

SUMMARY – Highlands Sustainability Appraisal Form

Project: RZ-01-08 – Requesting Two Additional Residential Lots in Exchange for Conservation Covenant on Hilltop

Date: December 7, 2011

Project Representative: Kent Willner, Owner/Applicant

Staff Representative: Laura Beckett, Highlands Planner

Capital Stocks Divisions	Change in Capital	Notable Comments	
		High Ratings	Low Ratings
<u>Natural Capital</u> “All the stocks provided by nature”	+17	<ul style="list-style-type: none"> • Covenant will protect sensitive area (hilltop / Manzanita grove) • RAR report will be required at subdivision • Using existing cleared areas for development • Overall, low proposed residential density protects large lot nature of property (turning one large lot into 3 smaller but still large lots) while providing greater opportunity for stewardship and presence on land 	<ul style="list-style-type: none"> • Residential development uses groundwater and impacts carbon emissions
<u>Human Capital</u> “Refers to skills of people”	+5	<ul style="list-style-type: none"> • Increase in density means more population that translates to more people-presence (safety) in area generally and for emergency preparedness • Living on larger property will require learning (knowledge) for taking care of the land/property 	<ul style="list-style-type: none"> • None noted
<u>Social Capital</u> “Refers to relationships between people, organizations and institutions”	+5	<ul style="list-style-type: none"> • Increasing density will create more neighbours and thus opportunity for closer neighbour relations • More population means greater pool for volunteers 	<ul style="list-style-type: none"> • None noted
<u>Manufactured Capital</u> “All stocks constructed by humans, both public and private, such as buildings and infrastructure”	+4	<ul style="list-style-type: none"> • Strata development, thus no costs to District for maintenance • Zoning would permit agriculture 	<ul style="list-style-type: none"> • New residential properties – inherently require maintenance
<u>Financial Capital</u> “Monetary assets and liabilities”	+2	<ul style="list-style-type: none"> • Increase in taxable properties • Strata development means no ongoing maintenance costs 	<ul style="list-style-type: none"> • None noted