

Rating Guide	
-3	Very negative
-2	Negative
-1	Somewhat negative
0	Neutral
1	Somewhat positive
2	Positive
3	Very positive

## Highlands Sustainability Appraisal Form

<b>Application/Project:</b>
<b>DATE:</b>

Capital Stocks	Desired Relavent Flows	OCP Policy or Section	Description: How proposal, application or decision affects capital stock or flow	Weight	Rating	Total Rating	Guidance	Comments
<b>Natural Capital</b>								
<b>Atmosphere</b>	(-) greenhouse gas emissions transportation	5.3.1 (table)	Estimate of additional CO <sub>2</sub> equivalents (tonnes) created by additional personal vehicles (For average per household see Highlands Energy and Emissions inventory)	1.2		0	May be mitigated by location or community transit innovation	
	(-) greenhouse gas emissions for operations of buildings	5.3.1 (table)	Estimate of additional CO <sub>2</sub> equivalents (tonnes) created by additional housing stock (For average per household see Highlands Energy and Emissions inventory)			0	May be mitigated by building design and innovation (see Manufactured Capital Section)	
	(-) greenhouse gas emissions (third party i.e. roads contractor)	5.3.1 (table)	Pro-rated share CO <sub>2</sub> equivalents (tonnes) based additional maintenance inputs (may be applicable to large scale development)			0		
	(-) greenhouse gas emissions from embodied energy of construction materials	5.3.2 (4)	Estimate of additional CO <sub>2</sub> equivalentents (tonnes) for structural materials used in roads and structures			0		
	(-) greenhouse gas emissions from loss of sequestered CO <sub>2</sub> due to loss of vegetation and soils		Estimate of additional CO <sub>2</sub> equivalents (tonnes). Calculate using 400 tonnes CO <sub>2</sub> per hectare for second growth forest			0		
	(+) air quality	3.7 (1, 2 & 3)	Identifiable long term effects of development on overall air quality (commercial/industrial proposals)			0		
<b>Water (ground)</b>	(+) quality	3.3, 3.5, 3.9, 7.2	Identifiable effects of development on water quality	1.2		0	May be mitigated by design measures	
	(+) quantity	3.5, 7.2	Estimate of additional ground water consumption (see Highlands Goundwater Protection Study reports)	1.2		0	May be mitigated by design measures, i.e. water harvesting, exeriscaping, drip irrigation	
<b>Water (surface)</b>	(+) quality	3.3, 3.9, 7.5	Identifiable effects of development on water quality	1.2		0	May be mitigated by design measures	
	(+/-) quantity	7.2	Maintenance of surface water/groundwater relationships	1.2		0	May be mitigated by design measures	
<b>Forests</b>	(+) protection	2.8	Area in hectares proposed for park or other conservation dedication			0		
			Area in hectares proposed for fuel reduction/fire management strategy			0		
	(+) covenants	2.2(23), 3.1(1)	Area in hectares proposed for conservation covenant			0		
	(-) deforestation	2.2(7), 3.1(1), 3.3(Sensitive Vegetation Policies 1, 3) 3.10	Area in hectares deforested for development/proposal/project/change in land use			0	May be mitigated by design measures, i.e. clustering, small footprint, building on previously cleared areas, use of existing roads, common driveways etc.	
	(-) pests or invasive species	2.2 (29), 3.1(4 & 7), 3.6	Measures in place for mitigating invasive species after disturbance			0		
	(-) wildfire risk	3.1(13), 7.6 (Fire Protection, 2)	detailed fire interface assessment in place			0		
<b>Riparian Areas</b>	(+) protection	DPA #2	Protection informed by Riparian Area Protection informed by RAR and RPBio reports			0		
	(+) covenants	2.2(23), 3.1(1)	Use of covenants for greater protection of riparian areas.			0		
<b>Sensitive ecosystems &amp; wildlife habitat</b>	(+) protection	DPA #2	Protection informed by Riparian Area Protection informed by Sensitive area assessments and RPBio reports			0		
	(-) damage	2.2(7, 11)	Area potentially impacted by proposal			0		
	(+) connectivity	3.4	Provision for maintenance of habitat corridors in proposal			0		
<b>Natural hazards</b>	(+) risk avoidance	2.2(11)	Appropriate consideration of natural features, future impacts			0		
<b>Natural disasters</b>	(+) resiliency		Where practical, consideration of risk avoidance and mitigation strategies to build resiliency in the event of natural disasters			0		
<b>Arable land &amp; soils</b>	(+) soil protection	3.9 & 3.11	Soil disturbance, blasting			0	Maybe mitigated by minimizing disturbance and blasting	
	(-) imported soil and fill		Encouraged to use soils and rock from site; Not always known at rezoning stage if will use onsite materials			0		
<b>Wildlife</b>	(-) potential effects of lights, noise, and glass/windows					0		
	(-) potential effects to loss of breeding, nesting, or foraging land					0		
<b>Total Change in Natural Capital</b>						<b>0</b>		

Capital Stocks	Desired Relavent Flows	OCP Policy	Description: How proposal, application or decision affects capital stock or flow	Weight	Rating	Total Rating	Guidance	Comments
<b>Human Capital</b>								
Residents	(+) health and safety	2.2(15), 8.2				0		
	(+) education					0		
	(+) emergency preparedness	7.6, 8.2(2)				0		
	(+) diversity	2.2(13), 8.7(3)	Mixed housing options for different income strata			0		
	(+) energy efficiency of lifestyle	2.2(3 & 4)				0		
Volunteers	(+) recognition					0		
	(+) ability to contribute	8.7(6)				0		
Local business and jobs	(+) diversity	Chpt 9				0		
	(+) number	Chpt 9	Construction jobs			0		
Staff	(-) workload		Requirements for long term staff input			0		
	(+) training					0		
Council	(-) workload					0		
	(+) training					0		
Knowledge	(+) local information & knowledge	3.1(2 & 6)				0		
Natural ambience	(-) noise level		Potential effects of noise (commerical or industrial developments)			0		
	(-) light level	3.8	Potential effects of outside lighting from development on night sky			0	May be mitigated by downcast lighting	
	(+) visual	2.2(17)	Use of blended architecture and siting; retention of screening, vegetation along travel corridors			0	May be mitigated by design measures	
<b>Total Change in Human Capital</b>						<b>0</b>		

<b>Social Capital</b>								
Equality: Quality and quantity of relationships / Activities that create feelings of inequality may lead to degraded social capital (degraded trust in organizations or institutions)	(+) residents & district	8.7				0		
	(+) volunteers & district	8.7	Adequate volunteers for Fire Department, Community Groups			0	Provision for lower income housing	
	(+) staff & council					0		
	(+) Highlands & elsewhere	2.2(2)				0		
Families	(+) cohesion	2.2(12 & 27)				0		
Neighbourhood groups	(+) active groups	8.7				0		
Community groups (e.g. HDCA)	(+) membership and action	8.7				0		
Heritage, Arts and Culture	(+) historic sites and structures	2.2(11), 8.5	Park contribution			0		
	(+) cultural events	8.6				0		
<b>Total Change in Social Capital</b>						<b>0</b>		

<b>Manufactured Capital</b>								
Buildings and structures	(+) sustainable material		Building efficiency may be accomplished through third party verified programs, or appropriate technologies and will be scored accordingly. Failure to address efficiency and in building practise results in low value manufactured capital.			0	BC Building Code = 1, Built Green or Energuide 80 = 2, Leeds - silver, gold, platinum = 3, 4, or 5; Living building Challenge 6+ (net zero)	
	(-) buildings/structures without permits					0	-1 per building or structure	
	(-) maintenance costs					0		
	(-) energy requirements for operations	2.2(3 & 4)				0		
	(+) community hall					0		
	(+) affordable housing	2.2(13, 24, 27) 8.1				0		
Municipal assets	office and fire halls: buildings					0		
	(+) green equipment & supplies					0		
	(-) usage of supplies					0		
	(+) efficient vehicles					0		
	(+) parks	4.3(1)				0		
	(+) protective services	7.6				0		
Roads and driveways	(+) quality					0		
	(-) quantity	6.2				0		
Public transit	(+) quality					0		
	(+) quantity	6.5				0		
Trails	(+) quality	4.2, 4.4, 4.6, 6.3				0		
	(+) quantity	4.2, 4.4, 4.6, 6.3				0		
Gardens, farms and markets	(+) quality			1.2		0		
	(+) quantity	2.2(26), 8.3, 9.2				0		
Commercial and industrial (incl. utility corridors)	(-) negative impacts	2.6, 7.7, 7.8				0		
<b>Total Change in Manufactured Capital</b>						<b>0</b>		

Capital Stocks	Desired Relavent Flows	OCP Policy	Description: How proposal, application or decision affects capital stock or flow	Weight	Rating	Total Rating	Guidance	Comments
<b>Financial Capital</b>								
Financial	(+) municipal revenue					0		
Operating and capital reserves	(+) total value property taxes					0		
	(+) amenities	2.2(20)				0		
	(+) property class diversity	2.6				0		
	(-) expenses					0		
Land assets	(+) municipal lots					0		
Debt	(-) borrowing					0		
	(+) repayment					0		
	(-) transferred to future generations					0		
<b>Total Change in Financial Capital</b>						<b>0</b>		
<b>TOTAL CHANGE IN ALL CAPITALS</b>						<b>0</b>		