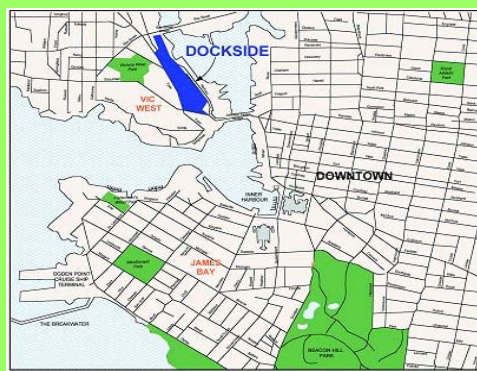
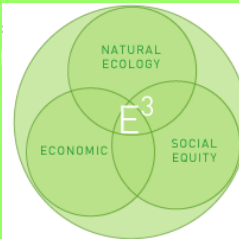


Brownfields Knowledge Workshop – BC Municipal Approaches

Kim Fowler, MCIP
City of Port Coquitlam



February 3, 2006



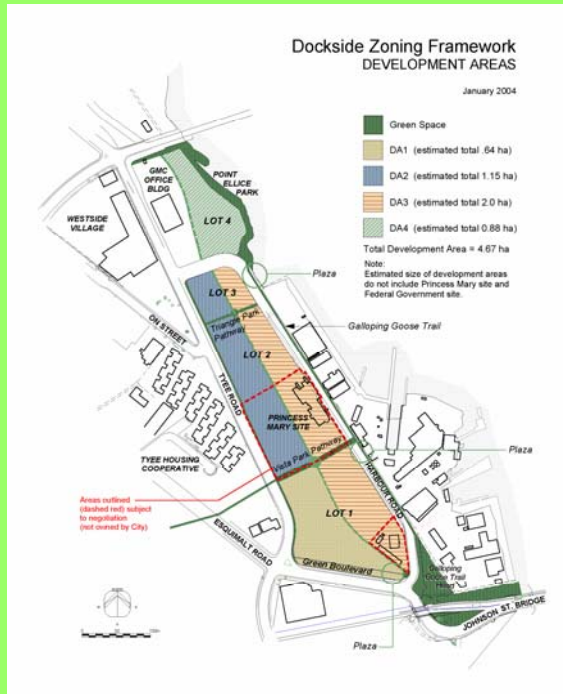


Before...

Dockside
Lands



Dockside
Lands





Dockside Lands

Dockside Sustainability

- **New Urbanism**
- **Business Case with Minimum Break-even policy & Market risk analysis**
- **Development Concept**
- **Community Involvement At Key Stages**
- **Partnerships – Public and Private**
- **RFP process with Triple Bottom Line, Fairness auditor, Community advisor, SMEs, proponent review & pass/fail/minimum standards**

After...



Vancity Enterprises



Triple Bottom Line Approach

Environmental	Economic	Social
<ul style="list-style-type: none"> - GHG neutral - Brownfield remediation - Noise, air pollution mitigation - On-site wastewater, stormwater management - Potable water use reduction - Green roofs, landscaping - Alternative transportation - Education program 	<ul style="list-style-type: none"> - Responsibility for remediation - New jobs - Local business - Bio-diesel, waste wood facilities - Infrastructure costs - Open space, reduced municipal costs 	<ul style="list-style-type: none"> - New urbanism - Mixed-use - Affordable - Streetscape - Public space - Public art - 2-1 density

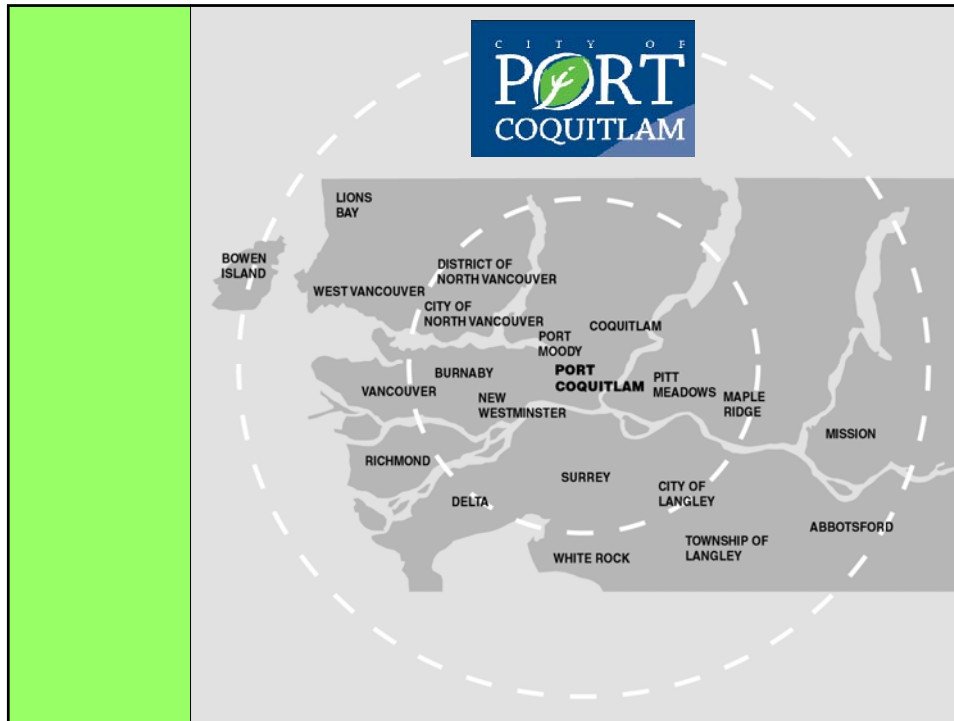




Vancity Enterprises



Vancity Enterprises



CITY OF
PORT COQUITLAM

SUSTAINABILITY CHECKLIST
FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS

OUR VISION

Port Coquitlam will aspire to be a complete community, unique because of its small town atmosphere, its strong sense of pride and where:

- Citizens have a collective sense of belonging, and contribute to the quality of life in the community.
- The community celebrates a vibrant culture and heritage.
- The environment is nurtured for present and future generations.
- A dynamic economy contributes to prosperity and the opportunity to work close to home.
- Planned development strengthens the character of the community, helping to create safe and affordable neighbourhoods.

– Port Coquitlam Official Community Plan (OCP), 2005

USING TRIPLE BOTTOM LINE ASSESSMENT TO ACHIEVE SUSTAINABILITY GOALS

The City of Port Coquitlam is committed to fiscally, socially and environmentally responsible land use development. Sustainable development integrates the three systems that support us – the economy, the environment and our society. Each of these systems must be functioning and healthy for us to survive and enjoy a high quality of life. To be sustainable, we must understand how these systems interact, and make sure our activities do not compromise the ability of any of the systems to function.

New development is essential to achieve a complete community in which to live, work and play. The location, composition, density, and design of new development projects can have an immense, cumulative impact on our community's ability to sustain a healthy economy and reasonable cost of living, to provide effective and inexpensive public services, to secure adequate choice and opportunity for present and future generations of residents, to protect our environment, and to ensure we all continue to enjoy a high quality of life.

Developers and their consultants are important partners in maintaining and improving our community's high quality of life. By providing sustainability criteria at the earliest development stage, the City enables developers and their consultants to create the most sustainable project possible. The Sustainability Checklist provides a comprehensive assessment of a development project's contribution to sustainability by balanced scoring of environmental, economic and social criteria. The balanced scoring of environmental, economic and social is called triple bottom line assessment.

Sustainability: To improve the social, environmental and economic well being of the community through good planning and land use management (OCP, 2005)

Please note, in total, the checklist describes an ideal - it is highly unlikely that any one project will earn maximum points in all sections, and no pass/fail standard has been set. The checklist assessment, however, will facilitate how well a proposed application performs relative to the sustainability and complete community goals contained in our OCP and Corporate Strategic Plan, and help identify any areas where improvement is desirable and possible. It will inform decisions in the development approval process as to how well a proposed development achieves community sustainability.

INSTRUCTIONS

All rezoning (RZ) and development permit (DP) applicants are required to complete the Sustainability Checklist, as follows:

- Self-Scoring** – Applicants are to review and complete the checklist, as an initial assessment. The criteria are weighted differently so the maximum score for each criterion reflects its importance to sustainability goals. To calculate the score, multiply the points for a given answer by the criteria's weight and enter it into the designated TBL column. The first page divides the weighting score into 50% for the economic and social TBL columns. The second page directs the scores to be placed in the unshaded column.
- Supplementary Information** – Statistical data indicated by an asterisk (*) in the checklist (e.g. the number of employees, floor area ratio, property tax base increase) is to be provided with a copy of the LEED Canada-NC 1.0 Project Checklist for each application. Consultation with City staff may be of assistance in estimating this data. If needed, provide any additional description of how the proposed development incorporates the sustainability criteria.
- Submit Application** – Submit the completed checklist, data and supplementary information as part of the rezoning or development permit application.
- Final Assessment** – City staff will review the checklist and discuss with the applicant. Following the consultation with the applicant, a final checklist will be completed by staff for review by the Community and Economic Development Committee and Council, as part of the application process.

OTHER RESOURCE MATERIALS

- Official Community Plan
- 2002 Strategic Plan
- Zoning Bylaw
- Downtown Plan
- Canada Green Building Council website: www.cagbc.org
- SmartGrowthBC website: www.smartgrowth.bc.ca

FOR MORE INFORMATION, CONTACT:
 Planning Division
 2nd Floor, City Hall, 2580 Shaughnessy Street
 Port Coquitlam, BC V3C 2A8
 Tel 604.927.5410
 Fax 604.927.5331
 Email planning@portcoquitlam.ca
www.portcoquitlam.ca



	Points	wt	sub Tot	Soc	Env	Eco
1. Land Use						
<ul style="list-style-type: none"> • Mix of uses provided or uses consistent with OCP • Adds to the diversity of uses within an existing neighbourhood, such as employment, housing, retail, civic, educational, cultural, recreational 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5	(50 %)		(50%)
2. Housing						
<ul style="list-style-type: none"> • Offers or adds a mix of housing types, sizes and tenure, including special needs¹ • Provides units with a wide-range of pricing options that will be sold or leased 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10	(50 %)		(50%)
<ul style="list-style-type: none"> • Provides subsidized or rental housing² 	No – 0 Yes – 5	1	/5	(50 %)		(50%)
3. Community character and design						
a) Design						
<ul style="list-style-type: none"> • Building design follows required architectural style and demonstrates innovation • Building orientation towards open space, views and/or daylight • treatment of façade breaks down massing & articulates depth, verticality & street edge • Scale and massing of buildings relate to neighbourhood structures • Provides crime prevention through environmental design • Incorporates enhanced durability/longevity of construction materials 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10	(50 %)		(50%)
b) Public Space						
<ul style="list-style-type: none"> • Creates or enhances community spaces, such as plazas, squares, parks & streets • Strong connections to adjacent natural features, parks and open space • Builds or improves pedestrian amenities, such as sidewalks, transit shelters, bike racks and connections to civic, cultural, school and retail/service uses 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10	(50 %)		(50%)
c) Density & Infill						
<ul style="list-style-type: none"> • Maximizes FAR or dwelling unit/acre density¹ • Results in infill/redevelopment and enhanced community fabric² 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5	(50 %)		(50%)
d) Transportation						
<ul style="list-style-type: none"> • Accessible by multiple modes of transport, emphasizing public transit incl. future planned • Parking does not visually dominate the street view & allows easy, safe pedestrian building access • Interconnected road system - direct street connections/short block lengths/no cul-de-sacs • Provides traffic speed & demand management 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5	(50 %)		(50%)

	Points	Wt	Tot	Soc	Env	Eco	
4. Environmental Protection & Enhancement							
a) <i>Lands</i> • Does not intrude on ALR or designated open lands • Protects riparian areas and other designated environmentally sensitive areas • Provides for native species habitat restoration/improvement • Redevelops environmentally contaminated site	None – 0 Poor – 1 Good - 2 to 3 Excellent – 4 to 5	2	/10				
b) <i>Servicing</i> • Does not require extension of existing municipal infrastructure (e.g. roads, water and sewer) • Located in existing commercial and transportation nodes	None – 0 Poor – 1 Good - 2 to 3 Excellent – 4 to 5	1	/5				
c) <i>Construction/Design</i> • Provides LEED certification (certified, silver, gold, platinum) or accepted green building best practices (e.g. Built Green BC, Green Globes, UBC EAP for Housing) ³	None – 0 Certified – 2 Silver – 3 Gold – 4 Platinum - 5	4	/20				
5. Social Equity							
• Contains elements of community pride and local character, such as public art • Provides affordable space for needed community services • Conducts public consultation, including documenting concerns & providing project visuals	None – 0 Poor – 1 Good - 2 to 3 Excellent – 4 to 5	2	/10				
6. Economic Development							
a) <i>Employment</i> • Provides permanent employment opportunities ¹ • Increases community opportunities for training, education, entertainment or recreation	None – 0 Poor – 1 Good - 2 to 3 Excellent – 4 to 5	1	/5				
b) <i>Diversification and Enhancement</i> • Net increase to property tax base ¹ • Promotes diversification of the local economy via business type and size • Improves opportunities for new & existing businesses, incl. eco-industrial & value-added • Developer demonstrates success with similar projects	None – 0 Poor – 1 Good - 2 to 3 Excellent – 4 to 5	1	/5				
TRIPLE BOTTOM LINE SUMMARY				Social, Environmental, Economic	/35 (%)	/35 (%)	/35 (%)
				Application Total	/105 (%)		

Principle Summary

- TBL, TBL, TBL (x 3)
- Dedication of resources, including project manager, qualified professionals and adequate budget
- Public involvement
- Customize for municipality, site & market research

