Engage RDN staff early. Book an appointment with the RDN Sustainability Coordinator for a free consultation on how to achieve a high level of sustainability and a high checklist score, which could qualify you for various incentives. Email sustainability@rdn.bc.ca or call 250-390-6510 (250-954-3798 in District 69) to make an appointment.

PLEASE NOTE:

As requested by the RDN, the Sustainable Development Checklist has been completed as part of the Schooner Cove Neighbourhood Plan - RDN Bylaw No. 1400.04, 2011 (Schooner Cove) – area rezoning application.

The RDN Sustainable Development Checklist seeks detailed information pertaining to proposed development projects. Such details become established at later stages of the development approval process (subdivision, development permit, building permit), as building design and program is completed. As a result, responses reference the overall intent and specific policies, principles and objectives within the Schooner Cove Neighbourhood Plan, aimed to encourage and promote sustainable best practices through the creation of a policy framework for future implementation.

Stated more explicitly, the rezoning application is not a development permit or building permit application. The responses detailed in the RDN Sustainable Development checklist reflect the evaluation that is possible at the rezoning stage with some responses left To Be Determined at the development permit stage.

Scoring/specific answers deferred for later approval stages have been marked with this symbol *. 

General Questions

1. Please provide a brief description of your proposed project, including major activities planned on the land as well as any structure to be erected or added (attach additional sheets if necessary).

   Residential development in accordance with the Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.04, 2011 (Schooner Cove).

2. Subject property address see attached Schooner Cove Legal Parcel Plan

3. Subject property’s legal description see attached Schooner Cove Legal Parcel Plan

4. Contact person’s role: ☐ Registered Property Owner(s) ☐ Authorized Agent

   Full Name: Paul Fenske Telephone Number: 604.739.7526 Email or other preferred contact methods: fenske@ekistics.ca
Section A: Location and Site Design

### Location

<table>
<thead>
<tr>
<th>1</th>
<th>Future Growth</th>
<th>Points Available</th>
<th>Earned Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Is the project located on lands within the Growth Containment Boundary?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2</th>
<th>Infill</th>
<th>Points Available</th>
<th>Earned Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Does the project involve the reuse of vacant and underused site(s) within the Growth Containment Boundary?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

|   | Does the project involve the reuse of building(s) within the Growth Containment Boundary? | Yes | No | 1 |

<table>
<thead>
<tr>
<th>3</th>
<th>Neighbourhood Connectivity</th>
<th>Points Available</th>
<th>Earned Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Is the project located within 400 metres (5-minute walk) of 5 of the listed destinations?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Is the project located within 3 kilometres (10-minute bike ride) of 5 of the listed destinations?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

- Community/social centre
- Recreational facility
- Transit stop
- Health care
- Financial institution
- Shop/market
- Childcare facility
- School
- Park
- Coffee shop
- Restaurant

|   | Is the project located within 400 metres of a transit stop? | Yes | No | 1 |

### Site Design

<table>
<thead>
<tr>
<th>1</th>
<th>Environment (Habitat, Ecology, Air and Water)</th>
<th>Points Available</th>
<th>Earned Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Fish Habitat and Watercourse Protection / Erosion and Sediment Control</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

Does the project include land alteration, vegetation removal, construction and/or building less than 30.0 metres from any water feature, within or beyond the subject property boundary? If Yes, a Development Permit (DP) may be required. If No, will any erosion and sediment control methods be implemented? | Yes | No | 1 |

---

1 Vacant and underused sites here refer to areas that have previously been developed but have been left abandoned or underutilized, not including land used for agriculture or park or left to naturally evolve.
1.2 **Environmentally Sensitive Areas**
Are there any environmentally sensitive features on the subject property?
- Yes □ No □
If **Yes**, a Development Permit (DP) may be required.
If a DP is not required, will environmentally sensitive features on site be properly identified and protected?
- Yes □ No □

1.3 **Aquifer and Groundwater Protection: quality**
Select the applicable level of aquifer vulnerability for the project site (to be completed by RDN staff).
- high □ moderate □ low □
Is the proposed site designed to minimize the impact on the quality of groundwater?
- Yes □ No □

1.4 **Aquifer and Groundwater Protection: quantity**
Is the proposed site designed to minimize the impact on the quantity of groundwater?
- Yes □ No □

1.5 **Rainwater Management: rate, quantity and quality**
Will best management practices be used to encourage natural infiltration of rainwater?
- Yes □ No □

1.6 **Tree Retention**
Are all existing mature trees (the trunk diameter is greater than 20 cm, measured 1.5 m above the ground) on site either retained or replaced with new trees?
- Yes □ No □

1.7 **Air Quality**
When clearing land, will downed wood or debris be left in buffer areas or grinded rather than being burned as ‘waste’?
- Yes □ No □

1.8 **Other, please describe.**

2 **Protection of Development**

2.1 **Hazard Lands**
Is the subject property located within a mapped floodplain and/or on those lands with a natural grade greater than 30 percent?
- Yes □ No □
If **Yes**, a Development Permit (DP) may be required.
If a DP is not required, will any efforts be made to protect development from hazardous conditions?
- Yes □ No □

2.2 **Fire Hazard**
Is the proposed project in an area rated with extreme or high risk of Wildland Urban Interface (WUI) fire on the FireSmart Hazard Rating?
- Yes □ No □
If **Yes**, will site design strategies that reduce the risk of WUI be incorporated?
- Yes □ No □

2.3 **Contaminated Site**
Is the proposed project located on a contaminated site?\(^2\)
- Yes □ No □
If **Yes**, will any efforts made to address the actions required by the Ministry of Environment?
- Yes □ No □

\(^2\) A contaminated site is defined as a site where any of the industrial or commercial activities in the Schedule 2 of the Provincial Contaminated Sites Regulations have taken place. Find the link to the Provincial Contaminated Sites Regulations in the RDN Sustainable Development Guide.
3 Food Security
3.1 Productive Land Protection
   Is any land taken out of agricultural production as a result of this development?
   As a result of this development, the impervious paving area (excluding building footprint) is
   □ Yes □ No -2/0
   □ decreased 1
   □ unchanged 0
   □ increased -1

3.2 Planning for Agriculture
   Where agriculture is a permitted use, is the proposed development designed to facilitate current and future farming, based on an analysis by a professional agrologist?
   If No, can the site design demonstrate that the following considerations are taken into account?
   □ Limit the size of the farm home plate or development footprint
   □ Limit the size of the house(s)
   □ Locate house(s) and the ancillary residential features in close proximity within a home plate
   □ Locate development close to a road frontage that provides access to the property
   □ Locate development on less fertile part of the property
   □ Yes □ No 1
   □ N/A

3.3 Compatibility
   Is the proposed project within 15 meters of the Agricultural Land Reserve (ALR) or a farming operation?
   If Yes, a DP may be required.
   If a DP is not required but the project is within 15 meters of a farming operation, will the project designed to lessen the impact of development upon the adjacent agricultural land such as constructing a landscaped buffer?
   □ Yes □ No 1

3.4 Onsite Food Production
   Will the project incorporate or increase on-site food production?
   □ Yes □ No 3

4 Pride of Place (culture, history, arts)
4.2 Other significant contribution the proposed development will make to preserve and promote local culture, history, heritage and arts. Please describe (1 point for each identified contribution).
   The Schooner Cove Neighbourhood Plan area is envisioned as a west coast maritime village celebrating this rich cultural heritage through public art, public open space, foods served at local restaurants and traditional west coast architectural styles (see Schooner Cove Design Guidelines)
### Section B: Building Design and Construction

#### Home Size (only applicable to new houses)
TBD at time of Development Permit Application
What is the total area of living space?  
________________________ square foot
What is the total number of bedrooms?  

#### a. Shortcut
A shortcut option is available to those projects that pursue a comprehensive third-party certification. The applicants of these projects do not need to complete the questions in the step-by-step option.

#### Third-Party Certification  TBD at time of Development Permit Application

Is this project pursuing a third-party certification?
- [ ] Leadership in Energy and Environmental Design (LEED) and EnerGuide 80 or higher
- [ ] Built Green and EnerGuide 80 or higher

Indicate the level of certification
- [ ] Platinum
- [ ] Gold
- [ ] Silver

#### b. Step-by-step
For renovation of or addition to an existing building, only changes within the scope of your project are applicable to this checklist. Improvements made outside the scope of your project previously should be noted as ‘pre-existing’ (P/E).

1. **Energy**
   - Not applicable if the building is not intended for occupancy and heating or cooling is not needed (i.e., a garden shed or a garage)
   - Is the building designed and built to be net-zero in energy or carbon emissions?
     - If **YES**, score 26/26. Proceed to the next set of questions under ‘Water’.
     - If **NO**, complete the rest of questions under ‘Energy’

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3. The total area of living space here refers to the conditioned space (i.e., the space that requires heating or cooling).
4. For example, if you already have a high efficiency toilet before the work is performed, you should note the condition as ‘pre-existing’. In this case, no available point or earned point will be counted towards the overall score. If you do not have a high efficiency toilet and decide not to replace the existing toilet in your project, the point available for that item will be 1 and earned point 0.
1.1 Reduce Energy Demand/Passive Design

Refer to **Passive Design Toolkit for Homes** developed by City of Vancouver, if applicable.

**Solar Orientation**
Have the opportunities to take advantage of solar access been identified and responded to in design? (i.e., how much solar access exists on-site, how is the whole building oriented, and how each elevation is treated).

**Vegetation**
Is the landscaping designed to aid passive design strategies? (i.e., deciduous trees that provide shade in summer but access to solar heat in winter; trees to block or filter harsh winds.)

**Compact Form (only applicable to new houses)**
Is an efficient and compact form considered and achieved? (i.e., is the building designed to keep corners and joints to a minimum? Does the design maximize living space within a minimum envelope area?)

**Building Envelope**
Is the building envelope designed and constructed to ensure that insulation is climate appropriate, desired airtightness can be achieved, and thermal bridges are avoided wherever possible?

**Energy Modeling**
Is HOT2000 or similar software used to optimize design for energy performance?

**Thermal Mass (only applicable to houses)**
Is interior thermal mass used to store passive solar gains and reduce indoor temperature swings?

**Interior Layout (only applicable to houses)**
Will interior layout facilitate the passive design strategies chosen for the project?

**Solar Shading**
Will shading strategies (i.e., overhangs, eaves, louvers and sunshades) be used to help regulate solar gains?

**Natural Light**
Will natural light be used to reduce the need for artificial lighting?

**Natural Ventilation**
Will ventilation be accomplished by natural means?

**Heat Recovery Ventilator**
Is a heat recovery ventilator (HRV) installed in the building so that it reclaims waste energy from exhaust airflow to heat incoming fresh air?
### Real-time Energy Display

Does real-time energy monitoring display up-to-minute feedback to occupants on energy consumption?

- **Yes**
- **No**
- **P/E**

1.2 **Efficient Systems**

#### Efficient Space Heating System

For houses, are any of the following appliances installed in the project?

- Yes
- No
- P/E

#### Efficient Water Heating System

Are boilers or water heaters Energy Star rated? OR Is an on-demand water heater installed?

- Yes
- No
- P/E

#### Heat Pump

Is a heat pump used to provide space heating and/or domestic hot water heating?

- Yes
- No
- P/E

#### Appliances

Are all major appliances ENERGY STAR rated?

- Yes
- No
- P/E

#### Lighting

Are ENERGY STAR qualified light fixtures used instead of regular incandescent bulbs wherever possible?

- Yes
- No
- P/E

1.3 **Alternative Sources**

#### Solar Hot Water

Is there any solar hot water system installed by a SolarBC registered installer?

- Yes
- No
- P/E

Is any other system utilized in this project to harvest renewable energy?

- Yes
- No
- P/E

1.4 **EnerGuide Rating** (only applicable to houses or multi-unit residential building up to 21 units)

Does an energy assessment by a certified energy advisor confirm that the new building meets an EnerGuide rating of 80 or higher? OR Is the new building an ENERGY STAR qualified home?

- Yes
- No
- P/E

For renovation to an existing building, how much improvement does the project achieve in EnerGuide Rating?

<table>
<thead>
<tr>
<th>EnerGuide Rating before renovation</th>
<th>EnerGuide Rating after renovation</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

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5 Note that BC Hydro will replace existing mechanical meters with smart meters for their customers. Make sure the energy display monitor is compatible with the new smart meter.

6 Total points will depend on the improvement in EnerGuide Rating based on an energy assessment by a certified energy advisor. 1 point is awarded for every point improvement below EnerGuide 80 and 2 points for every point improvement above EnerGuide 80. For example, if the report suggests that your house had a EnerGuide Rating of 57 and could achieve a Rating of 85 if all recommended measures are incorporated, your available points will be (80-57)X1+(85-80)X2=33. If after selecting to implement several measures during renovation, your project achieved an EnerGuide Rating of 82, your total earned points will be (80-57)X1+(82-80)X2=27.
2. Water

Not applicable if no water systems or fixtures are installed.

2.1 Reduce Water Demand/Efficient Systems

Water Uses

Are the fixtures installed in your project only for essential water uses (toilet, clothes washer, kitchen tap, dishwasher, washroom faucet, showerhead, and irrigation, if applicable), not for recreational or decorative uses (swimming pool, fountain)?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
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<td></td>
<td></td>
<td>TBD</td>
</tr>
</tbody>
</table>

High Efficiency Water Fixtures

Do water fixtures have the following flow rates or better?

- Dual Flush Toilet: 4.1 (or less) and 6 litre per flush OR Low-Flow Toilet 4.8 litre per flush OR No Flow

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
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</table>

- Faucet aerator: 6 litres per minute (1.5 GPM)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
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</table>

- Dishwasher: an ENERGY STAR model with a water factor below 22 litre/cycle (5.8 gal/cycle)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
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<td>TBD</td>
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</table>

- Showerhead: 6 litres per minute (1.5 GPM)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
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<td>TBD</td>
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</table>

- Clothes washer: Energy star model with a water factor equal or below 7.5 gal/cycle/ft3 (1.0 litre/cycle/litre)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
</tr>
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<tbody>
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<td>🌟</td>
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<td></td>
<td>TBD</td>
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</tbody>
</table>

Landscaping

Does the proper plant selection eliminate the use of irrigation system, once the plants are established?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td>TBD</td>
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</tbody>
</table>

Irrigation Systems for Landscaping (not including agricultural use)

- If an irrigation system is installed, is the system designed and installed by a Certified Irrigation Designer and Technician?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>🌟</td>
<td></td>
<td></td>
<td>TBD</td>
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</tbody>
</table>

- Is drip irrigation installed?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌟</td>
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<td>TBD</td>
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</tbody>
</table>

- Does the irrigation system have a smart controller?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌟</td>
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<td></td>
<td>TBD</td>
</tr>
</tbody>
</table>

2.2 Alternative Sources

Greywater Reuse

Is there any greywater system in place that uses non-potable water for toilet flushing, irrigation or other non-potable uses?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌟</td>
<td></td>
<td></td>
<td>TBD</td>
</tr>
</tbody>
</table>

Rainwater Collection

- Is rainwater harvested in a cistern with a minimum capacity of 2,000 liters for toilet flushing, irrigation or other non-potable uses?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌟</td>
<td></td>
<td></td>
<td>TBD</td>
</tr>
</tbody>
</table>

- Is rainwater harvested in a cistern with a minimum capacity of 18,000 liters for toilet flushing, irrigation or other non-potable uses?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌟</td>
<td></td>
<td></td>
<td>TBD</td>
</tr>
</tbody>
</table>
### Health

**3.1 Interior Paints**
Do all interior paints and finishes in the project contain no or low Volatile Organic Compounds (VOC) paints?  
- Yes □ No □ P/E □ TBD

**3.2 Interior Adhesives and Sealants**
Do all interior adhesives, sealants and sealant primers such as tile adhesives, window sealants, and caulk in this project contain no or low VOC?  
- Yes □ No □ P/E □ TBD

**3.3 Carpet**
Are all carpet systems in this project Green Label or Green Label plus?  
- Yes □ No □ P/E □ TBD

**3.4 Composite Wood or Agrifiber Products**
Do all composite wood products including particle board, medium density fiberboard (MDF), plywood, wheat board, strawboard, panel substrates and door cores contain no added urea-formaldehyde?  
- Yes □ No □ P/E □ TBD

**3.5 Other, please explain.**

### Materials

**4.1 Local Materials (i.e. harvested and processed on Vancouver Island)**
Is graded site-cut timber used for structural elements of the project?  
- Yes □ No □ P/E □ TBD
For houses, are at least 4 of the following assemblies locally harvested and processed?  
- Exterior wall framing/wall structure;  
- Interior wall framing;  
- Flooring;  
- Siding or masonry;  
- Decking  
- Roofing;  
- Insulation  
For multi-unit residential projects, is at least 10% of building materials by cost is locally harvested and processed?  
- Yes □ No □ P/E □ TBD

**4.2 Low Embodied Energy Materials**
Are materials with low embodied energy used as structural or envelope components in this project? E.g. wood, clay, straw bale, stone.  
- Yes □ No □ P/E □ TBD

**4.3 Materials with Recycled Content**
For houses, are materials with at least 25% post-consumer recycled content and over $3,000 in value are used in this project?  
- Yes □ No □ P/E □ TBD
For multi-unit residential projects, does a minimum of 10% of building materials by cost contain at least 25% post-consumer recycled content?  
- Yes □ No □ P/E □ TBD

---

7 Post-industrial (or pre-consumer) recycled content must be counted at half the rate of post-consumer content.
4.4 **Reused Materials**
Will salvaged or reused material be used in the project?  

4.5 **Rapidly Renewable Materials**
For houses, are rapidly renewable materials (i.e., bamboo, cork, straw, natural linoleum products, wool, wheatboard, strawboard, etc.) used in the following applications?  
- ☐ Over 50% of flooring by coverage area  
- ☐ Over 80% of built-in cabinetry by coverage area

For multi-unit residential projects, are rapidly renewable building materials used for 5% of the total cost of all building materials?  

4.6 **Forest Stewardship Certified (FSC) wood**
By cost, is over 20% of the wood used in this project Forest Stewardship Council (FSC) Certified wood?  

4.7 **Construction Waste Management**
By weight, is over 50% (for houses)/ 80% (for multi-unit residential project), of construction waste diverted from landfill?  

4.8 Other, please explain.

<table>
<thead>
<tr>
<th>5</th>
<th>Additional Merits</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td><strong>Fire Hazard</strong></td>
</tr>
<tr>
<td></td>
<td>If the proposed project is in an area rated as being at extreme or high risk of Wildland Urban Interface (WUI) fire on the FireSmart Hazard Rating, are the design and construction strategies that make the building FireSmart according to FireSmart Manual incorporated?</td>
</tr>
<tr>
<td>5.2</td>
<td><strong>Vegetated Roof</strong></td>
</tr>
<tr>
<td></td>
<td>Does the building include a vegetated roof system?</td>
</tr>
<tr>
<td>5.3</td>
<td><strong>Social Significance</strong></td>
</tr>
<tr>
<td></td>
<td>Does this project provide any social benefits to the community?</td>
</tr>
<tr>
<td>5.4</td>
<td><strong>Education Potential</strong></td>
</tr>
<tr>
<td></td>
<td>Does this project provide any green building education opportunity?</td>
</tr>
<tr>
<td>5.5</td>
<td>Other, please describe (1 point for each identified merit).</td>
</tr>
</tbody>
</table>

Specific buildings within the Schooner Cove Neighbourhood Plan area could be used to educate community residents about new and innovative sustainable building/development techniques including the extensive coastal remediation conducted to create Schooner Cove's new public waterfront promenade.
**Scoring:** 6/6 – scoring based on RDN Sustainable Development Checklist questions appropriate at the rezoning application stage

<table>
<thead>
<tr>
<th>Section</th>
<th>Total Points Available</th>
<th>Total Earned Points</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
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<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
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</tbody>
</table>
The RDN Sustainable Development Checklist is a tool to help develop projects that respect the natural environment, contribute to the health and well-being of residents, and use less resources and money to operate. The Checklist also helps the Region measure progress toward its vision for a sustainable future.

If physical changes to the property or building are proposed, complete this checklist and submit it with your Development Permit or Building Permit applications and your project could receive recognition.

This Checklist encourages actions that go beyond minimum requirements. Methods and materials in this checklist may not be suitable in all circumstances. The developer or designer is free to choose solutions most appropriate for a particular project. If the Checklist score indicates the applicant qualifies for the Recognition Program, RDN staff will need additional information and materials to verify claims that are made in the checklist.

General Questions

1. Please provide a brief description of your proposed project, including major activities planned on the land as well as any structure to be erected or added (attach additional sheets if necessary).

Commercial and institutional development in accordance with the Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.04, 2011 (Schooner Cove).

2. Subject property address: [see attached Schooner Cove Legal Parcel Plan]

3. Subject property’s legal description: [see attached Schooner Cove Legal Parcel Plan]

4. Contact person’s role: ☐ Registered Property Owner(s) ☐ Authorized Agent

Full Name: Paul Fenske Telephone Number: 604.739.7526 Email or other preferred contact methods: fenske@ekistics.ca

Engage RDN staff early. Book an appointment with the RDN Sustainability Coordinator for a free consultation on how to achieve a high level of sustainability and a high checklist score. Email sustainability@rdn.bc.ca or call 250-390-6510 (250-954-3798 in District 69) to make an appointment.

PLEASE NOTE:

As requested by the RDN, the Sustainable Development Checklist has been completed as part of the Schooner Cove Neighbourhood Plan - RDN Bylaw No. 1400.04, 2011 (Schooner Cove) – area rezoning application.

The RDN Sustainable Development Checklist seeks detailed information pertaining to proposed development projects. Such details become established at later stages of the development approval process (subdivision, development permit, building permit), as building design and program is completed. As a result, responses reference the overall intent and specific policies, principles and objectives within the Schooner Cove Neighbourhood Plan, aimed to encourage and promote sustainable best practices through the creation of a policy framework for future implementation.

Stated more explicitly, the rezoning application is not a development permit or building permit application. The responses detailed in the RDN Sustainable Development checklist reflect the evaluation that is possible at the rezoning stage with some responses left To Be Determined at the development permit stage.

Scoring/specific answers deferred for later approval stages have been marked with this symbol *.
### Section A: Location and Site Design

#### Location

<table>
<thead>
<tr>
<th>Points</th>
<th>Earned Points</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
</table>
| 1      | 1            | 1        | Future Growth  
Is the project located on lands within the Growth Containment Boundary? □Yes □No | 1 |
|        |              | 2        | Infill  
Does the project involve the reuse of vacant and underused site(s)\(^1\) within the Growth Containment Boundary? □Yes □No | 1 |
|        |              | 3        | Neighbourhood Connectivity  
Is the project located within 400 metres (5- minute walk) of 5 of the listed destinations? □Yes □No | TBD |
|        |              |          | Is the project located within 3 kilometres (10-minute bike ride) of 5 of the listed destinations? □Yes □No | TBD |
|        |              |          | Community/social centre  
Recreational facility  
Transit stop  
Financial institution  
Childcare facility  
Park  
Restaurant  
Is the project located within 400 metres of a transit stop? □Yes □No | TBD |
| 4      | 1            | Additional Merits (Please describe ) |

#### Site Design

<table>
<thead>
<tr>
<th>Points</th>
<th>Earned Points</th>
<th>Description</th>
</tr>
</thead>
</table>
| 1      | 1            | Environment (Habitat, Ecology, Air and Water)  
1.1 Fish Habitat and Watercourse Protection / Erosion and Sediment Control  
Does the project include land alteration, vegetation removal, construction and/or building less than 30.0 metres from any water feature, within or beyond the subject property boundary? □Yes □No | 1 |

\(^1\) Vacant and underused sites here refer to areas that have previously been developed but have been left abandoned or underutilized, not including land used for agriculture or park or left to naturally evolve.
1.2 **Environmentally Sensitive Areas**
Are there any environmentally sensitive features on the subject property?

- [ ] Yes
- [ ] No

If **Yes**, a Development Permit (DP) may be required.

If a **DP is not required**, will environmentally sensitive features on site be properly identified and protected?

- [ ] Yes
- [ ] No  

1.3 **Aquifer and Groundwater Protection: quality**
Select the applicable level of aquifer vulnerability for the project site (to be completed by RDN staff).

- [ ] high
- [ ] moderate
- [ ] low

Is the proposed site designed to minimize the impact on the quality of groundwater?

- [ ] Yes
- [ ] No  

1.4 **Aquifer and Groundwater Protection: quantity**
Is the proposed site designed to minimize the impact on the quantity of groundwater?

- [ ] Yes
- [ ] No  

1.5 **Rainwater Management: rate, quantity and quality**
Will best management practices be used to encourage natural infiltration of rainwater?

- [ ] Yes
- [ ] No  

1.6 **Tree Retention**
Are all existing mature trees (the trunk diameter is greater than 20 cm, measured 1.5 m above the ground) on site either retained or replaced with new trees?

- [ ] Yes
- [ ] No

1.7 **Air Quality**
When clearing land, will downed wood or debris be left in buffer areas or grinded rather than being burned as ‘waste’?

- [ ] Yes
- [ ] No  

1.8 **Other, please describe.**

2 **Protection of Development**

2.1 **Hazard Lands**
Is the subject property located within a mapped floodplain and/or on those lands with a natural grade greater than 30 percent?

- [ ] Yes
- [ ] No

If **Yes**, a Development Permit (DP) may be required.

If a **DP is not required**, will any efforts be made to protect development from hazardous conditions?

- [ ] Yes
- [ ] No  

2.2 **Fire Hazard**
Is the proposed project in an area rated with extreme or high risk of Wildland Urban Interface (WUI) fire on the FireSmart Hazard Rating?

- [ ] Yes
- [ ] No

If **Yes**, will site design strategies that reduce the risk of WUI be incorporated

- [ ] Yes
- [ ] No  

2.3 **Contaminated Site**
Is the proposed project located on a contaminated site?

- [ ] Yes
- [ ] No

If **Yes**, will any efforts made to address the actions required by the Ministry of Environment?

- [ ] Yes
- [ ] No

---

2 A contaminated site is defined as a site where any of the industrial or commercial activities in the Schedule 2 of the Provincial Contaminated Sites Regulations have taken place. Find the link to the Provincial Contaminated Sites Regulations in the RDN Sustainable Development Guide.
### Food Security

<table>
<thead>
<tr>
<th>3.1 Productive Land Protection</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is any land taken out of agricultural production as a result of this development?</td>
<td>□ Yes □ No -2/0</td>
</tr>
<tr>
<td>As a result of this development, the impervious paving area (excluding building footprint) is</td>
<td>□ decreased 1 □ unchanged 0 □ increased -1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3.2 Planning for Agriculture</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Where agriculture is a permitted use, is the proposed development designed to facilitate current and future farming, based on an analysis by a professional agrologist?</td>
<td>□ Yes □ No 1 □ N/A</td>
</tr>
<tr>
<td>If No, can the site design demonstrate that the following considerations are taken into account?</td>
<td>□ Yes □ No 1</td>
</tr>
<tr>
<td>□ Limit the size of the farm home plate or development footprint</td>
<td></td>
</tr>
<tr>
<td>□ Limit the size of the house(s)</td>
<td></td>
</tr>
<tr>
<td>□ Locate house(s) and the ancillary residential features in close proximity within a home plate</td>
<td></td>
</tr>
<tr>
<td>□ Locate development close to a road frontage that provides access to the property</td>
<td></td>
</tr>
<tr>
<td>□ Locate development on less fertile part of the property</td>
<td></td>
</tr>
</tbody>
</table>

### Compatibility

<table>
<thead>
<tr>
<th>3.3 Compatibility</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Is the proposed project within 15 meters of the Agricultural Land Reserve (ALR) or a farming operation?</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>If Yes, a DP may be required.</td>
<td></td>
</tr>
<tr>
<td>If a DP is not required but the project is within 15 meters of a farming operation, will the project designed to lessen the impact of development upon the adjacent agricultural land such as constructing a landscaped buffer?</td>
<td>□ Yes □ No 1</td>
</tr>
</tbody>
</table>

### Onsite Food Production

<table>
<thead>
<tr>
<th>3.4 Onsite Food Production</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the project incorporate or increase on-site food production?</td>
<td>□ Yes □ N/A □ No 1</td>
</tr>
<tr>
<td>TBD by future Schooner Cove Neighbourhood Plan area residents</td>
<td></td>
</tr>
</tbody>
</table>

### Pride of Place (culture, history, arts)

<table>
<thead>
<tr>
<th>4.0 Pride of Place (culture, history, arts)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the proposed project on a site that either is a known archaeological site or contains archaeological evidence?</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>If YES, has the Ministry of Natural Resource Operations Archaeology Branch been contacted to obtain applicable permits?</td>
<td>□ Yes □ No 1</td>
</tr>
<tr>
<td>Will the actions recommended by a professional archaeologist be implemented?</td>
<td>□ Yes □ No 1</td>
</tr>
</tbody>
</table>

| 4.2 Other significant contribution the proposed development will make to preserve and promote local culture, history, heritage and arts. Please describe (1 point for each identified contribution). |  |
|------------------------------------------------|  |
| The Schooner Cove Neighbourhood Plan area is envisioned as a west coast maritime village celebrating this rich cultural heritage through public art, public open space, foods served at local restaurants and traditional west coast architectural styles (see Schooner Cove Cove Design Guidelines) |  |
| TBD by future Schooner Cove Neighbourhood Plan area residents |  |
Section B: Building Design and Construction

a. Shortcut TBD at time of Development Permit Application

A shortcut option is available to those projects that pursue a comprehensive third-party certification. The applicants of these projects do not need to complete the questions in the step-by-step option.

<table>
<thead>
<tr>
<th>Third-Party Certification</th>
<th></th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this project pursuing a third-party certification?</td>
<td>☐ Leadership in Energy and Environmental Design (LEED)</td>
<td>☐ Green Globes</td>
</tr>
<tr>
<td>Indicate the level of certification</td>
<td>☐ Platinum or 5 Globes</td>
<td>☐ Gold or 4 Globes</td>
</tr>
</tbody>
</table>

b. Step-by-step

For renovation of or addition to an existing building, only changes within the scope of your project are applicable to this checklist. Improvements made outside the scope of your project previously should be noted as ‘pre-existing’ (P/E). ³

1 Energy

Not applicable if the building is not intended for occupancy and heating or cooling is not needed (i.e., a shed or a garage)

Is the building designed and built to be net-zero in energy or carbon emissions? TBD at time of Development Permit Application

If YES, score 24/24. Proceed to the next set of questions under ‘Water’. If NO, complete the rest of questions under ‘Energy’

1.1 Reduce Energy Demand/Passive Design

Refer to Passive Design Toolkit Best Practices developed by City of Vancouver, if applicable.

Solar Orientation

Have the opportunities to take advantage of solar access been identified and responded to in design? (i.e., how much solar access exists on-site, how is the whole building oriented, and how each elevation is treated).

³ For example, if you already have a high efficiency toilet before the work is performed, you should note the condition as ‘pre-existing’. In this case, no available point or earned point will be counted towards the overall score. If you do not have a high efficiency toilet and decide not to replace the existing toilet in your project, the point available for that item will be 1 and earned point 0.
**Vegetation**
Is the landscaping designed to aid passive design strategies? (i.e., deciduous trees that provide shade in summer but access to solar heat in winter; trees to block or filter harsh winds.)

- Yes
- No
- P/E

**Building Envelope**
Is the building envelope designed and constructed to ensure that insulation is climate appropriate, desired airtightness can be achieved, and thermal bridges are avoided wherever possible?

- Yes
- No
- P/E

**Energy Modeling**
Is EE4 or similar software used to optimize design for energy performance?

- Yes
- No
- P/E

**Thermal Mass**
Is interior thermal mass used to store passive solar gains and reduce indoor temperature swings?

- Yes
- No
- P/E

**Solar Shading**
Will shading strategies (i.e., overhangs, eaves, louvers and sunshades) be used to help regulate solar gains?

- Yes
- No
- P/E

**Natural Light**
Will natural light be used to reduce the need for artificial lighting?

- Yes
- No
- P/E

**Natural Ventilation**
Will ventilation be accomplished by natural means?

- Yes
- No
- P/E

**Heat Recovery Ventilator**
Is a heat recovery ventilator (HRV) installed in the building so that it reclaims waste energy from exhaust airflow to heat incoming fresh air?

- Yes
- No
- P/E

**Real-time Energy Display**
Is there a real-time energy monitoring system that displays up-to-minute feedback to occupants on energy consumption?

- Yes
- No
- P/E

**Efficient Systems**

1.2

**Efficient HVAC System**
Are highly efficient HVAC systems selected for the project?

- Yes
- No
- P/E

**Efficient Water Heating System**
Are boilers or water heaters ENERGY STAR rated? OR Is an on-demand water heater installed?

- Yes
- No
- P/E

**Heat Pump**
Is a heat pump used to provide space heating and/or domestic hot water heating?

- Yes
- No
- P/E

---

4 Note that BC Hydro will replace existing mechanical meters with smart meters for their customers. Make sure the energy display monitor is compatible with the new smart meter.
### Appliances
Are all major appliances ENERGY STAR rated?

- Yes
- No
- P/E

### Lighting
Are ENERGY STAR qualified light fixtures used instead of regular incandescent bulbs wherever possible?

- Yes
- No
- P/E

### Alternative Sources
#### Solar Hot Water
Is there any solar hot water system installed by a SolarBC registered installer?

- Yes
- No
- P/E

Is any other system utilized in this project to harvest renewable energy?

- Yes
- No
- P/E

### Water
Not applicable if no water systems or fixtures are installed.

#### Reduce Water Demand/Efficient Systems

##### High Efficiency Water Fixtures
Do water fixtures have the following flow rates or better?

- Dual Flush Toilet: 4.1 (or less) and 6 litre per flush or Low-Flow Toilet 4.8 litre per flush or No Flow
- Faucet aerator: 6 litres per minute (1.5 GPM)
- Dishwasher: an ENERGY STAR model with a water factor below 22 litre/cycle (5.8 gal/cycle)
- Showerhead: 6 litres per minute (1.5 GPM)

- Yes
- No
- P/E

##### Irrigation Systems for Landscaping (not including agricultural use)
If an irrigation system is installed, is the system designed and installed by a Certified Irrigation Designer and Technician?

- Yes
- No
- P/E

Does the irrigation system have a smart controller?

- Yes
- No
- P/E

#### Alternative Sources

##### Greywater Reuse
Is there any greywater system in place that uses non-potable water for toilet flushing, irrigation or other non-potable uses?

- Yes
- No
- P/E

##### Rainwater Collection
Is rainwater harvested to offset at least 50% of water use for toilet flushing, irrigation or other non-potable uses on an annual basis?

- Yes
- No
- P/E
### Health

#### 3.1 Interior Paints
Do all interior paints and finishes in the project contain no or low Volatile Organic Compounds (VOC) paints?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>TBD</th>
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</table>

#### 3.2 Interior Adhesives and Sealants
Do all interior adhesives, sealants and sealant primers such as tile adhesives, window sealants, and caulk in this project contain no or low VOC?

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>TBD</th>
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</table>

#### 3.3 Carpet
Are all carpet systems in this project Green Label or Green Label plus?

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>TBD</th>
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</table>

### Materials

#### 4.1 Local Materials (i.e. harvested and processed on Vancouver Island)
Is graded site-cut timber used for structural elements of the project?

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>TBD</th>
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</table>

Is at least 10% of building materials by cost locally harvested and processed?

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
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</table>

#### 4.2 Low Embodied Energy Materials
Are materials with low embodied energy used as structural or envelope components in this project? E.g. wood, clay, straw bale, stone.

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>TBD</th>
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</table>

#### 4.3 Materials with Recycled Content
Does a minimum of 10% of building materials by cost contain at least 25% post-consumer recycled content?

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
<th>TBD</th>
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</table>

#### 4.4 Reused Materials
Will salvaged or reused material be used in the project?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
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</table>

#### 4.5 Rapidly Renewable Materials
Are rapidly renewable building materials used for 5% of the total cost of all building materials?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>P/E</th>
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</tbody>
</table>
4.6 **Forest Stewardship Certified (FSC) wood**
By cost, is over 20% of the wood used in this project Forest Stewardship Council (FSC) Certified wood? □ Yes □ No □ N/A □ P/E 1

4.7 **Construction Waste Management**
By weight, is over 80% of construction waste diverted from landfill? □ Yes □ No □ N/A □ P/E 1

4.8 Other, please explain.

5 **Additional Merits**

5.1 **Fire Hazard**
If the proposed project is in an area rated as being at extreme or high risk of Wildland Urban Interface (WUI) fire on the FireSmart Hazard Rating, are the design and construction strategies that make the building FireSmart according to FireSmart Manual incorporated? □ Yes □ No □ N/A □ P/E 2

5.2 **Vegetated Roof**
Does the building include a vegetated roof system? □ Yes □ No □ N/A □ P/E 2

5.3 **Social Significance**
Does this project provide any social benefits to the community? □ Yes □ No □ N/A □ P/E 2

5.4 **Education Potential**
Does this project provide any green building education opportunity? □ Yes □ No □ N/A □ P/E 3

5.5 Other, please describe (1 point for each identified merit).
Specific buildings within the Schooner Cove Neighbourhood Plan area could be used to educate community residents about new and innovative sustainable building/development techniques including the extensive coastal remediation conducted to create Schooner Cove's new public waterfront promenade.

**Scoring:** 7/7 ~ scoring based on RDN Sustainable Development Checklist questions appropriate at the rezoning application stage

<table>
<thead>
<tr>
<th>Section</th>
<th>Total Points Available</th>
<th>Total Earned Points</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
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<td></td>
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<td>B</td>
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<tr>
<td>Total</td>
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