



District of North Saanich

***Sustainability Guide
for Rezoning
Applications***



Introduction

The purpose of this guide is to function as a list of suggestions for applicants considering the development of land in North Saanich. As part of a larger regional community, the District of North Saanich plays a specific role which is different from other member municipalities in the Capital Regional District.

Our rural and agricultural values and our distance from the growth and service centres in the region means that North Saanich's role in a sustainable region provides limited opportunity for housing diversity and increasing densities. Instead, sustainability goals in North Saanich will concentrate on protecting the rural and agricultural nature of the community, clustering allowable development to reduce impacts and costs of maintaining services, encouraging the limited development to be as sustainable as possible through green building design and to ensure that environmental values are maintained and, where possible, enhanced.

We ask that all applicants use this guide in preparing your rezoning proposal as it will be reviewed and assessed by municipal staff, Commissions and Council in considering your proposal. Please ensure you provide rationale to explain your assessment for review by the District. You can download a digital copy of the Guide to allow you to have sufficient room to input supporting rationale.

Definitions:

“Visitable” means a home that is designed to be at least partly accessible to people with mobility impairments by including three key features:

1. At least one zero-step entrance on an accessible route leading from a driveway or public sidewalk;
2. All interior doors providing at least 31 ¾ inches (81 cm) of unobstructed passage space; and
3. At least a half bathroom on the main floor.

“ Xeriscape” refers to environmentally friendly forms of landscaping incorporates locally-adapted and drought-tolerant plants, shrubs, and ground cover and minimizes the use of irrigation.

In order for us to better assist you, please ensure the following fields on this page are complete.

Name:
Required

Contact Number:
Required

Property Address

Site Address

Regional Context and Local Policies

1) Does the proposal retain the rural character of the community?

Yes No Not Applicable

Rationale/Explanation

2) Does the proposal retain the agricultural character of the community?

Yes No Not Applicable

Rationale/Explanation

3) Does the proposal retain the marine character of the community?

Yes No Not Applicable

Rationale/Explanation

4) Does the proposal increase economic activity in a way that is compatible with the community's fundamental qualities?

Yes No Not Applicable

Rationale/Explanation

5) Is the proposal consistent with the community's Official Community Plan?

Yes No Not Applicable

Rationale/Explanation

6) Does the proposal retain the character of existing neighbourhoods?

Yes No Not Applicable

Rationale/Explanation

7) Does the proposal respect heritage values?

Yes No Not Applicable

Rationale/Explanation

8) Does the proposal support the provision of services for community, cultural, artistic, recreational or athletic pursuits?

Yes No Not Applicable

Rationale/Explanation

9) Is there a net benefit to the community resulting from the proposal?

Yes No Not Applicable

Rationale/Explanation

Agricultural and Food Security Goals

1) Does the proposal maintain agricultural lands?

Yes No Not Applicable

Rationale/Explanation

2) Does the proposal help achieve the goals of the Agricultural Area Plan?

Yes No Not Applicable

Rationale/Explanation

3) Does the proposal provide any benefit to local agriculture?

Yes No Not Applicable

Rationale/Explanation

4) Does the proposal include any community gardens?

Yes No Not Applicable

Rationale/Explanation

5) Does the proposal include areas for private gardens?

Yes No Not Applicable

Rationale/Explanation

6) Does the proposal include edible landscaping elements such as berry bushes and fruit trees?

Yes No Not Applicable

Rationale/Explanation

7) Does the proposal ensure that adjacent farm land is not impacted?

Yes No Not Applicable

Rationale/Explanation

Sustainable Buildings

1) Does the proposal include LEED Home or LEED NC certified buildings?

Yes No Not Applicable

Rationale/Explanation

2) Does the proposal include Built Green certified buildings?

Yes No Not Applicable

Rationale/Explanation

3) Will any of the buildings be a net zero home?

Yes No Not Applicable

Rationale/Explanation

4) Do the proposed buildings incorporate water conservation measures?

Yes No Not Applicable

Rationale/Explanation

5) Is there any rain water capture and use for irrigation planned?

Yes No Not Applicable

Rationale/Explanation

6) Do the buildings use wood as the primary building material?

Yes No Not Applicable

Rationale/Explanation

7) Will the buildings use recycled materials?

Yes No Not Applicable

Rationale/Explanation

8) Will any existing buildings or structures be recycled or salvaged?

Yes No Not Applicable

Rationale/Explanation

9) Will there be a construction waste management plan focused on recycling construction waste?

Yes No Not Applicable

Rationale/Explanation

10) Does the proposal include any adaptive reuse of existing buildings?

Yes No Not Applicable

Rationale/Explanation

11) Will there be recycling facilities provided?

Yes No Not Applicable

Rationale/Explanation

12) Will there be composting facilities provided?

Yes No Not Applicable

Rationale/Explanation

13) Do the Buildings include any environmental innovations?

Yes No Not Applicable

Rationale/Explanation

14) Are locally produced materials used for construction?

Yes No Not Applicable

Rationale/Explanation

15) Will the buildings use alternate energy sources?

Yes No Not Applicable

Rationale/Explanation

16) Will the buildings be solar ready?

Yes No Not Applicable

Rationale/Explanation

Transportation

1) Is the proposal on a transit line?

Yes No Not Applicable

Rationale/Explanation

2) Is the proposal serviced by bike lanes?

Yes No Not Applicable

Rationale/Explanation

3) Does the proposal incorporate any internal pedestrian paths other than sidewalks?

Yes No Not Applicable

Rationale/Explanation

4) Does the proposal include any pedestrian connections to other neighbourhoods, schools or recreation areas?

Yes No Not Applicable

Rationale/Explanation

5) Does the proposal include any bicycle paths to other neighbourhoods , schools or recreation areas?

Yes No Not Applicable

Rationale/Explanation

6) Does the proposal incorporate bicycle parking?

Yes No Not Applicable

Rationale/Explanation

7) Does the proposal include bicycle storage facilities?

Yes No Not Applicable

Rationale/Explanation

8) Does the proposal include free bus passes or free bike share services?

Yes No Not Applicable

Rationale/Explanation

9) Does the proposal provide any enhancements to promote transit usage such as bus stop shelters?

Yes No Not Applicable

Rationale/Explanation

10) Does the proposal include electrical connections in the parking lots for electrical car charging?

Yes No Not Applicable

Rationale/Explanation

Low Impact Development

- 1) Does the proposal reduce the development footprint by clustering development on part of the land leaving a large area of greenspace?

Yes No Not Applicable

Rationale/Explanation

- 2) Does the proposal have an inventory of sensitive environments?

Yes No Not Applicable

Rationale/Explanation

- 3) Does the proposal comply with the Province's best management practices for development?

Yes No Not Applicable

Rationale/Explanation

- 4) Does the development minimize site disturbance by designating non-disturbance areas and minimizing changes to topography?

Yes No Not Applicable

Rationale/Explanation

5) Is open space and protected area proposed to be put into public ownership?

Yes No Not Applicable

Rationale/Explanation

6) is the Marine environment Protected?

Yes No Not Applicable

Rationale/Explanation

7) Is the Marine Environment Enhanced?

Yes No Not Applicable

Rationale/Explanation

8) Are Riparian Environments protected? (if none impacted, answer yes)

Yes No Not Applicable

Rationale/Explanation

9) Are Riparian Environments enhanced?

Yes No Not Applicable

Rationale/Explanation

10) Will the development include any salmonid enhancement features?

Yes No Not Applicable

Rationale/Explanation

11) Are sensitive terrestrial environments protected?

Yes No Not Applicable

Rationale/Explanation

12) Are sensitive terrestrial ecosystems restored or enhanced?

Yes No Not Applicable

Rationale/Explanation

13) Is there a tree protection and retention plan that will maintain the majority of larger, mature trees?

Yes No Not Applicable

Rationale/Explanation

14) Is there a tree planting and landscaping plan to off-set loss of biomass?

Yes No Not Applicable

Rationale/Explanation

15) Does the proposal include any water conservation measures using storm water?

Yes No Not Applicable

Rationale/Explanation

16) Does the proposal include tools to absorb, retain and filter stormwater?

Yes No Not Applicable

Rationale/Explanation

17) Will a lighting plan be prepared to minimize the impact to the night sky?

Yes No Not Applicable

Rationale/Explanation

18) Will permeable/porous paving be used to maximize ground water recharge?

Yes No Not Applicable

Rationale/Explanation

19) Does the site design include any innovations that minimizes impact or enhances the environment?

Yes No Not Applicable

Rationale/Explanation

20) Does the landscaping plan incorporate native species?

Yes No Not Applicable

Rationale/Explanation

21) Does the landscaping plan exclude any invasive species

Yes No Not Applicable

Rationale/Explanation

22) Does the landscaping plan incorporate xeriscaping principles?

Yes No Not Applicable

Rationale/Explanation

23) Will landscaped areas be irrigated with water-wise irrigation?

Yes No Not Applicable

Rationale/Explanation

24) Are there any mechanisms to ensure pesticides and toxic chemicals are minimized post-occupancy (Integrated Pest Management Plan)?

Yes No Not Applicable

Rationale/Explanation

25) Does the proposal have ways of intercepting and treating oils, greases and silts during and after construction?

Yes No Not Applicable

Rationale/Explanation

26) Is top soil from the site retained and reused in landscaping?

Yes No Not Applicable

Rationale/Explanation

27) Are all buildings located outside of floodplains?

Yes No Not Applicable

Rationale/Explanation

28) Will there be an enforced no-burning practice during clearing and construction?

Yes No Not Applicable

Rationale/Explanation

Community, Cultural and Social Factors

1) Were First Nation communities consulted and are they supportive of the proposal?

Yes No Not Applicable

Rationale/Explanation

2) Was the neighbourhood consulted and are they supportive of the proposal?

Yes No Not Applicable

Rationale/Explanation

3) Were there public meetings to review and discuss the proposal?

Yes No Not Applicable

Rationale/Explanation

4) Is there community or cultural amenities being proposed?

Yes No Not Applicable

Rationale/Explanation

5) Does the development incorporate Crime Prevention through Environmental Design features?

Yes No Not Applicable

Rationale/Explanation

6) Does the development provide any public educational features such as environmental signage at information kiosks?

Yes No Not Applicable

Rationale/Explanation

7) Does the development include any features that will promote social interaction, community or neighbourhood events?

Yes No Not Applicable

Rationale/Explanation

8) Are new buildings designed to be universally accessible?

Yes No Not Applicable

Rationale/Explanation

9) Are new residences designed to be visitable?

Yes No Not Applicable

Rationale/Explanation

10) Will the development include or provide a public art component on or off-site?

Yes No Not Applicable

Rationale/Explanation

11) Are all heritage buildings, sites or landscapes preserved?

Yes No Not Applicable

Rationale/Explanation

12) Has there been an archaeological assessment and will archaeological values be preserved?

Yes No Not Applicable

Rationale/Explanation

Affordability

1) Is any affordable housing being provided?

Yes No Not Applicable

Rationale/Explanation

2) Are secondary suites going to be provided?

Yes No Not Applicable

Rationale/Explanation

3) Would the proposed development be serviced totally by existing roads and sewers with out extending municipal infrastructure?

Yes No Not Applicable

Rationale/Explanation

4) Would the proposed development be serviced entirely by the developer (e.g., water, sewer and road extensions/improvements)?

Yes No Not Applicable

Rationale/Explanation