

CITY OF NELSON SUSTAINABILITY CHECKLIST



PURPOSE OF THE CHECKLIST

- To assist City Staff in negotiating and evaluating development applications;
- To ensure consistent treatment of development applications;
- To raise awareness of sustainability concepts throughout the community;
- To provide the development industry with some direction on how sustainability principles can be implemented into their proposed plans and development.

DEVELOPMENT REVIEW PROCESS

This checklist will be used to evaluate the following types of development applications:

- Major and Minor Development Permits
- Development Variance Permits
- Amendments to the Land Use Regulation Bylaw and OCP
- Preliminary Layout Approval of Subdivision

All of the above-noted applications will require a completed Sustainability Checklist with their development proposal. This will enable staff to track the implementation of sustainable developments within the City of Nelson.

ABOUT THE CHECKLIST

The checklist is broken down into four sections representing the four pillars of sustainability: environmental, social, economic and cultural indicators. Applicants will be awarded 1 point for each 'yes' answer and 0 points for each 'no' answer. If any answers are not applicable to your proposal, please indicate n/a in the checklist and explain why the item does not apply to your proposal. Developers should return a completed copy of the checklist when submitting their development application: This will enable Staff to track the implementation of sustainable features within the City of Nelson.



CITY OF NELSON SUSTAINABILITY CHECKLIST:

Project Information

PROPERTY AND APPLICANT:

Property Address

Registered Property Owner

Applicant Name

Applicant Contact Information (Phone # and Email Address)

APPROVAL PROCESS: Please select the type of project you are pursuing

- Development Permit
 - Major (>50m²)
 - Minor (<50m²)
- Development Variance Permit
- Official Community Plan Amendment
- Land Use Regulation Amendment
- Preliminary Layout Approval of Subdivision

PROJECT DESCRIPTION:

ENVIRONMENTAL INDICATORS

Please explain how the proposed development/application protects and/or enhances the natural environment. Does your proposal:					
		Yes	No	N/A	Please provide an explanation for EACH answer you have selected.
1.	Fill in pre-existing vacant parcels of land?				
2.	Rehabilitate existing contaminated land?				
3.	Use environmentally sensitive or recycled construction materials?				
4.	Pursue LEED certification or other accepted green building best practices? If so, specify what level of certification you are aiming for. List all energy/water efficiencies built into the development (i.e. Appliances, low consumption fixtures, windows etc).				
5.	Provide onsite renewable energy generation such as solar energy or geothermal heating?				
6.	Include onsite stormwater management? (i.e. green roof , permeable paving, onsite retention/detention).				
7.	Use climate sensitive design features? (i.e. minimize impact of rain and wind).				
8.	Provide conservation measures for sensitive lands beyond those mandated by legislation?				
9.	Incorporate indigenous species into the landscape plan?				
10.	Include water efficient landscaping?				
11.	Identify methods for minimizing air emissions/dust during construction/demolition?				
12.	Include PowerSense Residential/Commercial energy saving initiatives offered by Fortis BC? If yes, list which initiatives you are pursuing.				
Staff Only:					
Section Sub Total (Total 'Yes' column and 'N/A' column):					

SOCIAL INDICATORS

Please explain how the proposed development/application contributes to the social needs, well being and development of the City of Nelson. Does your proposal:

		Yes	No	N/A	Please provide an explanation for EACH answer you have selected.
1.	Include the provision of affordable housing units?				
2.	Increase the choice of housing types available in the city?				
3.	Incorporate different forms of tenure? (i.e. rental, owner, co-op, etc)				
4.	Increase the amount of housing units (residential density) in the city?				
5.	Include seniors' housing?				
6.	Include a child care facility?				
7.	Provide services or an amenity in close proximity to a residential area?				
8.	Incorporate features to enhance adaptability and accessibility? (i.e. ground oriented entrances, wider door openings, etc)				
9.	Improve the mix of compatible uses in the area?				
10.	Promote or improve trails and pedestrian amenities?				
11.	Encourage walking and cycling through the street layout and design?				

Staff Only:
 Section Sub Total (Total 'Yes' column and 'N/A' column):

ECONOMIC INDICATORS

Please explain how the proposed development/application contributes to the economic development of the City of Nelson. Does your proposal:					
		Yes	No	N/A	Please provide an explanation for EACH answer you have selected.
1.	Create temporary employment opportunities? If so, please specify the number, type and duration of jobs:				
2.	Create permanent employment opportunities? If so, please specify the number and type of jobs:				
3.	Use local materials and labour? If so, what percentage of your materials and labour base is local?				
4.	Include housing that will attract new residents to Nelson?				
5.	Improve opportunities for new and existing businesses and producers?				
6.	Promote diversification of the local economy through new business types?				
7.	Result in a net increase to the municipal property tax base?				
8.	Utilize pre-existing municipal infrastructure and services? (i.e. roads, water, sewer, drains, etc.)				
9.	Revitalize a previously contaminated area?				
10.	Does the developer/builder demonstrate experience with similar projects?				
Staff Only: Section Sub Total (Total 'Yes' column and 'N/A' column):					

CULTURAL INDICATORS

Please explain how the proposed development/application contributes to the cultural atmosphere of the City of Nelson. Does your proposal:

		Yes	No	N/A	Please provide an explanation for EACH answer you have selected.
1.	Improve community opportunities for training, education, entertainment or recreation?				
2.	Use public/local art (i.e. statues, sculptures)? <small>Refer to Art in Public Places Policy No. 7710.00.010</small>				
3.	Preserve/revitalize built heritage features? (i.e. Buildings, streetscapes etc.)				
4.	Preserve/revitalize natural heritage features? (i.e. waterways, viewsapes, etc.)				
5.	Incorporate community gathering places (i.e. courtyard, community garden, community hall, youth/senior facilities, wharf, village square?)				
6.	Are residents, community stakeholders, and/or user groups involved in the planning and design process?				
7.	Create green spaces or strong connections to natural features, parks and open spaces?				
8.	Would you be willing to contribute cash into a cultural development fund for cultural activities and/or community gathering spaces as part of your proposal?				
Staff Only: Section Sub Total (Total 'Yes' column and 'N/A' column):					

FEEDBACK AND RESULTS

APPLICANT :

Was there anything unique or innovative within your proposal that was not addressed in this checklist? If so, please explain.

This checklist is being used on a 6-month trial basis. We would appreciate any feedback on the checklist in the space below. If you have any questions regarding the Checklist or would like more information on sustainability, please contact the City of Nelson Planning Services at 250-352-8202 or via email at development@nelson.ca.

STAFF PROCEDURE:

1. Add up the subtotals on pages 3-6 for a total score out of 41.
2. Subtract any answers that are N/A.
3. Convert to a percentage score (x100%).

Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the sustainability checklist analysis. The City of Nelson does not guarantee that development will occur in this manner.