



Townhouse SUSTAINABILITY ASSESSMENT

Purpose

The City of Delta's Sustainability Assessment evaluates the environmental and community benefits arising from a proposed development application. The Assessment also acts as a way to highlight and recognize a proposal's sustainable development features during the staff and Council review stages. The Sustainability Assessment is a required submission item for all eligible Multi-Unit Residential development applications – Rezoning, Development Permit, and Official Community Plan Amendment applications.

Overall, the Assessment's scoring system indicates how well a proposed application performs relative to the sustainability and community goals outlined within the City's policy framework. The Assessment will also help to identify any areas where improvement of a proposal is desirable and possible. The final score will help to inform decisions in the application refinement process.

The City of Delta encourages an efficient use of land and environmental resources, as well as incorporating development approaches that help communities flourish socially, culturally and economically. The City of Delta acknowledges that developers, builders, designers and others proposing changes to the built environment play an important role in developing sustainable communities in Delta. In order to achieve a more sustainable community, the City encourages innovative ideas and welcomes collaboration during the Sustainability Assessment stage.



Process

There are 6 steps to follow in completing the Sustainability Assessment:

1. Pre-Application Request

A pre-application request is strongly encouraged regarding your proposed townhouse development application. An initial development inquiry can be submitted to the Development Department to determine whether the pre-application process is the optimal first step.

2. Complete & Submit the Sustainability Assessment

As part of your development application, assign the appropriate amount of points to each Project Component and submit the completed Assessment (online fillable PDF or hard copy) to City staff. Submit a written summary that provides a detailed overview of the submitted Sustainability Assessment.

3. Planner Review

The assigned Planner will review the Assessment for completeness and accuracy. The Planner may also circulate the Assessment to various City departments for feedback.

4. Preliminary Score

The Planner will determine your preliminary score and discuss the results with you during the application's Preliminary Development Requirements (PDR) stage. Following staff feedback, you will then have an opportunity to improve your score and resubmit an Assessment.

5. Score Finalization

Following application review, the Planner will determine your final score and prepare the Sustainability Assessment Summary. The Summary will be included in the reports that are distributed to the Advisory Design Panel, Committees, and Council.

6. Assessment Monitoring

If your application is approved by Council, your final Assessment is maintained in the development file and a copy is provided to the City's Building Division. Additionally, certain Project Components noted within the Assessment may require Section 219 Restrictive Covenants to regulate elements included within the proposal. Please consult your assigned Planner for further details.

Italicized words are in the [Glossary](#) at the back of this document.



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Tips for Completing the Sustainability Assessment

The Assessment's "Project Components" are measures used to evaluate a development proposal's sustainability. These measures are a range of best practice sustainable development features and reflect the sustainability and community goals outlined within the City's policy frameworks.

For increased clarity, certain terms and Project Components have been italicized with definitions provided within the glossary. You may also contact your assigned Planner for further clarification.

The Assessment's evaluation method is split into two facets of sustainability: social and environmental considerations. During the initial stages of your proposal, it is important to incorporate development features that effectively respond to the social and environmental considerations. The City of Delta encourages collaboration with City staff to ensure these considerations are central to the proposal.

A number of the Project Components are complex. Staff recommend broad engagement with your project team to ensure the delivery of certain Project Components is viable and can be implemented. Studies and reports may be requested by staff to determine whether the scoring can be awarded. These studies and reports may be requested after the Planner review stage.

Scoring

The scoring system is distributed across three levels; Green, Silver, and Gold. Each level contains different Project Components relative to the degree of complexity and/or the financial investment required to deliver the Project Component. The Green Level identifies the foundational requirements for development applications.

Delivering Project Components within the Green Level grants 1 point each, 2 points are granted for each Silver Project Component, and 3 points for each Gold Project Component.

Additional points can be awarded for those applications investing in multiple Project Components, and scoring across Green, Silver, and Gold Levels is possible.

For example, for Amenity Areas, if a proposal increases the required area of an indoor or outdoor amenity area by 25% (Silver Level - 2 points) and the proposal has also provided a community garden space (Silver Level - 2 points), the applicant would be eligible for a total of 4 points.




Further, if an applicant were to provide a pool facility (Gold Level - 3 points) and included a Silver Level Project Component (2 points), 5 points in total could be awarded.

However, there are select Project Components that are not eligible for point allocation across the levels. Those Project Components, where noted with "check one", can only be assigned points within a single level and cannot be scored across the levels. In those Project Components, the highest points available shall be assigned.

If there are sustainable development features incorporated within your proposal that are not included within the Sustainability Assessment, please consult your assigned Planner to determine if additional points are available.

An overall score will not be generated. Instead a score for each sustainability consideration would be determined by the Planner. Please refer to Page 5 for each level's point range.

Applicant	Telephone	Email
Registered Owner(s)	Project Address	
Proposed Use		




ENVIRONMENTAL CONSIDERATIONS				
	Project Component	Green (1 Point Each)	Silver (2 Points Each)	Gold (3 Points Each)
	Energy Use & Building Performance (check one)	Proposal meets current minimum <i>step code</i> (i.e. current British Columbia Building Code requirements)	Proposal aims to achieve one additional step up from the current minimum step code	Proposal aims to achieve two or more additional steps up from the current minimum step code
	Natural Environment (check one)	Proposal demonstrates no alteration to the <i>natural environment</i> on adjacent sites	<i>Native species</i> and <i>pollinator attracting plants</i> are installed or protected or <i>vegetated linkages</i> are provided for <i>wildlife corridors</i>	Significant protection or restoration of <i>sensitive habitats or areas</i> is proposed and supported by a qualified professional
	Stormwater Release Rate (check one)	Post-development flow less than or equal to 90% of existing site condition flow in a 1 to 5 year storm event*	Post-development flow less than or equal to 80% of existing site condition flow in a 1 to 5 year storm event* (approach should minimize the use of a <i>detention tank</i>)	Post-development flow less than or equal to 50% of existing site condition flow in a 1 to 5 year storm event* (approach should minimize the use of a <i>detention tank</i>)
	Rainwater Management & Site Permeability (check one)	<ul style="list-style-type: none"> Proposal demonstrates reduction, retention and/or delayed runoff contribution to the City's system to less than or equal to existing site condition flow* All parking and road runoff is directed to an absorbent landscape area and/or treatment system* <p>Examples of applications at this level may include but are not limited to:</p> <ul style="list-style-type: none"> <i>Rain- friendly absorbent landscaping</i> Infiltration and/or a <i>detention tank</i> 	Proposal captures 24mm of rainfall in 24 hours from all areas, including rooftops, paved areas and landscape (areas with <i>rain-friendly absorbent landscaping</i> exempt) and prioritizes reuse, infiltration and retention in addition to Green Level targets*	Proposal captures 36mm of rainfall in 24 hours from all areas, including rooftops, paved areas and landscape (areas with <i>rain-friendly absorbent landscaping</i> exempt) and prioritizes reuse, infiltration and retention in addition to Green and Silver Level targets* Examples of applications at this level may include but are not limited to: <ul style="list-style-type: none"> Installation of a <i>bioswale</i>; <i>Retention & Evaporation Pond</i> Reuse or recycling rainwater
	Tree Retention & Replacement (check one)	All required tree removal and replacement requirements are met and all replacement trees are provided on-site	Proposal's tree retention plan demonstrates no tree removal or <ul style="list-style-type: none"> Tree replacement proposal includes larger caliper sized trees (10 cm to 15 cm) (Trees must be present on-site to allocate points)	Proposed landscape plan exceeds the site's pre-development tree canopy coverage (as confirmed by an Arborist or Landscape Architect)
	Alternative Energy Systems (check all that apply)	<ul style="list-style-type: none"> Proposal includes capacity for <i>alternative energy systems</i> to be retrofitted in the future Building sited and operable windows placed to maximize natural light and ventilation as per BC Housing's Design Guidelines & Construction Standards 	Installation of <i>solar energy systems</i> on-site	Installation of <i>geothermal and district energy systems</i>

*rates and application to be proposed by the applicant's civil engineering consultant to confirm the site specific technical viability and to be reviewed by Delta. Technical designs should use the Metro Vancouver Stormwater Source Control Design Guidelines 2012.

Italicized words are in the [Glossary](#) at the back of this document.

ENVIRONMENTAL CONSIDERATIONS	Project Component	Green (1 Point Each)	Silver (2 Points Each)	Gold (3 Points Each)
	Electric Vehicle Infrastructure (check one)	Within a common parking structure, 100% of resident parking spaces are provided with an <i>energized electric vehicle outlet</i> and <i>electric panel capacity</i> to accommodate Level 2 charging or One <i>electric vehicle charger</i> or an <i>energized electric vehicle outlet</i> is provided per dwelling within individual garages	Within a common parking structure, 25% of total parking spaces are equipped with an <i>electric vehicle charger</i> connected to a load sharing EV charging system (The remaining 75% of total parking spaces shall require <i>energized electric vehicle outlets</i> similar to the Green Level)	100% of total parking spaces provided are equipped with an <i>electric vehicle charger</i>
	Bicycle Parking (check one)	Meets the requirements set out by the Zoning Bylaw	Proposal exceeds minimum bicycle parking requirements by 25%	25% of the required bicycle parking spaces are situated within a ground level <i>bicycle storage facility</i>
	Multimodal Infrastructure (check all that apply)	Within a common parking structure, the proposal provides a minimum of one electrical outlet for <i>e-bikes</i> for every four required bicycle parking spaces	<ul style="list-style-type: none"> • <i>Bicycle maintenance facilities</i> are provided on site • <i>Bike share program</i> with a separate facility provided 	<ul style="list-style-type: none"> • <i>Car share program</i> or <i>co-op</i> provided • Inclusion of publicly accessible <i>electrical vehicle charger</i>
	Other Project Component	Discuss with Planner	Discuss with Planner	Discuss with Planner
	Totals:			
Final Environmental Consideration Points:				

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SOCIAL CONSIDERATIONS				
	Project Component	Green (1 Point Each)	Silver (2 Points Each)	Gold (3 Points Each)
	Housing Stock & Affordability (check all that apply)	Contributes a net increase to Delta's housing stock Proposal includes a minimum of three different unit types as defined by number of bedrooms	<ul style="list-style-type: none">• Net increase to Delta's <i>market rental housing</i> stock• Proposal includes an <i>affordable home-ownership framework</i>	<ul style="list-style-type: none">• Net increase of <i>secured below market housing</i> (min. 20 years)• Provides secured housing for <i>vulnerable populations</i>• Provides housing units for a non-profit housing body
	Amenity Area (check one)	Meets the requirements set out by the Zoning Bylaw	25% increase in area of required common outdoor, and/or indoor amenity space	50% increase in area of required common outdoor, and/or indoor amenity area
	Amenity Area Features (check all that apply)	Proposal includes dedicated areas for pet recreation	Incorporation of higher quality amenity features appropriate for multiple age groups and abilities <ul style="list-style-type: none">• Outdoor kitchen facilities• Shared <i>community garden</i> on-site	<ul style="list-style-type: none">• Pool facilities• Workout Area/Gym• Installation of <i>court based sports facilities</i>

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SOCIAL CONSIDERATIONS	Project Component	Green (1 Point Each)	Silver (2 Points Each)	Gold (3 Points Each)
	Universal Design Features (check one)	Meets the requirements set out by the Zoning Bylaw	25% increase of required adaptable units set out by the Zoning Bylaw, which may also include accessible dwelling units as per British Columbia Building Code requirements	• 50% increase of required adaptable units set out by the Zoning Bylaw, which includes accessible dwelling units as per British Columbia Building Code requirements
	Spaces & Uses Generating Public Good (check all that apply)	Meets the Subdivision and Development Standards bylaw for required street trees, and also meets the Zoning Bylaw front setback requirements with no setback variances	Incorporation of public accessible open spaces through a public pathway, <i>greenway</i> , or <i>public plaza</i>	<ul style="list-style-type: none"> • Proposal includes designated space, including associated parking and amenity areas, for: <ul style="list-style-type: none"> • childcare facility • community services • civic use or civic-owned facility • Restoration or upgrades of off-site community facilities • Public art installation
	Design & Engagement Process (check one)	Applicant has sent letter to surrounding neighbourhood (i.e. 100 m radius) to share design concept and invite feedback before submitting a development application	Applicant has engaged in a <i>design consultation exercise</i> with the surrounding community before the application has been submitted (e.g. project website inviting feedback or a public information meeting)	Applicant has engaged in a full design charette where a comprehensive and collaborative design process with the surrounding community has been achieved
	Other Project Component	Discuss with Planner	Discuss with Planner	Discuss with Planner
	Totals:			
	Final Social Consideration Points:			

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Environmental Considerations Designation		Social Considerations Designation	
	Green Level – 7 to 11 points		Green Level – 7 to 11 points
	Silver Level – 12 to 18 points		Silver Level – 12 to 18 points
	Gold Level – 19 or more points		Gold Level – 19 or more points

GLOSSARY

A	<i>Affordable Home-Ownership Framework</i>	A program funded or subsidized by a developer, government or non-profit organization intended to reduce the financial barriers to home ownership. This may include, but is not limited to: down payment assistance, low-interest loans, second mortgages, sweat equity programs, rent-to-own programs or housing co-operatives.
	<i>Alternative Energy Systems</i>	Systems which are designed to provide electricity, heating, or hot water through non-conventional means, such as solar, wind, geothermal, or district energy.
B	<i>Bicycle Maintenance Facilities</i>	On-site facilities which provide common spaces that allow for the repairs and maintenance of bicycles. Common repair tools are provided free of charge or by a tool loan program.
	<i>Bike Share Program</i>	Bike share is a service that makes bicycles available for shared use to individuals on a short-term basis.
	<i>Bioswale</i>	An installed feature that collects and conveys stormwater to drainage infrastructure through a vegetated area.
C	<i>Car Share Program or Co-Op</i>	A program where by users can subscribe to a service which provides vehicle rentals on a short term basis.
	<i>Civic Use</i>	As defined in "Delta Zoning Bylaw No. 7600, 2017".
	<i>Community Garden</i>	A neighborhood space designed, developed or managed by residents, where gardening can occur.
	<i>Community Services</i>	As defined in "Delta Zoning Bylaw No. 7600, 2017".
D	<i>Court-Based Sports Facility</i>	An indoor or outdoor sport facility that provides opportunities to engage in court-based activities, such as basketball, tennis, pickle ball, squash, net ball, or others.
	<i>Design Consultation Exercise</i>	A participatory design process beyond basic municipal and provincial requirements, used to introduce a proposal to the public and to receive feedback. Examples include public open houses, information booths or kiosks at community events or spaces, focus groups, etc.
	<i>Detention Tank</i>	A tank or other structure used to temporarily store stormwater so as to reduce the peak impact of a storm event on City drainage infrastructure.
E	<i>E-Bikes</i>	An electric bike, or motor-assisted cycle, is a two- or three-wheeled cycle with a seat, pedals and an electric motor or motors (power output not exceeding 500 watts in total). A motor-assisted cycle (MAC) cannot be gas-powered.
	<i>Electrical Panel Capacity</i>	Amperage service levels that allow for future load requirements, primarily from electric vehicle charging or electric bicycle charging.
	<i>Electric Vehicle Charger</i>	Level 2 (40 amp) infrastructure and stations which allow a user to charge a plug in electric vehicle or battery electric vehicle.
	<i>Energized Electric Vehicle Outlet</i>	A connected point in an electrical wiring installation to which sufficient current is supplied, and an outlet provided, to enable the use or installation of an <i>Electric Vehicle Charger</i> .

G	<i>Geothermal and District Energy Systems</i>	A system of piping which circulates heated liquid or steam, in order to transfer heat. These systems may be located in a per-building application or a broader system based network.
	<i>Greenway</i>	A landscaped or naturally vegetated right-of-way or linear open space intended for uninterrupted recreational public passage on foot, bicycle, scooter, wheelchair or other similar device, but not motor vehicles. May also be intended for environmental preservation or to contribute to the <i>natural environment</i> .
M	<i>Market Rental Housing Stock</i>	Housing whereby a rent amount that is generally similar to the rent of other similar units in the private housing market.
N	<i>Native Species</i>	Species of plants (including trees, bushes, hedges, grasses, and other vegetation) that is native to Delta.
	<i>Natural Environment</i>	Features such as vegetation, trees, forests, bodies of water, wildlife corridors, or other natural features. <i>Natural environment</i> does not include lawns, gardens, or other installed landscape features.
P	<i>Pollinator Attracting Plants</i>	Species of plants that attract pollinators, such as bees or butterflies.
	<i>Public Art Installation</i>	Artwork in any medium commissioned for installation and display in a public space, indoors or outdoors, for enjoyment by the public.
	<i>Public Plaza</i>	An open space designed for active and passive public use (social interaction, relaxation, resting, eating, etc.) and physically defined by surrounding buildings, landscape features and/or streets.
R	<i>Rain-Friendly Absorbent Landscaping</i>	Landscaping that permits the infiltration and absorption of stormwater with a minimum 450 mm compacted depth of high quality top soils.
	<i>Retention & Evaporation Pond</i>	A pond that allows for the temporary storage of stormwater prior to being discharged from a site.
S	<i>Secured Below-Market Housing</i>	Secured below-market rental housing is housing with rents equal to, or lower than, average rates in private market rental housing. Secured below-market rental housing is secured by a housing agreement and/or covenant.
	<i>Sensitive Habitats or Areas</i>	Areas that provide for or contain species at risk, or are particularly sensitive to disruption through human activity.
	<i>Solar Energy Systems</i>	A device which relies upon solar radiation as an energy source for the generation of electrical or thermal energy for on-site consumption.
T	<i>Townhouse</i>	As defined in "Delta Zoning Bylaw No. 7600, 2017".
V	<i>Vegetated Linkages</i>	Areas that provide connection between vegetated areas, habitats, <i>greenways</i> , and/or <i>wildlife corridors</i> .
	<i>Vulnerable Populations</i>	A person or group of persons who are defined as a vulnerable by BC Housing as amended from time to time.
W	<i>Wildlife Corridors</i>	Corridors of vegetated areas or bodies of water that allow for the movement of wildlife through the urban environment.