing. Also, the project is introducing some uses that are unique and may inspire more innovation in Sechelt area. Provides commercially run indoor and outdoor recreational facilities that are accessible to the public.
1.1a	Connected to Adjacent Sites (R): Well connected to adjacent developments by an existing street network of 154 or more intersections/km2 within 800 metres; <u>or</u>		No adjacent development at present, but there are opportunities on one adjacent property for rural residential development. There are two road connections. Road intensity will not be urban in nature as articulated in this criteria.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
1.1b	Transit Oriented or Low Vehicle Travel Use Development(R): 100% of properties within 400 metres of high levels of existing transit services; <u>or</u>		Current transit plans suggest very limited service could be extended by 2018-2020. High levels of existing transit is not available, but it could be expanded as demand grows. It is likely that 75% of properties are within 400m of the transit route on Sechelt Inlet Road.
1.1c	Build Infill on Disturbed Sites (R): Infill and also previously developed or if greenfield permanently conserve twice as much land for each hectare of developed area (roads, building footprints, parking lot) on or adjacent to the development site (LCC)		The use is consistent with the current OCP and the property is currently zoned for 1,600 homes. The land is previously used for gravel extraction and industrial uses, but it is not considered infill due to the fact that surrounding properties are not developed. Under the circumstances this site is better for development than a fully forested untouched area. Of the total site, up to 50% will be new natural public spaces in the form of waterfronts, parks, trails, plazas and viewpoints, and agriculture, but certainly short of twice as much land. Commitment made through Development Agreement
1.2	Supports Agriculture on Site: Land for food production represents 30% of the total site		Proposal suggests 24% of land as agricultural. Commitment through zoning and development permit.
1.8	Fits and Complements Surrounding Uses: Planner Judgment		To the south the site is adjacent to a BC Provincial Park that was primarily designated due to the stream, water access and beach area. The development has the potential to create more water traffic, but also complement the tourism uses in the park. On the west, the site connects to a lower density 'resort' development site and Indian Reserve land. It may complement development on these adjacent parcels.
1.7	Bicycle Networked to Desirable Community Locations: Within 400m from the site boundary users can connect to a network that leads within 5km to at least ten distinct uses including employment centres (Sechelt Downtown)		There is currently no bicycle network within 400m of the site boundary that connects to the employment centre or to five distinct uses. The proposal says it will have a 3.0m wide multi-use path network with a portion on the main arterial road (Sechelt Inlet Road). Extension along the Sechelt Inlet Road is critical to meet this criteria and If permitted by the District, the proposal commits to extending the waste water collection network from the existing termination point at Dusty Road to the site, and will construct a 3.0m wide multi-use on the same route. This will link to the existing bicycle network.

STEP 2 DISCUSSION

Of the approaches that are ‘moving toward sustainability criteria’  or ‘status quo’  we found no significant barriers to improving performance and there remain many options that may help to ensure continued improvement. Options considered include actions to ensure that the development site remains viable for transit expansion by tying in onsite transit infrastructure (e.g. bus shelters, appropriate turnarounds, pull-outs) to the development, and ensuring that the development phasing focuses on the high density Ocean Walk Quay area that will support transit expansion. Other options to ensure improvement could include tying in a Sechelt multi-use bicycle route from the project to connect with downtown Sechelt by linking it to possible expansion of the sewer and reclaimed water infrastructure along Sechelt Inlet Road. A bicycle route connection along or adjacent Sechelt Inlet Road would also support improved connectivity to downtown Sechelt. In relation to meeting criteria for infill on disturbed sites, it is recognized that this proposal moves toward this criteria and enhances a site that is already zoned for a significant development. The site is also flanked by some properties that are also zoned for future development.

In order to help make sure the project fits and continues to complement and enhance surrounding uses it could be helpful to initiate a marine waterfront management plan or committee to maintain the integrity of this important asset. Finally, to build on the significant agriculture uses on the site it might be possible ensure the proposed landscapes include edible gardens in multiuse residential areas as the projects are developed. Each of these options should be further discussed and where necessary and possible incorporated into the Development Agreement to help maintain opportunities for continued improvement.

PLANNING AREA: NATURAL AREAS AND PARKS

The Natural Areas and Parks Planning Area strives to ensure that developments preserve access to natural places for both the general public and local flora and fauna. Waterfront access and water bodies are highlighted for protection as well as any endangered species and agricultural land. Steeper building sites and flood plain areas are to be avoided to help reduce hazards to occupants and to limit erosion and site run off into water bodies. This planning area highlights access to both natural and landscaped parks for livability as well as habitat exchanges offsite, to ensure very little net loss of habitat.

STEP 1 DISCUSSION

The SSC proposal makes a strong effort to move toward sustainability in the natural areas & parks planning area and based on the proposal and intended commitments it has the potential to be a leading example in the District of Sechelt.

The SSC proposal is ‘meeting’ or ‘moving toward’ the sustainability criteria in all of the twelve sustainability strategies/criteria for natural areas and parks. More specifically, the SSC proposal is ‘meeting the sustainability criteria’ in nine and ‘moving toward sustainability criteria’ in three. All strategies/criteria exceed a status quo approach. The associated strategies, flagging and comments for Step 1 are provided in the table below.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
2.1	Preserve Waterfront/Waterway Access for the Public: Waterfront allows full public access, unless it risks public safety or severely impacts the ecosystem		The waterfront is accessible via the Ocean Walk Quay and associated amenities such as a waterfront boardwalk and associated parks. There is a non-motorized boat launch. Commitment through the Development Agreement, zoning, and/or dedication.
2.2	Incorporates Natural Features Into Public Spaces: Planner Judgment		Natural features on the site are being made public and they will be incorporated into trail networks. Commitment through the Development Agreement.
2.3	Smart Wildlife Interface and Wildlife Corridor Protection: Planner Judgment		Wildlife use and the availability of movement corridors were assessed as part of this study. No significant impediments to wildlife movement were observed on the site with the exception of East Porpoise Bay Road running through a portion of the property to the west and southwest. Abundant wildlife signs were observed ubiquitously distributed throughout the mixed wood forest areas of the site. Notable larger wildlife includes Columbian black-tailed deer, coyote, and black bear. Most corridors will run along the riparian areas and these will be protected. Commitment in the Development Agreement.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
2.4	Protect Old Growth Forests: 60m development separation with a buffer area		While there are no 'old growth stands', selected veteran red-cedar, big leaf maple and western hemlock trees were detected along with a Yew tree. Commitment in the Development Agreement to protect veteran trees.
2.5	Protect Mature Trees Along Property Lines and Interior Sites: Planner Judgment		While there are no 'old growth stands', selected veteran red-cedar, big leaf maple and western hemlock trees were detected along with a Yew tree. Commitment in the Development Agreement to protect veteran trees.
2.7	Adequate Parks: 3ha/1000 people		Approximately, 34ha of park land is proposed and protected through the Development Agreement or dedication.
2.10	Flood Plain Avoidance: 100% of land avoids flood plains based on 200 year flood		Will be required by DOS at the DP stage to meet this criteria.
2.11	Protect Wetlands and Water Bodies: 15 m and up to 70m development separation in some cases where riparian area or wetland is extremely sensitive		Need more information based on assessment of site and development plan. Commitment made in the Development Agreement.
2.12C F	Other Community Priority Focus Area: Planner Judgment e.g. Improves on and/or beyond site for all Sechelt - public park access, protection of natural areas or resources, outreach and education		The school site, eco-action and adventure centre will provide opportunities to learn and then apply lessons to other areas in Sechelt. Intent is to have significant amount of education and outreach in public areas as well. Commitment for trails and for interpretive signage etc. Will be included in the Development Agreement.
2.6	Habitat/Agriculture Exchange: For each hectare of developed area (roads, building footprints, parking lot) an equal amount and quality of land away from the site must be set aside in perpetuity through a land trust.		The Cascade Environmental Report indicates that in general, wildlife use (Bear, pine marten, flying squirrel, bobcat or cougar) of the site will decline. Land will be less suitable for numerous bird species. There is no proposal for a habitat exchange. Strong efforts have been made on the internal site for protecting important habitat.
2.8	Low Angle Slope Development: Limits development on steep slopes (15% and lower) and restores many or all previously developed steep slopes		Propose to stay on lands less than 30%, which matches the OCP requirement. The development will need to restore disturbed sites. Commitment to be included in the Development Agreement or reviewed at subdivision.
2.9	Protecting Endangered Species or Ecosystems including Agricultural Land: Does not build on endangered species habitat or if found on site there is a management plan that is fully implemented.		Great blue heron, winter wren and red-legged frog were observed on site and are rare or endangered. Though a rare and/or endangered plant species survey was not conducted as part of this review, but rather their potential presence on site was determined through their associated habitat requirements provided in the TEM units observed. The majority of red and blue listed species with the potential to occur on the property are wetland or riparian species. Protection of riparian areas as specified in the Riparian Area Regulation will ensure that suitable habitat is retained. (Cascade Initial Assessment) None of the land is currently used as agricultural land and none of the land is in the ALC. Commitment through the Development Agreement will be made to the dedication of the larger riparian areas and additional protection, restoration as required to protect sites.

STEP 2 DISCUSSION

Most criteria are fully achieved by the proposal and the approaches flagged with 'moving towards sustainability criteria' are quite substantial.

There are a few instances where there remain some barriers to fully achieving all of the criteria in the future. For example, while the project goes to great lengths to create agricultural land and protect natural areas (including larger riparian areas) to be moving towards sustainability, there are limited immediate opportunities to realize a full habitat exchange by creating a land trust or other offsite vehicle. Consideration of these criteria must be taken in context of the numerous other priorities this project presents to move toward sustainability.

Additionally, while the development meets the current OCP requirement for developing on lands less than 30% slope, the development will not remain on lands with 15% or less slope as targeted by these LEED ND criteria. In reconciling this item the developer has suggested to restore previously disturbed steep slopes. Finally, in order to improve toward the strategy of protecting endangered species/ecosystems dedication of the lands and a conservation covenant are being considered to ensure these important corridors and areas are protected. Agricultural land will be protected through zoning. It might also be possible to ensure that an ongoing governance structure and management plan is in place that tracks performance and highlights appropriate actions to support this strategy. Consideration has been given to contacting appropriate organizations that may have an interest in participating. All of these options should be further discussed and where necessary and possible, incorporated into the Development Agreement to help maintain opportunities for continued improvement.

PLANNING AREA: NEIGHBOURHOOD DESIGN AND MOBILITY

The Neighbourhood Design and Mobility Planning Area strives to ensure unique, compact, complete and walkable developments designed with significant opportunities that reinforce positive social activity and interaction in indoor and outdoor public spaces. Access to solar resources for neighbourhoods and buildings alike helps to encourage the use of passive and active solar energy while landscaping and the use of native plantings helps to create welcoming spaces and soften transitions between various landuses.

STEP 1 DISCUSSION

The SSC proposal makes a strong effort to move toward sustainability in the neighbourhood design and mobility area and based on the proposal and intended commitments for the Development Permit Stage it has the potential to be a leading example in the District of Sechelt.

Of the twenty sustainability strategies/criteria for neighbourhood design and mobility only eleven are pertinent to the current proposal planning stage with the remainder being considered at the development permit stage. Within the strategies/criteria relevant at this time, the SSC proposal is 'meeting' or 'moving toward' the sustainability criteria in all eleven. More specifically, seven are 'meeting the sustainability criteria' and four are 'moving toward sustainability criteria'. All strategies/criteria exceed a status quo approach. The associated strategies, flagging and comments for Step 1 are provided in the table below.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
3.2	Proximity to Complete Neighbourhood Amenities: 50% of residents have access within 400 metres to more than 19 uses (Schools, libraries, shop, public squares, leisure parks, civic buildings, community centers, places of worship, recreation facilities, trails, water access and community gardens, restaur		A significant % of units are close to the Ocean Walk Quay that has many amenities. Permitted uses of the Quay area will be confirmed in zoning but could included: restaurants, cafes, hotel, neighbourhood pub, hairdresser, fitness facilities, public dock, waterfront park, public plaza, paddling centre, artist studios, convenience retail and other commercial, business and retail services.
3.4	Well Connected Roads and Pathways Internally: Planner Judgment, aim for a minimum of 54 intersections per km ² , through street every 240 metres as per LEED Requirements. LCC calls for access for residents and occupants to either dedicated walking trails, sidewalks or pedestrian paths directly accessib		LCC criteria is much more applicable compared to LEED for this strategy due to the urban/rural nature of the development proposed. There is some potential opportunity for road improvements and greater consideration of the trail network. The trail network will likely need to include gravel/paved routes. Commitment will be made through the Development Agreement.
3.5	Universal Accessible Design: Planner Judgment based on District Accessibility Guidelines, LCC and LEED for Accessibility Design		Commitment will be included in the Development Agreement. Details to be provided for the agreement after further discussions.
3.6	School Access and Design: Schools within 800m of the project boundary or transit to a school that is within 4km		Sechelt schools are within approximately 4-5km from the development site and student transportation is serviced by a school bus. There is also a proposal for a private school on site.
3.11	Well Connected Internal Paths/Walks and to Paths Offsite: Planner Judgment		Network of trails and multi use paths is planned and will be fully determined at subdivision and DP. Trails are not dedicated yet. Commitment through the Development Agreement.
3.15	Recreation Access: Locate or design the project so that a publicly accessible outdoor recreation facility of at least 1 acre (0.4 hectares) in area, or a publicly accessible indoor recreational facility of at least 25,000 square feet (2325 square meters), lies within a ½-mile.		There is a significant outdoor public recreation space, and distances from dwellings to access these spaces is minimal. There may be potential for indoor recreation space through a community school. Commitment will be made through a Development Agreement reflecting the maps and the proposal for indoor and outdoor recreation.
3.22 CF	Other Community Focus Priority Focus Area: Planner Judgment e.g. Improves on or beyond site for all of Sechelt - public spaces, transportation choices, outreach and education		Transportation hub, public EV charging infrastructure, car co-op possibilities. The site does offer the opportunity to expand transit to the neighbourhood and beyond and includes more public spaces and possible connections for community multi-use paths. Commitment to public EV charging, car sharing funding for 1 car/100 units will be made through the Development Agreement.
3.3	Compact and Clustered (R): If near or on planned transit route: 30 dwelling units per ha of buildable land within 400m of transit, 17 dwelling units per ha of buildable land outside of walking distances to transit .80 FAR for non residential uses within 400m of transit and .50 fo		Making an effort in this area to have greater density. Within 400m of possible transit routes on the Quay area is over 30 dwellings /ha. The Foxwood area currently planned as between 21 and 28 dwellings/ha. Density outside of the 400m buffer is not 17 dwellings/ha.
3.12	Distinctive Design to Establish Identifiable Precincts: Planner Judgment		Determined at DP stage, but certainly efforts have been made to establish precincts by use and lot size to date. Final character to be determined.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
3.16	A Mix of Trees and Landscaping are Welcoming, Delineate Routes and Soften Transitions: Planner Judgment		Agreed to follow a planting list through the DP.
3.21	Building Land is Orientated for Solar Access: 75% or more of the blocks have one axis on east-west axis (within 15 degrees) and the east-west block is at least as long as north-south blocks and/or orient 75% of Building area such that one axis of each building is at least 1.5 times longer than the		Included as a consideration in some of the block layouts. Determined at DP stage.
3.1	Walk able Human Scaled Residential and Commercial Streets as Per DPA: Planner Judgment based on DPA , LCC (L3/L4, pg 47) and LEED Walk able Streets Details.		Requires further information at DP stage.
3.7	Preserve Public Solar Access to Public Space, Terraces, Outdoor Activity Areas: Planner Judgment		Included public waterfront area, trails and some other outdoor activity areas etc. The remainder to be determined at the DP stage.
3.8	Preserve Important View Corridors from Public Spaces: Planner Judgment		Determined at DP stage.
3.9	Preserve Solar Access for Buildings: Maximum shade height on adjacent facade, measured on Winter Solstice between 10am and 2pm is 6m.		Determined at DP stage.
3.10	Provide Privacy for Buildings Through Design: Planner Judgment		Determined at DP stage.
3.13	Public Realm is Central Component: Passive use space such as a square, park, plaza of at least 670 m2 lies within 400 metre walk of 90% of dwellings and nonresidential entrances and the median size is 2020 m2.		Significant public space, but more information is required to calculate proximity to dwellings and dedication of land. This will be at the Development Agreement and the DP stage.
3.14	Public Plaza, Seating and Gathering Spaces in Commercial Areas Reinforce Social Activity and Interaction: Planner Judgment		Movement in this direction, though there may be some improvement opportunities. More site plan detail required at DP stage.
3.19	Green Landscaping Substances/Native and Naturalized Plants: List of allowable plantings		Agree to use a list of plantings and locations to be determined at the DP stage. May reference in the Development Agreement.
3.20	Commercial/Industrial/Multifamily Back of House Activities and Parking/ Loading are Screened from all Residential and Pedestrian Views: Planner Judgment		Determined at DP stage.

STEP 2 DISCUSSION

Of the two approaches that are 'moving toward sustainability criteria' one has a possible pathway to improving performance whereas the other likely does not.

In considering solar orientation the development site currently achieves adequate block layouts for some of the development, '...that 75% or more of the blocks have one axis on east-west axis and the east-west block is at least as long as north south blocks' there may be opportunities to meet this criteria by ensuring that the buildings are better oriented to best utilize sunlight for energy – heating/lighting. The development permit phase will be the next opportunity to ensure that buildings can improve upon the site layout.

Opportunities for increasing density in key neighbourhoods in order to meet the full strategy/criteria for compact and clustered sites do not exist under the current OCP and may not be within the desired character of the site. That said, the SSC proposal offers a mix of neighbourhood types with some such neighbourhoods such as the Quay area which is characterized by over 30 dwellings/ha required for neighbourhoods within 400m of possible transit as well as some proximal commercial uses. Foxwood also approaches this density requirement. Beyond density, commitments to universal design, walkability, electric charging infrastructure for vehicles etc. will lead toward more sustainable neighbourhoods. Future amendments to the District of Sechelt OCP and zoning bylaws in order to increase density allowances are always possible (if desirable to the District and Community), but the increased density, if desired, would likely only occur well into the future when significant redevelopment would be justified

This particular planning area has the greatest number of strategies/criteria that will be considered at the development permit phase of the proposed project. It is important that the development permit phase ensures these strategies are adequately considered and implemented. These strategies will be committed to and confirmed as a condition of adoption of the Zoning or through the Development Agreement.

PLANNING AREA: BUILDINGS AND INFRASTRUCTURE

The Building and Infrastructure Planning Area strives to ensure buildings and infrastructure are material, water and energy efficient while being powered by the sun. Backup systems and onsite utilities create resilient neighbourhoods while materials for buildings and infrastructure are benign and selected to foster healthy living environments for residents and the natural world. Exteriors fit the local design goals while systems such as lighting and audio help to maintain a 'grounded' sense of place in nature. High quality buildings are readily accessible and adaptable to various stages of life while prices reflect the purchasing power of all residents in the area.

STEP 1 DISCUSSION

The SSC proposal makes a respectable effort to move toward sustainability in the buildings and infrastructure area and based on the proposal and intended commitments for the Development Permit Stage it has the potential to be a leading example in the District of Sechelt.

Of the thirty one sustainability strategies/criteria for buildings and infrastructure twenty two are pertinent to the current proposal phase with the remainder needing to be considered at the development permit stage. Within the twenty two strategies relevant at this time, the SSC proposal

is 'meeting' or 'moving toward' the sustainability criteria ,, with eight 'meeting the sustainability criteria' and twelve 'moving toward sustainability criteria'. The remaining two relevant to this approval stage are waiting for decisions about waste water or water The building and infrastructure strategies, flagging and comments for Step 1 are provided in the table below.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
4.6	On-site Storm Water Management: Storm water onsite management deals with 95th percentile (last 200 years) rainstorm		Encourages the use of onsite storm water management strategies, a storm water analysis and management plan was conducted by AMEC in 2006 based on 5 and 100 year meteorological returns, not 200. Consider updating as it is based on a different plan.
4.12	Resilient Backup for All Infrastructure: 100% of site wide systems have backup power systems that operate in emergencies		Required in some local servicing bylaws for public infrastructure systems. The proposal does refer to backup power.
4.15	Dark Sky and LED Lighting: Sky glow is at or below class 4 in the Bortle Dark Sky Scale - Milky way is visible in residential areas and all outdoor uses have shaded LED lighting		Principles of "night sky" street lighting will be followed, though there is no indication for lighting on dwellings or buildings. Potential for new zoning bylaw to require. SSC Properties commits to require compliance with the Principles of "night sky" street lighting and will permit only "down lighting" on dwellings and other buildings. Commitment to be made in the Development Agreement.
4.18	Support Cycling and Electric Vehicle Needs: All dwellings have onsite access to level 1 (2) charging stations for all parking stalls and 1 level two station per multifamily complex, as well as onsite storage for one bike/mobile scooter per bedroom. Well placed, on street bike covered facilities for		Will be accommodated in all multi family zonings and commercial areas. Opportunities to ensure in single family areas and to ensure the quantity matches the demand. Commitment will be included in the Development Agreement.
4.22	Single Family Residential Buildings Do Not Exceed 2.5 Stories Above the Grade: 0% of residential buildings exceed 2.5 stories above grade		10.5m or less, consider lower for single pitched roofs. Will be covered through zoning and DP.
4.25	Parking Suits the Area as Defined in DPA: Planner Judgment		Will exceed OCP standards. Possible to reduce so that the funds can be used for transit and car coop. Commitment will be included in the Development Agreement.
4.26	High-Speed Communications Opportunities for All: Minimum speeds of 150MPS (Telus top speed in Sechelt) to buildings and public wifi in all commercial precincts		Commitment to connect to the fibre optic network.
4.28	Climate Change Flood and Land Slide Risk Mitigation for Buildings: Planner Judgment		SSC Properties commits to keeping occupant elevations in Ocean Walk Quay above sea change levels. Commitments will be required in the Development Agreement.
4.1	Comfortable Buildings: 90% of building area meets the Passive House standard		Proposal suggests Passive House or other high-integrity envelope construction but the proposal is unclear as to what level will be committed to. A standard will be discussed and added as part of the Development Agreement and potentially could be an Energuide based plan rating beyond the norm and/ or Built Green rating beyond BC building code for a certain amount of the development.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
4.2	Onsite Renewable Energy: 100% of equipment/appliances run off electricity, renewable energy heating, and onsite/community renewable systems can provide 105% of net annual energy requirements		Proposal considers renewable energy and the site is well positioned for some renewable energy applications such as solar. Renewable energy will be discussed and added as part of the Development Agreement as a % of overall annual energy use from renewable energy or rapidly renewable carbon fuels.
4.3	Water Efficient: Site use is designed to be 50% more efficient than current community use - 240L/person/day (Gibson's, 480)		Proposal is compliant with the BC Building Code in all respects for efficient fixtures. The standard requires pre-installation of grey water infrastructure and has a general Water Management Strategy, it is unclear as to what level of performance they are going to meet under the standard or strategy or the level of commitment. To be discussed and added as part of the Development Agreement for a certain use standard, also considered are roof top water catchment and wells for water use.
4.7	Living Buildings: 75%-100% Living Building Challenge buildings and all others have another green rating		Proposal is unclear as to the full extent it will strive for this criteria. This will be part of the Development Agreement.
4.8	Carbon Neutral Public Spaces and Infrastructure: 100% of the carbon footprint in materials is settled with a one time offset		Discussion initiated on this topic. This will be part of the Development Agreement.
4.9	Universal Accessible Design: Planner Judgment based on District Accessibility Guidelines, LCC and LEED for Accessibility Design		Seniors focused residences and higher density locations are in the more accessible areas. There is potential for steep grades on roads and trails on this site. The proposal will commit in the Development Agreement to ensure that x% of units will be adaptable and accessible. The remainder of accessibility items will be determined at DP stage.
4.13	Reuse and Recycling Construction: 95% of all construction waste is recovered, reused or recycled and facilities/incentives are in place in the site to reduce residential/commercial landfilled waste to near 0.		Not discussed in the proposal. Possibilities to loop into curbside pick up, but there are no municipal requirements for space allocation. Opportunity to ensure the right amount of land space is allocated to support waste management activities through DP process. Wildlife proof container consideration.
4.13 B	Reuse and Recycling Living:		Curbside pick up for single family possibly, but for multiresidential and commercial there will need to be adequate locations on the building site for waste management: garbage, recycling and food composting streams. Commitment will be made at the DP stage.
4.14	Low Ambient Noise: Below 70 DB at night 11pm-7am in commercial areas and 40DB 11pm-7am in residential		Will be accommodated, but not clear how. There is a municipal bylaw for noise being considered and at the design phase there may be other opportunities. Need a commitment in the Development Agreement or DP stage.
4.16	Flexible and Adaptable Building Design: 100% of homes are built to allow for flex housing with all major utilities travel via one major conduit, framing and electrical allows for interior changes to walls and adaptable for varying ages		The proposal provides a variety of housing types and the concept of flex housing will be applied in some areas. Possibility to explore additional opportunities. Commitment will need to be made in the Development Agreement.
4.17	Affordable and Diverse Housing: Achieve targets for a locally adopted housing strategy or Demonstrate that 50% of the dwelling units annual rent/mortgage costs are 30% or less of median household income in the most recent reporting year.		Discussed and suggesting approx 170 units but not a specific price based on incomes. For maximum density there is a commitment to 72. A commitment to a sales price would be helpful.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
4.29 CF	Other Community Focus Priority Focus Area: Planner Judgment e.g. Improves for those beyond the site - infrastructure access, more efficient and green infrastructure, resilient infrastructure, outreach and education		Bases on setting an example to adjacent and other developments in Sechelt. Also, connecting to the DOS sewer system could help serve adjacent neighbourhoods in the future. Onsite water supply could help adjacent community.
4.4	On-site Water: 100% of water needs can be met with onsite and no chemical treatment		Onsite water supply is being explored.
4.5	On-site Waste Water: All storm water and water discharge, including grey and black water, must be treated and managed onsite either through reuse, a closed loop system, or infiltration. Meeting provincial standards.		The site has been established for a potential, additional tertiary wastewater plant to discharge into Porpoise Bay though there is a possibility to use the District wastewater infrastructure. Final approach undecided at this time.
4.10	Non-Toxic Public Spaces and Infrastructure: The project/use cannot contain any of the RED list materials as per Living Building Challenge		To be determined at DP stage.
4.11	Responsible Materials for Public Spaces and Infrastructure: All timber is certified to FSC, CSA or SFI 100% labeling standards, others materials are rapidly renewable, recycled, or from salvaged sources or onsite.		The proposal refers to a certified source. To be determined at DP stage.
4.12 b	Limited Heat Islands: Planner Judgment		Significant amount of greenspace in the community, unclear as to the strategies in the public square areas. SSC will commit to best practices of limited heat islands on site as part of the DP stage.
4.19	Residential Buildings Have Varied Appearances that Reflect Surrounding Character: Planner Judgment		Determined at DP stage.
4.20	Residential Buildings Encourage Design that Leads to Positive Social Interaction: Planner Judgment, e.g. Front facing entries		Some parcels provide for shared spaces and public areas to encourage this. The remainder may be determined at DP stage.
4.21	Residential Buildings have sloped roofs with minimum 5 in 12, a few single pitch roofs, and large overhangs for shading: Planner Judgment		Determined at DP stage.
4.23	Materials for Buildings Fit the Setting as Per DP.: Planner Judgment		Sensitive to westcoast lifestyle and will conform with DP. Determined at DP stage.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
4.24	Minimize the Waste Impacts of Parking Areas by Ensuring Clean Water Run Off: Planner Judgment		Servicing bylaw requires some filtering and pollutant separation of water runoff. Determined at DP stage.
4.27	Signage Suits the Area as Defined in the DPA: Planner Judgment		Determined at the DP stage.

STEP 2 DISCUSSION

Of the twelve approaches that are ‘moving toward sustainability criteria’ six have no significant barriers to improving performance. The other six strategies primarily related to sustainable buildings have a few options that may help to ensure continued improvement and these are discussed below.

The approaches to support the zero waste and low ambient noise strategies already move in the right direction and there are many future approaches such as local government policy and services as well as commitments to appropriate onsite infrastructure that should help to achieve these strategies in the near term. The strategy to offset all greenhouse gas emissions associated with public infrastructure materials has been discussed as has the possible connection to the District wastewater system which could help neighbouring properties.

The proposal commits to enhanced performance related to building comfort, water use, renewable energy generation, affordability, adaptability and living building designs, but the standards and scope of application are currently unclear. As this is a phased development there may be opportunities to build upon earlier phases to continually improve toward the sustainability criteria, if a standard that ratchets up over time (which is possible) is agreed upon in the Development Agreement. Additional approaches to help ensure continuous improvement toward these strategies include, a) constructing agreed percentage of buildings area the full sustainability criteria standard so as to develop know how and inspiration for future buildings and b) focussing Development Agreement requirements on items such as building efficiency, accessibility, adaptable design and affordable homes as it is more difficult to achieve these criteria post construction.

If Fortis Gas extends natural gas services to the development it could pose an immediate and long term challenge to energy efficiency goals and to meeting all energy requirements onsite with renewable energy. While the availability for rapidly renewable natural gas is currently possible at a significant premium from Fortis most research is looking at it as a substitute for transport fuels as opposed to home use. Where it is suggested for building use, it is mostly for existing buildings that have challenges of upgrading efficiency or to renewable and mostly for commercial buildings vs. new buildings. Current timelines for rapid deployment onsite at an affordable scale still lag behind solutions that are already here such as efficient envelopes, heat recovery ventilators, electric heat pumps and electric appliances. With a world that is now moving toward zero fossil fuels and increased carbon pricing it seems that it is in the best interest of building owners to have

comfortable, efficient buildings with a self reliant energy source. These requirements can be built into the Development Agreement to ensure this window of opportunity doesn't close.

All of the above options and others should be further discussed and where necessary and possible incorporated into the Development Agreement to help maintain opportunities for continued improvement.

As noted, this particular planning area has four strategies/criteria that are being discussed and others that will only be considered at the development permit phase of the proposed project. It will be important to ensure that the final approaches are committed to in the Development Agreement which will require a clear process to ensure that approaches are adequately considered and implemented.

PLANNING AREA: ECONOMY AND JOBS

The economy and jobs planning area strives to ensure support for the local economy and living wage jobs while developing skills and investment in targeted industries (e.g. tourism, education, trades, and technology) and the green economy (e.g. products and services that protect the environment such as green building, renewable energy, green vehicle uptake and green businesses).

STEP 1 DISCUSSION

The SSC proposal makes a commendable effort to move toward sustainability in the economy and jobs planning area and based on the proposal and intended commitments especially to education industries, tourism and possibly more sustainable buildings and infrastructure it has the potential to be a leading example in the District of Sechelt.

The SSC proposal is 'meeting' or 'moving toward' the sustainability criteria in all of the seven sustainability strategies/criteria for economy and jobs. More specifically, the SSC proposal is 'meeting the sustainability criteria' in three and 'moving toward sustainability criteria' in four. All strategies/criteria exceed a status quo approach. The associated strategies, flagging and comments for Step 1 are provided in the table below.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
5.2C F	Business and Job Growth: Supports sustained growth of businesses and jobs		Artist residences, school, commercial locations and the period of construction for up to 15 years. Ongoing maintenance work.
5.4C F	A More Robust Local Economy: Support shifts from imported products/services to local		Neighbourhood commercial opportunities are added. Area is going to attract visitors and student's families to the area who will spend locally. The area will create a new destination for local residents and visitors to visit, resulting in dollars staying locally.
5.6C F	Develops Jobs in a Targeted Industry: Supports an increase in jobs in targeted industries such as tourism, education, trades, technology services industry (priorities in 2015)		Yes for tourism and education as well as ongoing trades and crafts. There may be some jobs related to green building technology if green building occurs.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
5.1	Living Economy Sourcing: 15% of materials costs can be sourced from any location, 25% within 5000km, 30% within 1,000km, 20% within 500km, 10% within 10km, Consultants within 2,500km		Should be possible. No manufacturing locations within 10km but there are building stores. Commitment will need to be made through a Development Agreement.
5.3C F	Green Economy Development: Support the sustained growth of 'green' economic development		School, agriculture, artist residences, neighbourhood commercial, marine and riparian area ecotourism opportunities and potentially through the application of green building practices.
5.5C F	Increase in Quality Jobs and Wages: Supports an increase the ratio of jobs that pay a living wage to jobs that don't		Immediate jobs in construction and education should certainly lead to living wage based jobs as will some of the other job categories. It is possible that about 60% will be making a living wage. Construction jobs will not be sustained on an ongoing basis however.
5.7C F	Improvements in Workforce Training for Green Economy and Targeted Industry: Supports training and learning for 'Green' economy and 'Targeted' industry		If the green building approaches are implemented it will support learning and skills development in this area. Green building commitment will need to become clear. Hosting certain targeted industries on-site will lead to training in needed industries.

STEP 2 DISCUSSION

The majority of proposed approaches that are “moving toward sustainability” have no significant barriers to further improving performance. There are also a few options that may help to ensure continued improvement. Options toward local economy sourcing might include contacting local materials suppliers early on about the project so that they have a better chance to plan respond to material supply needs. Other efforts include highlighting the living wage jobs created during the construction of the project and beyond with the desire of raising awareness of that concept throughout the Sechelt area. Finally, as many of the ‘green economy’ jobs and training will be tied to the green building and energy approaches used on site, it will be important to ensure that the Development Agreement locks in building improvements for each phase of development.

All of the above options and others should be further discussed and where necessary incorporated into the Development Agreement to help maintain opportunities for continued improvement.

PLANNING AREA: COMMUNITY WELLBEING

The community wellbeing planning area strives to ensure a diverse, safe, inclusive community that celebrates cultural and recreational pursuits for all ages.

STEP 1 DISCUSSION

The SSC proposal makes a commendable effort to move toward sustainability in the community and wellbeing area and based on the proposal and intended commitments it has the potential to be a strong example in the District of Sechelt.

Of the fourteen sustainability strategies/criteria for community wellbeing thirteen are pertinent to the current proposal phase with the remaining one needing to be considered at the Development Permit stage. In the thirteen that are relevant at this time, the SSC proposal is ‘meeting’ or ‘moving toward’ the sustainability criteria in all. More specifically, the proposal is ‘meeting the sustainability criteria’ in four and ‘moving toward sustainability criteria’ in nine. All strategies/criteria exceed a status quo approach. The associated strategies, flagging and comments for Step 1 are provided in the table below.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
6.3	Build Social Connections: Planner Judgment - Commitment to hosting broader community events/social/sport club programming for example		Already hosting events to create a connected community for the area and beyond. Commitment to community facility construction through the Development Agreement for the paddling centre.
6.4	Promote Active Living: Planner Judgment - promote events or locally with indoor/outdoor recreation facilities		Significant trail network, board walks, ocean based frontage and potential recreation facilities outdoor. It is possible that the school could become a community space. Need to specify the indoor recreation facility near the vineyard estates.
6.11	Improve Emergency Response Times: Planner Judgment on design of site, amenities		Land for an emergency depot is planned on site, but there is not a plan to construct as requested by the Fire Department. Multiple routes in and the connected neighbourhood should help. Perhaps road ends could be opened up to allow easier access. Commitment should be made in the Development Agreement.
6.13	Resilient Community Connections: Provide a place or places to allow 100% of residents to marshal and congregate in dry, covered, and secure locations Require that all facilities (except single-family residences) have a working back-up generator or battery back-up for emergency power ne		Several facilities including the equestrian or recreation centre, school and hotel should cover space requirements for congregations. Back up power for all non-residential facilities and public infrastructure.
6.2	Celebrate Social and Cultural Diversity: Planner Judgment - Commitment to events that celebrate diversity for example		Continue to use public open spaces to host community events. The events areas and facilities should be clearly designated and designed to host these events on site. Provide a list of events before, during and after construction. Hoping to attract a diverse population to the neighbourhood. Commitment to a public gathering place through the zoning and DP stage.
6.5	Locally Designed Public Art is Accessible and Reflects the History, Culture and Environment of the Area: A major installation (visible and relatable from 60m away) for every 500 residents, and a minor (visible from 10m away) installation for every 100 residents		Already creating art on site and will continue. Commitment to be made through Development Agreement.
6.6	Allow For Diverse Perspectives in Decision Making: Involve the people who live or work in the community in project design and planning and in decisions about how it should be improved or how it should change over time (Details in LEED)		Already a significant amount of public consultation for the development pre zoning, but there was no collaboration on the design and there is no commitment to how this may continue during design or construction.

Flag Legend: Meeting sustainability criteria  Moving toward sustainability criteria  Status quo 

#	Strategy/Criteria	Flag	Comment
6.7	Social Assistance Support: Planner Judgment - employment, housing programs		While job opportunities will be available there are no planned services on the site to support people requiring social assistance. There is no discussion about the design, construction or maintenance phase incorporating the services of people living on social assistance. Language in the Development Agreement suggest best efforts to hire local trades, as well as an annual report on how successful efforts have been.
6.8	Poverty Reduction: Planner Judgment - living wage, employment programs, housing		Wide variety of job opportunities, but nothing specifically targeted at people currently living in poverty or at risk populations. Social rental housing being considered, discussions ongoing. Commitment to use best efforts to hire locally, as well as an annual report on how successful efforts have been to be made in Development Agreement
6.9	Support Local Health Services to Improve: Planner Judgment		Age-in-place dwellings and specific locations for medical services on site. Commitment comes through the zoning.
6.10	Superior Fire Protection: Planner Judgment - firesmart interface, sprinklers etc...		Emergency response depot is located on site and sprinklering of all buildings are proposed and will be included in the Development Agreement. Firesmart building materials could be included as part of development permit stage especially for upper houses bordering the RD. Could be a commitment to fire break or thinning on the edges of the development on the northern and eastern sides of sites.
6.12	Site based Facilities and Amenities to Support a Diverse Population of All Ages from 8-80: Planner Judgment		Facilities for all demographics are discussed and the intent is there, however some amenities like playgrounds are not discussed. Commitment will be incorporated into the Development Agreement.
6.14 CF	Other Community Focus Priority Focus Area: Planner Judgment e.g. Improves for those beyond the site - civic engagement, equitable access to services, active living, safe communities, air/water quality, arts/culture, community cohesion, educational opportunity, community diversity, food access, her		Progress to date has been positive. Discussion about establishing First Nations cultural centre on adjacent site. Commitment to continue with these activities post construction is required.
6.1	Diverse Community Representation on Neighbourhood Resident Boards or Commissions: Planner Judgment - Strata Design, Neighbourhood Association Support		Supports the development of a local neighbourhood association that embeds diversity into the governance structure. Also provide resources to help facilitate ongoing meetings. Determined at the DP stage.

STEP 2 DISCUSSION

The majority of proposed approaches that are ‘moving toward sustainability criteria’ have no significant barriers to further improving performance which provides options for even further improvement. The main approach we suggest to help with continuous improvement toward community wellbeing is to fund or facilitate some type of ongoing governance structure or group such as a local community association. This type of group could be tasked to provide the guidance and support to ensure that the community strives to achieve all of the sustainability criteria related to community wellbeing and perhaps other planning areas. These types of groups exist in Sechelt neighbourhoods and other communities. There are many models to learn from, and local organizations to establish relationships with.

With respect to fire protection, the eastern side of the site is adjacent to crown land where thinning is possible but the development footprint may not allow for substantial firebreaks between other adjacent sites if required in the future. At the request of the Fire Chief however, all the buildings will be sprinklered which reduces response times for fires dramatically. A site for an emergency depot sets the stage for faster non-fire response times when and if required.

Finally, with respect to the criteria related to social assistance support and poverty reduction the proposal clearly supports the creation of jobs; the next step is to target services, employment, and training for those living in poverty or on social assistance. One way to maintain options to support these groups could be to initiate an MOU or agreement with an existing 3rd party organization already attending to this demographic such as Sunshine Coast Community Services Association, the One Straw Society, the Sechelt Grove Society, and the Sunshine Coast Housing Committee. The agreement could outline the appropriate type of support that the development or developers could provide to help support at these at-risk populations. Support might include job or training programs that are initiated during the construction phase of the project or specific housing targeted at incomes of those living below the poverty line

All of the above options and others should be further discussed and where necessary and possible incorporated into the Development Agreement to help maintain opportunities for continued improvement.

OVERALL SUMMARY OF THE SSC PROPOSAL

The following section summarizes the results from each of the planning areas and responds to the two screening tool questions from above that were used in assessing the SSC proposal.

1) How does the proposal intend to be a leading example moving toward sustainability and therefore help Sechelt move toward sustainability?

The SSC proposal makes a significant effort to move toward sustainability and based on the proposal and intended commitments it has the potential to be a leading example in the District of Sechelt and elsewhere. Being a leading example is important as it can catalyze shifts toward sustainability beyond the SSC site into the rest of Sechelt, and elsewhere.

Working through the screening tool with both the District and SSC we determined that seventy four of the ninety four strategies are relevant for review at this stage of the development approval, with the remaining strategies requiring either future decisions or review at a later approval stage. Of the seventy four strategies, the proposal was either 'meeting' or 'moving toward' the sustainability criteria in virtually all the cases. More specifically, the SSC proposal is 'meeting the sustainability criteria' in 36 strategies and 'moving toward the sustainability criteria' in 37 strategies. Only one strategy has a status quo approach proposed.

The proposal ranges from respectable to strong in all six planning areas and each area contains approaches and commitments that completely meet sustainability criteria as well as some very commendable approaches moving toward sustainability. The following table summarizes the flags by planning area and over all.

SUMMARY TABLE

Planning Area	Meeting sustainability criteria *	Moving toward sustainability criteria *	Status quo *	Future Permit Phase or Decision Point
Location and Landuse	5	5	1	
Natural Areas and Parks	9	3		
Neighbourhood Design/Mobility	7	4		9
Buildings/Infrastructure	8	12		11
Economy and Jobs	3	4		
Community Wellbeing	4	9		
Total	36	37	1	21

2) How does the proposal intend to ensure continual improvement of the development toward criteria for sustainability?

As noted with respect to Question 1, the SSC proposal makes a significant effort to move toward sustainability and based on the proposal and intended commitments it has the potential to be a leading example in the District of Sechelt and elsewhere. In order to keep moving the project and the District of Sechelt toward full sustainability the project must also present opportunities to continually improve toward meeting all the sustainability criteria where it is currently only moving toward the criteria. The proposal presents many opportunities for future improvements and few barriers, and some of the mechanisms to catalyse these improvements are being considered at this time to be included in the Development Agreement.

At a project scale, the phased approach to development allows for continuous learning and improvement as well as the potential for each phase to serve as a launch pad to achieve greater outcomes toward many of the sustainability strategies. Early successes, learning, communication and marketing as well as workforce development can all help each phase to improve. To help ensure this learning, it will be helpful to evaluate progress during each development phase and after each phase. This evaluation will help to foster learning and improvements. The evaluation process should ideally include the perspectives of the land owners, developers, contractors as well as the District of Sechelt.

Looking more specifically at the strategies where the SSC proposal was 'moving toward sustainability' or 'status quo', we considered whether there were some options and pathways that would help to ensure the ability for the project to continually improve. Two main results were apparent in this review;

- 1) Approaches that had potential barriers to improvement and/or relatively few options to improve in the future, and
- 2) Approaches with few barriers to improvement along with some clear pathways to improve.

There were very few approaches falling into the ‘potential barriers’ category and for the ones that did, the proposed approach was either already moving quite some way ‘toward the sustainability criteria, or the proposed approach was primarily driven by some type of standing condition such as site topography, current zoning or OCP policy. A strict adherence to the ideal screening criteria would mean that these particular items need to be discussed further and reconciled. However, as noted earlier, these criteria describe a generalized ‘ideal’ community and it is very unlikely that any project could meet the sustainability criteria in every planning area. Moving toward sustainability is a journey, and at each stage, the elements of the project must be weighed against a) the significant improvements already proposed to the standing proposal and zoning on the site b) the ability for the proponents to respond given the amount of commitments already made.

One area to pay particular attention to however is with respect to the proposed building approaches and energy systems. Next to site locations and designs, buildings can have a significant impact on the sustainability of a neighbourhood or community and a municipality’s ability to permit building performance and pricing is very limited beyond the current approval stage. Additionally, given the dispersed nature of buildings, builders and future building owners it can be very helpful to have a common guiding performance standard applied to the site. While the proposal certainly makes some commitments toward “green”, affordable, adaptable and flexible, buildings it is important to ensure that any Development Agreements reflect a performance standard with a principle of continued improvement.

For the second category, approaches with few barriers to improvement and with clear pathways to improve, the proposal pursues a number of adequate ideas and options that could act as pathways to improvement. Some of these ideas are introduced in this report and others were shared and discussed through the various proposal screenings. A number of these ideas are to be incorporated into the Development Agreement. As many of the future improvements may ultimately require on-going site monitoring or the buy-in and support of neighbourhood property owners and residents it will make sense to set up an ongoing monitoring and reporting program. This program, as a managing partnership, could be made up of District Staff, residents, landowners and businesses with the expressed purpose of continually moving the neighbourhood toward sustainability.