

SUMMARY – Highlands Sustainability Appraisal Form

Project: RZ-02-11 – 1150 Bear Mountain Parkway
Date: November 29, 2011
Project Representatives: Roger Tinney, Erik Bentzon
Staff Representative: Laura Beckett, Highlands Planner

NOTE: Baseline was existing Community Institutional 1 (CI1) Zoning

Capital Stocks Divisions	Change in Capital	Notable Comments	
		High Ratings	Low Ratings
<u>Natural Capital</u> “All the stocks provided by nature”	+42	<ul style="list-style-type: none"> • Less carbon emissions anticipated from currently permitted transient and restaurant use • Would not use groundwater • Improvement in forest protection by covenant swap and removal of camping use and wood harvesting in covenanted land • Riparian Management Study provides details about riparian function and informs proposal • Forest Health report offers management strategy for covenanted lands • Proposed uses dictate smaller, lower impact buildings and less parking • Homes to be covenanted to fit topography (minimize blasting) 	<ul style="list-style-type: none"> • None noted – Analysis indicates an improved over existing zoning and covenant
<u>Human Capital</u> “Refers to skills of people”	+16	<ul style="list-style-type: none"> • Proposed cottages and smaller house sizes provide options for different ages, incomes • Community gardens and trail network provide local food production and learning opportunities • Proposed subdivision design encourages neighbour interaction and thus support/communication during emergencies • BuiltGreen Silver and proximity to planned commercial area contributes to energy efficiency of lifestyle • Covenant for interior residential sprinkler system 	<ul style="list-style-type: none"> • None noted

Capital Stocks Divisions	Change in Capital	Notable Comments	
		High Ratings	Low Ratings
<u>Social Capital</u> “Refers to relationships between people, organizations and institutions”	+10	<ul style="list-style-type: none"> Proposed subdivision design conducive to social interaction (cottages, trail network, community gardens) Change in use to residential – Permanent residents are more likely to become active in community than transient 	<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”	+20	<ul style="list-style-type: none"> Covenant for homes for BuiltGreen Silver Strata development – no infrastructure maintenance costs for District Lower overall energy requirements for residential use rather than service-oriented uses Cottages and smaller homes generally more affordable Donating well pump system for community centre/hall (or value of if not suitable) \$550,000 donation toward community centre/hall 	<ul style="list-style-type: none"> None noted
<u>Financial Capital</u> “Monetary assets and liabilities”	+9	<ul style="list-style-type: none"> \$550,000 and well pump donation reduces need for borrowing for community centre/hall building Strata looks after all maintenance and infrastructure costs 	<ul style="list-style-type: none"> Proposal is for residential use only (no commercial – questionable viability at this site)