

GREEN GROWTH INDEX

Commercial, Industrial, Multi-Family or Multi-Lot (>10) Residential Development

The Green Growth Index is part of Delta's commitment to the long-term sustainability of the community. This commitment is found in the highest levels of policy guiding the municipality, from the Official Community Plan to the Delta Community Energy and Emissions Plan.

Delta Community Energy and Emissions Plan: The Vision

"The communities in Delta will make the transition to an energy efficient, sustainable future. Our community members will be engaged and committed to reducing our contributions to climate change. We are focused on creating vibrant, compact and affordable neighbourhoods."

Please complete the Index on the following pages and tally your score on the last page. You can provide additional details or explanations on a separate page. These will be included in the report to Council on your project.

Delta

Instructions

- 1 Review the Green Growth Index**
- 2 Planning & Design:**
Plan your project to incorporate community feedback and include sustainable design features.
- 3 Complete the Checklist:**
Complete the checklist and include details of each feature where possible. Ensure that the features proposed are technically feasible.
- 4 Submit Completed Index with Development Application:**
Include the completed Green Growth Index with your development application.
- 5 Review by Staff:**
Community Planning & Development staff will review your proposal along with the answers in the Green Growth Index. You may be asked to provide clarification or additional information.
- 6 Report to Council:**
The staff report on your application will include information about your project's sustainability features and how these will be secured.

About the Index Ratings

Each of the sustainability measures are assigned a point rating based on the innovativeness, cost and potential impact on overall sustainability.

A score can tell only a small part of the story. A more complete picture will be provided in the planner's report to Council through a description of the specifics of the project.

If you feel something is missing from the Index, please provide additional details. The more information you can provide, the better you will be able to demonstrate the green features of your development.

Social Sustainability

Community Engagement


	Points Available	Points Earned
Residents and community stakeholders are involved in the planning and design process beyond basic municipal and provincial requirements. Describe: Unit types and designs are based on extensive input from the public as gathered through marketing agents.	2	2
Post-construction community involvement planned (e.g. education on sustainability features of development, set up community groups, community gardens, etc.).	2	0
	Total (4)	2

Housing Affordability

The proposed development includes non-market housing (e.g. subsidized, social, public, co-housing, co-operative housing). Describe the form of tenure and the number of units to be provided:	4	0
The proposed development includes affordable (market) rental units. Detail the number of units and the expected average rent:	3	0
Project includes affordable market housing. Affordability should be based on a benchmark of housing costs not exceeding 30% of the Delta median gross household income of \$80,874.	2	2
	Total (9)	2

Accessibility

The project contains a mix of housing types and forms to meet the needs of different age groups or family types.	2	2
Proposed housing units incorporate features to enhance adaptability and accessibility for people of various physical abilities (e.g. wider door openings, textured path edges, etc.).	1	1
	Total (3)	3

Amenities		
	Points Available	Points Earned
<p>New non-vehicular links to continuous open space systems, linear parkways and greenways (to parks, schools, shopping and community facilities) are provided by the development. Describe new linkages to be provided: Pedestrian connection walks along the east side of the site from 84 to 84A Avenue, and along the west side of the site from 84 Avenue connecting to the Recreation Centre and to the surrounding park and new Performing Arts Complex. </p>	3	3
Development offers secure bicycle storage, e.g. secured room in building or bike lockers.	2	2
Development offers showers or change rooms for bike commuters.	2	2
Electric car charging station provided.	2	0
<p>Amenities shared among residents/tenants (e.g. meeting rooms, community gardens, outdoor amenity space, roof-top patios). List all amenities provided: Community gardens, outdoor amenity spaces, indoor amenity lobby space.</p>	1	1
Development offers bicycle racks.	1	1
Development offers preferred parking (close to entrance or reduced parking fees) for car-share automobiles or high-efficiency vehicles (hybrids, electric, "Smart Cars").	1	0
The site plan facilitates easy access to public transit and features that would support alternative modes of transportation.	1	1
	Total (13)	10

Community Integration & Improvement		
The project reuses, relocates or rehabilitates a building on Delta's Heritage Inventory. Note whether the development will involve a heritage revitalization agreement or restoration covenant.	3	0
<p>The project design complements or enhances local identity (architectural design, landscaping, natural features, etc.). Explain how: The design uses the same exterior wall panels as the recreation centre to complement and enhance the forecourt design of the rec centre building</p>	2	2
<p>The project will provide amenities that are open to the public; e.g. daycare, public open space, cultural space, benches, weather protection for public spaces, waste receptacles, bicycle storage. Include a description: A new Performance Arts Centre is provided. Waste receptacles, bike racks at entry and covered exterior entrance area</p>	2	2

Community Integration & Improvement (Cont'd)	Points Available	Points Earned
<p>The overall design encourages interaction among people and a sense of place through design (e.g. location of amenities, connection among new and existing communities, pedestrian circulation).</p> <p>Include a description:</p> <p>Augmented pedestrian circulation as previously described; expansion and definition of rec centre forecourt to expand the rec centre sense of place.</p>	2	2
Individual properties are not divided by fences but by vegetation such as hedges or trees.	1	0
<p>The project is within a ten minute walk (approximately 800 m) of:</p> <ul style="list-style-type: none"> • Schools • Health care services • Public transit • Commercial services • Parks, recreation centres or trails 	1 1 1 1 1	1 1 1 1 1
	Total (15)	11

Integration With Natural Environmental Process

Stormwater Management

Development includes use of green roof technology (roof top patios not included).	3	3
Permeable paving used wherever paving is implemented (e.g. roads, shoulders, walkways, pathways through parks, etc.).	2	2
Roof leaders direct water onto pervious surfaces, not storm sewers (subject to approval by the Director of Engineering).	2	0
Development will use bioengineering technology to allow natural infiltration of rainwater on-site (e.g. stormwater infiltration trenches, engineered wetlands, swales, rain gardens).	2	0
Sediment and erosion controls to the standards specified in the latest version of Master Municipal Specifications to be used during construction.	1	1
	Total (10)	6

Habitat Conservation

Terrestrial vegetated linkages are provided for wildlife corridors.	2	0
Provide a net gain of habitat diversity. This could include planting of trees in excess of minimum replacement requirements or native vegetation that will be managed as habitat.	2	2
Native vegetation supporting resident wildlife species will be retained.	1	0
	Total (5)	3

Landscaping (See also: http://nativeplants.evergreen.ca)		
	Points Available	Points Earned
Existing landscape features incorporated into the design concept (e.g. ponds, watercourses, tree clusters).	2	0
The tree canopy at maturity will shade/cover at least 40% of site on commercial and residential sites; 20% on industrial sites.	2	0
Plant species have been selected based on appropriateness for the site as well as easy and environmentally-friendly maintenance (e.g. native species, drought-tolerant species and those that require minimal or no pesticides).	1	1
	Total (5)	1

Green Construction & Building Technology		
Construction (See also: www.sustainablebuildingcentre.com)		
Project results in remediation of a brownfield site.	4	0
Soil compaction and disturbance to vegetation minimized in areas which are not to be built on or paved. Explain how:	1	0
Water will be conserved during construction phase.	1	0
Airborne dust controls will be in place during construction. Explain:	1	0
	Total (7)	0

Building Materials*		
At least 10% (based on project value) of a project's materials are comprised of salvaged, refurbished, or reused materials.	3	0
At least 15% (by value) of the building materials are comprised of recycled content.* <i>*Recycled content defined by CAN/CSO-ISO 14021-00 Environmental Labeling and Advertising Guidelines.</i>	3	0
At least 20% (based on value) of the building materials include products harvested, manufactured and supplied within 800 km of the project site.	2	2
Framing lumber is certified "environmentally friendly" according to accepted forest certification standards (e.g. ISO14001, Canadian Standards Association, Sustainable Forestry Initiative).	1	0
Finger-jointed studs used (an engineered product which maximizes use of material).	1	1
Construction materials offer enhanced durability (e.g. "Hardie" panel siding).	1	1

Building Materials* (Cont'd)	Points Available	Points Earned
Low-emitting interior fittings and finishes (e.g. Interior carpets and paints meet CRI 'Green Label' standards for indoor air quality).	1	1
	Total (12)	5

*Note: documentation required for this category

Waste Management

(See "DLC Toolkit" at: www.metrovancouver.org/about/publications/Publications/DLCToolkit.pdf)

Development will employ comprehensive waste management and recycling as described in the Metro Vancouver "DLC Toolkit" during construction. Job-site recycling plan posted on site.	3	3
Development includes facilities designed for ease of use to facilitate comprehensive waste management and recycling (e.g. in-suite recycling and composting).	1	0
	Total (4)	3

Water & Energy Efficiency

(See: www.bchydro.com/powersmart/builders_developers.html)

Development will derive/generate clean energy on-site (solar, geothermal, wind), participate in district energy distribution system or provide infrastructure for future retro-fit to clean energy use.	4	0
Climate-based automatic irrigation controls.	2	0
High-efficiency heating and cooling technologies incorporated (e.g. Commercial, industrial and large multi-family residential designed to achieve a 25% efficiency improvement over the Model National Energy Code for Buildings).	2	0
Rainwater collected and re-used on-site (e.g. rain barrels).	1	0
Building sited and operable windows placed to maximize natural light and ventilation (compliant with Building Code restrictions).	1	1
Building and site lighting is designed to maintain safe light levels while avoiding off-site light spillage and night-sky lighting.	1	1
Low energy appliances installed in all units (e.g. 'Energy Star' rated).	1	1
Minimum R-26 overall wall insulation installed.	1	1
	Total (13)	4

Other (See: www.sustainablebuildingcentre.com)

	Description:
If this project has been registered for third-party green development certification (e.g. LEED [Leadership in Energy and Environmental Design], BuiltGreen Gold, GreenGlobes, Energyguide 80) which program and at what level?	
Is there something unique or innovative about your project that has not been addressed in this Index? This information will be provided to Council during consideration of your application.	The developer is providing a community benefit with a new Performance Arts Centre complete with technical equipment.

Economic Sustainability

Sustainability includes not only social and technological considerations, but economic as well. Describe how your proposed development will benefit Delta's economy. Consider, for example, the following:

1. How the completed project will help diversify the local economy, either by business type or size.
2. How the project will improve network or trade opportunities for new and existing businesses.
3. Are there are other economic benefits that might come from this project (e.g. units in multi-family housing designed or appropriate for home based businesses).
4. Will additional permanent employment opportunities be created by this project? How many?
5. What types of jobs will be created?

Please provide a description of how your development project will support and enhance the economic sustainability of Delta on a separate page.

Final Score:

Category	Points Available	Points Earned
Social	44	28
Integration with Natural Environmental Processes	20	9
Green Construction & Building Technology	36	12
Total (100)		49

Defining Your Level of Commitment to Implementation:

Finally, tell us what your level of commitment to implement each green feature checked off or the expected outcome for each component. Circle the statement or statements below that apply to your project:

1. The features checked off in the list are under consideration and there is an intention to implement them.
2. Information on the particular green feature is detailed in the proposal, specifications included, a feasibility study provided, or is shown on plans. The details provided are specific enough to be verified by the planner as meeting the objectives of the Green Growth Index.
3. The proposed green features will be included in the development agreement, servicing agreement, landscape agreement, Development Permit or other form of covenant.

Signature

