

A Checklist for Sustainable Planning and Development in Dawson Creek

City of Dawson Creek – Planning for People



What is the Checklist?

This Checklist has been developed to assist staff and Council in the assessment of development applications with respect to the City's overall future vision, community goals and policies. The Checklist is also intended to assist developers and land owners to plan projects that further the sustainable objectives contained in the Dawson Creek Official Community Plan and to provide a framework for discussion and dialogue with City staff.

Developers and land owners of large and small scale projects will benefit by having a good framework to understand the level of expectation required by the City in integrating sustainability measures into development projects.

Applicability of the Checklist

The submittal of a completed Sustainability Checklist will be required as part of the following types of development applications:

- Official Community Plan and Zoning Bylaw amendments
- Rezoning applications
- Subdivision, Development Permit or Development Variance Permit

Instructions / Process

1. Applicants review and complete the appropriate checklist and, if necessary, provide a supplementary letter describing in greater detail how the proposed development incorporates the listed policies.
2. City staff review and discuss the submission as part of the development review process.
3. Additional comments and/or requests for additional information will be provided by the applicant where required.
4. City staff complete the "Summary" checklist to determine major gaps and accomplishments, and include in the Council report as part of the development approval process.

Contact

Kevin Henderson, Director of Operations
(250) 784-3622, khenderson@dawsoncreek.ca

Sustainability Checklist for New and Infill Development

City of Dawson Creek

Date:

Project Address:

Applicant Name:

Note to applicant and reviewer: *ONLY FILL OUT THE COLUMN THAT PERTAINS TO YOUR DEVELOPMENT
 Enter the appropriate number into boxes below, where 3 = complies; 2 = complies with minor changes; 1 = does not comply.
 Leave blank if policy direction does not apply.
 Individual checklists specific to each development type (single family, multi-family, etc) can be downloaded from the City of Dawson Creek website and/or picked up at City Hall. This Checklist is a consolidated version of checklists for all development types.

| Single Family | Multi-Family Residential | Commercial / Office | Industrial | Institutional | Agricultural & Rural Residential | Neighbourhood Plans | 1) In what ways does the development meet or not meet this policy direction? 2) Other notes / comments |
|---------------|--------------------------|---------------------|------------|---------------|----------------------------------|---------------------|---|
|---------------|--------------------------|---------------------|------------|---------------|----------------------------------|---------------------|---|

Community Land Use & Growth Management – The City will prioritize revitalization and infill, and limit peripheral development to select and appropriate areas of the City.

| | | | | | | | |
|---|-----|--|-----|-----|-----|-----|--|
| The development is in the Intended Infill / Redevelopment Area and/or on existing residential parcels of land | | | N/A | N/A | | N/A | |
| The development is consistent with uses and designated areas identified in the Official Community Plan's Community Land Use Map . | | | | | | | |
| The development is consistent with guidelines for the Multi-Family, Commercial and Light Industrial Development Permit Area | N/A | | | | N/A | N/A | |
| Buildings – particularly heritage buildings – are adaptively re-used | | | | | | | |
| At-grade uses in the city centre and along major corridors are employment-generating | N/A | | | | | N/A | |

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|---|---------------|--------------------------|---------------------|------------|---------------|----------------------------------|---------------------|---|
| the city centre or adjacent to the Northern Alberta Railway Park ,within a 10 minute walk of the city centre | N/A | N/A | | N/A | N/A | N/A | | |
| Visitor accommodation is located in or adjacent to the city centre | | | | N/A | N/A | N/A | | |
| Light industrial development is located in the area north of the Exhibition Ground or in the Heritage Industrial Park | N/A | N/A | N/A | | N/A | N/A | | |
| Noxious industries are not locate on the western boundary of the City | N/A | N/A | N/A | | N/A | N/A | | |
| Light industrial development is infill rather than on new, undeveloped industrial lands | N/A | N/A | N/A | | N/A | N/A | | |
| Light industrial development includes a mix of a research, business office, and/or light manufacturing uses | N/A | N/A | N/A | | N/A | N/A | | |
| Light industrial development includes pedestrian friendly pathways and landscaped areas | N/A | N/A | N/A | | N/A | N/A | | |
| Heavy industrial areas have the full range of municipal services or utilize self-contained systems | N/A | N/A | N/A | | N/A | N/A | | |
| Access to new industrial developments are not routed through residential areas | | | N/A | | N/A | N/A | | |
| Institutional uses have waste reduction, recycling, and reuse programs in place | N/A | N/A | N/A | | N/A | N/A | | |
| Building Performance & Renewable Energy – The City of Dawson Creek will position itself as a true innovator in its promotion of green building practices and the use of renewable energy to increase livability and move toward its greenhouse gas emission targets. | | | | | | | | |
| Buildings are future proofed to accommodate possible future use of solar technologies such as solar hot water heaters and photovoltaic systems | | | | | | | | |
| Existing buildings includes energy retrofits / energy efficiency upgrades | | | | | | | | |
| Developments include renewable energy and/or shared energy systems | | | | | | | | |
| Affordable Housing – The City of Dawson Creek will promote the health and well-being of its citizens as essential characteristics of a sustainable community | | | | | | | | |

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|---|---------------|--------------------------|---------------------|------------|---------------|----------------------------------|---------------------|---|
| Community Health and Safety – Dawson Creek will support residents and partner with community organizations and adopt a more robust set of social planning policies | | | | | | | | |
| Universal accessibility features are provided in all new buildings | | | | | | | | |
| Universal accessibility features are provided in all new sidewalks, crosswalks and transit stops, including auditory traffic signals | | | | | | | | |
| All developments shall incorporate Crime Prevention Through Environmental Design principles | | | | | | | | |
| Economic Development – The City will aim to help create a sustainable balanced and diversified economy that attracts new business and employment. | | | | | | | | |
| Commercial and industrial developments are compact and consistent with the character of surrounding neighbourhood(s) | N/A | N/A | | | N/A | N/A | | |
| Development in the city centre increase the attractiveness of the public realm | | | | | | N/A | | |
| Businesses are green and/or support the local economy | N/A | N/A | | | N/A | N/A | | |
| Interjurisdictional Planning - The City will continue to work with the Regional District and other jurisdictions on issues outside the City Boundaries but that affect the City's residents. | | | | | | | | |
| Development is not located outside or near City boundaries | | | | | | N/A | | |