

Sustainability Evaluation Statement Village of Cumberland



Corporation of the
Village of Cumberland

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Sustainability Evaluation Statement

Planning Department

Introduction

As part of the provincially-mandated Regional Growth Strategy, the three municipalities and the Comox Valley Regional District signed onto a *Memorandum of Understanding* which included the requirement for each jurisdiction to obtain a Sustainability Statement for all land use proposals.

The Village's Sustainability Evaluation Statement (SES) assists Council, committees of Council and staff in evaluating development applications in relation to sustainability objectives. The statement also provides guidance to the development community regarding how the Village's sustainability objectives can be incorporated into the proposed developments. The SES also informs the public of how proposed developments will meet the Village's sustainability objectives.

Village of Cumberland's OCP Sustainability Policies & Objectives

In the Village of Cumberland's OCP, areas designated Comprehensive Planning Areas (CPA) require implementation of performance-based approach to land use planning. Within each type of CPA, development proposals and designs submitted for approval will be required to specifically address these performance-based standards. Many of these standards reflect sustainable principles so that an application within a CPA will already include how the proposed project will meet many of the sustainability principles, and the SES will reinforce what and how the standards and principles will be met.

For all the types of proposed projects that require an SES, it provides the applicant an additional opportunity to propose what and how the project will meet requirements for more sustainable land development.

Refer to the Village's OCP for more detail on all the sustainable vision, values, objectives and policies contained within the document.

The Council also supports the Comox Valley Sustainability Strategy, draft report (November 26, 2009). This strategy looks to the Year 2050 and sets sustainability targets for the Comox Valley with short, medium and long term objectives in order to meet those targets.

The Sustainability Evaluation Statement provides Council, staff and the community with a tool in order to evaluate an application against the goals and policies of the community.

1. Who needs to submit a Sustainability Statement?

This is required for the following types of applications and proposals:

- a) OCP amendment applications;
- b) Rezoning applications;
- c) Development Permit Applications;
- d) Development Variance Permit Applications;
- e) Subdivision applications.

2. How does this integrate with the Village's requirements for "Performance Standards" required in Comprehensive Planning Areas?

The "Performance Standards" are a detailed checklist of best management practices for many issues of land development. Both the "Performance Standards" and the Sustainability

Evaluation Statement will clarify to Council, staff and the community how the developers intend to meet certain criteria for a more sustainable project. It is not enough information to just check “Yes” to the question of “*Will rainwater be managed*”. The developer needs to make a statement of **how** that rainwater will be managed, why that meets sustainability goals and a commitment that all subsequent plans will support their sustainability statement.

3. How does the evaluation process work?

- a) During a pre-submission meeting, planning staff will go over the requirements for the Sustainability Evaluation Statement
- b) The applicant submits their application and a Sustainability Statement, with the Performance Standards checklists if applicable
- c) Planning staff reviews the Statement, and discusses any additional sustainability issues that may be incorporated into a proposal
- d) Planning staff includes this Sustainability Statement in a staff report to Council or the Approving Officer, depending on the application

4. How do I prepare a Sustainability Statement?

The Statement should include a discussion of a project’s sustainability initiative under each of the following headings (refer to Appendix ‘A’ for more details on each heading):

- a) Land use
- b) Transportation
- c) Buildings
- d) Infrastructure
- e) Social and Community Health
- f) Open Space and Landscape
- g) Economic and Commercial Opportunity

Please note:

- Not all sections or individual criteria may be applicable to all applications. If you think a particular criterion is not applicable, please provide an explanation.
- Feasibility of proposed options for innovative alternatives should be reviewed with the Planning Staff and the Municipal engineer.
- Incorporation of a number of sustainable initiatives that exceed expectation does not necessarily indicate that staff will support an application (i.e. increased density goals and easy access to transit versus poor location and significant negative impacts on overall planning objectives may lead to lack of support by staff)
- Staff may recommend inclusion of specific items for particular projects (i.e. pedestrian walkways based on *Crime Prevention Through Environmental Design* (CPTED) principles within a multifamily development)
- Statements such as “will consider” and “attempt to be” do not constitute a proposed outcome, and are not acceptable. The statements must be realistic and propose attainable results. The statement content will inform the requirements in each application, such as conditions of a development permit. For example, if a SES includes the statement that the project will improve groundwater exchange and increase on-site retention through the construction of rain gardens in the parking lot, then a condition of the stormwater plan required for the project will be the inclusion of rain gardens.

Submission:

Please include the following information with your SES:

- Owner's name and contact information
- Agent's name and contact information
- Consultants' names and contact information (if relevant)
- Project title, address/legal description
- Application type: i.e. Rezoning, Development Permit

Appendix 'A'

Sustainability Checklist

(The following is an excerpt from the *Regional Growth Strategy MOU*)

Introduction

These are some criteria for more sustainable land development which staff will consider when reviewing the applicant's Sustainability Evaluation Statement.

Land use and Site Layout

- Provides a mix of housing types and sizes
- Balance the scale and massing of building in relation to adjoining properties
- Complements neighbouring uses and site topography
- Provides or supports mixed use developments or neighbourhoods
- Promotes walking to daily activities and recreational opportunities
- Supports a range of incomes
- Positive impact on views and scenery
- Preservation and provision of greenspace trails and landscaping

Transportation

- Integration into public transit and closeness to major destinations
- Provides multi-functional street
- Priorities pedestrian and cycling opportunities on the public street system and through the site
- Location that can provide an alternative to public road
- Provisions of or contribution towards trail system. Sidewalks, transit facilities, recreation are or environmentally sensitive area

Buildings

- Must exhibit high standard of design, landscaping and environmental sensitivity
- Maintain a high standard of quality and appearance
- Creates articulation of building faces and roof lines
- Project must avoid creating a strip development appearance
- Satisfies *Leadership in Energy and Environmental Design* (LEED) certification of accepted green building best practices
- Use of environmentally sensitive materials which are energy sensitive or have accepted low pollution standards
- Builds and improves pedestrian amenities
- Application of *Crime Prevention Through Environmental Design* (CPTED) principles

Infrastructure

- Rainwater techniques designed to reduce run-off, improve groundwater exchange and increase on-site retention
- Use of renewable energy sources (i.e. solar, geothermal)

Social and Community Health

- Creates or enhances community spaces
- Project is sensitive to CPTED (Crime Prevention Through Environmental Design) principles
- Provides opportunities for aging in place or for people with disabilities
- Includes public or private amenity space
- Major institutions located in the downtown
- Attempts an innovative approach to social and community health sustainability

Open Space and Landscape

- Protects existing sensitive environmental features, including riparian areas
- Provides multi-function open space that accommodates both community and/or ecological needs
- Provides water efficient landscaping
- Tree-lined streetscape
- Provides opportunities for and connecting to active and passive recreation

Economic and Commercial Opportunity

- Adds to the diversity of the local economy
- Increase the economic sustainability of the community by leveraging the Village's existing assets
- Includes a sustainable/green business plan