

Highlands Sustainability Appraisal Form

Completed: 11/29/2011

1150 Bear Mountain Parkway - Roger Tinney, Erik Bentzon
****Baseline is existing zoning of Community Institutional 1****

Capital Stocks	Desired Relavent Flows	OCP Policy	Description: How proposal, application or decision affects capital stock or flow	Amount	Rating	Rating	Rating	Rating	Rating	Guidance	Comments
Natural Capital											
Atmosphere	(-) greenhouse gas emissions transportation		Estimate of additional CO2 equivalents (tonnes) created by additional personal vehicles (For average per household see Highlands Energy and Emissions inventory)		2					May be mitigated by location or community transit innovation	Positive improvement over existing zoning; transient use and restaurant use would create much more traffic than residential use
	(-) greenhouse gas emissions buildings		Estimate of additional CO2 equivalents (tonnes) created by additional housing stock (For average per household see Highlands Energy and Emissions inventory)		2					May be mitigated by building design and innovation (see Manufactured Capital Section)	Gross floor area is equal or less than permitted under current zoning; Proposed zoning will permit relatively smaller homes (therefore smaller impact) 2000 sq ft average; Commitment via covenant for Built Green Silver standard
	(-) greenhouse gas emissions (third party i.e. roads contractor)		Pro-rated share CO2 equivalents (tonnes) based additional maintenance inputs (may be applicable to large scale development)		0						Utilizing existing roads and road alignments
	+ air quality		Identifiable long term effects of development on overall air quality (commercial/industrial proposals)		1						Reducing long term heavy duty truck traffic inherent in current service-oriented uses
Water (ground)	+ quality		Identifiable effects of development on water quality		3					May be mitigated by design measures	No groundwater use
	+ quantity		Estimate of additional ground water consumption (see Highlands Goundwater Protection Study reports)		3					May be mitigated by design measures, i.e. water harvesting, exeriscaping, drip irrigation	No groundwater use
Water (surface)	+ quality		Identifiable effects of development on water quality		3					May be mitigated by design measures	Enhancing existing stormwater system; Professional report (riparian management) confirmed conservation-oriented lot layout/design; Maintaining natural topography through low-impact house design
	(+/-) quantity		Maintenance of surface water/groundwater relationships		3					May be mitigated by design measures	Improvement over existing plan because this relationship will be restored to what it was before there was any groundwater withdrawals.
Forests	+ protection		Area in hectares proposed for park or other conservation dedication		3						Maintaining current covenant would score as 0. Protection improvements include: professional riparian management study provided extensive details about riparian function in forested area and entire property (60 acres). "Forest Health" repot offers management strategy for covenanted land. Swapping a more ecologically valuable land area into covenant. Intent is to improve covenant's forest protection by removing camp-grounds, wood-lot, etc.
	+ covenants		Area in hectares proposed for fuel reduction/fire management strategy Area in hectares proposed for conservation covenant		2 0						All subdivisions require fire interface reports Maintaining current covenant would score as 0. Protection improvements include: professional riparian management study provided extensive details about riparian function in forested area and entire property (60 acres). Report also proposed management strategy. Swapping a more ecologically valuable land area into covenant. Intent is to improve covenant's forest protection by removing camp-grounds, wood-lot, etc.
	- deforestation		Area in hectares deforested for residential development, including roads		2					May be mitigated by design measures, i.e. clustering, small footprint, building on previously cleared areas, use of existing roads, common driveways etc.	Insignificant change from currently permitted
	- pests or invasive species - wildfire risk		Measures in place for mitigating invasive species after disturbance detailed fire interface assessment in place		0 1 0						Will form part of subdivision conditions Condition of subdivision
Riparian Areas	+ protection		Protection informed by Riparian Area Protection informed by RAR and RPBio reports		2						Two detailed reports inform both layout, stormwater management, environmental impact and mitigation measures.

Sensitive ecosystems & wildlife habitat	+ covenants	Use of covenants for greater protection of riparian areas.						
	+ protection	Protection informed by Riparian Area Protection informed by Sensitive area assessments and RPBio reports						
	- damage	Area potentially impacted by proposal						
	+ connectivity	Provision for maintenance of habitat corridors in proposal						
	Natural hazards	+ risk avoidance	Appropriate consideration of natural features, future impacts					
	Arable land & soils	+ soil protection	Soil disturbance, blasting					
	Natural ambience	(-) imported soil and fill	Potential effects of noise (commercial or industrial developments)					
		- noise level						
	- light level	Potential effects of outside lighting from development on night sky						
	(+) visual	Use of blended architecture and siting; retention of screening, vegetation along travel corridors						
Human Capital								
Residents	+ health and safety							
		2.2.8, 7.2, 7.6.1						
	+ education							
	+ emergency preparedness							
		6.6, 7.2.2						
	+ diversity							
	+ energy efficiency of lifestyle	7.6.3	Mixed housing options for different income strata					
Volunteers	+ recognition							
	+ ability to contribute	7.6						
Local business and jobs	+ diversity							
	+ number		Construction jobs					
		2.3, 2.4, 8.1, 8.2						
Staff	- workload							
	+ training		Requirements for long term staff input					
Council	- workload							
	+ training							
Knowledge	+ local information & knowledge	3.1.2, 3.1.6						
Social Capital								
Quality and quantity of relationships between:	+ residents & district							
		7.6						

Maintaining current covenant would score as 0. Protection improvements include: professional riparian management study provided extensive details about riparian function in forested area and entire property (60 acres). Report also proposed management strategy. Swapping a more ecologically valuable land area into covenant. Intent is to improve covenant's forest protection by removing camp-grounds, wood-lot, etc.

Second environmental report provides inventory and informs detailed management strategy

Specific improvements over existing conditions are: piece of covenanted-land swap for more ecologically desirable piece and clean-up of conservation covenant to provide better ecological protection

Covenant swap improves habitat connectivity

Covenant improvements overall site design and building design (buildings will covenanted to be "built with the land")

Proposed uses (essentially single family residential) dictate smaller, lower impact buildings (including parking), and all buildings will be covenanted to be built with the topography.

Using what is on site

Change in use from service-oriented with minimal residential to entirely residential inherently reduces noise level (delivery trucks, more intense use, larger buildings with mechanical requirements)

Lower intensity proposed uses - no illuminated parking lots, larger buildings - will inherently reduce light pollution

Design covenant will control these aspects of development

Second report, recommendation #22: Proposal creates a cohesive community. Covenant requiring sprinklers and use of non-flammable roofing and exterior building materials

Community gardens for local food production; access to covenanted area;

Will form part of the strata bylaws and be administered through regular strata meetings ; Design encourages neighbour interaction, which increases support system during emergency

Cottages, some smaller homes provide options for different incomes and ages.

Built Green Silver, community gardens, smaller residences

More population means larger volunteer pool

Home-based business will be a permitted use.

Reasonable size development built out over two phases will provide somewhat longer term construction jobs. Strata will provide permanent maintenance employment.

