

Sustainability Checklist for Single-Family Developments

City of Dawson Creek

Development Application File Number: _____

Project Address: _____

Applicant Name: _____

Please refer to *Appendix 1: Sustainability Checklist* in the *City of Dawson Creek Official Community Plan* for important additional information.

*Note to applicant and reviewer: Enter the appropriate number into the middle column below, where 3 = complies; 2 = complies with minor changes; 1 = does not comply. Leave blank if policy direction does not apply.

Policy Direction	Compliance (see above)	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		
The development is consistent with uses and designated areas identified in the Official Community Plan’s Community Land Use Map .		
Buildings – particularly heritage buildings – are adaptively re-used		
Infill housing compliments existing scale, respects existing outdoor spaces, provides a range of municipal services, can be accommodated by community facilities (e.g. schools), and have minimal traffic impact		
Residential densities in neighbourhood centres, along major corridors, and in the city centre meet minimum thresholds to support viable transit service		
Manufactured / mobile homes and adult living developments can be accommodated by a full range of municipal service, is compatible with adjoining uses in terms of use, scale, and density, and –for the latter – has adequate support facilities		
New commercial and mixed-use developments are located in excess parking areas of service commercial areas		
Visitor accommodation is located in or adjacent to the city centre		
Access to new industrial developments are not routed through residential areas		
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 by promoting an affordable and diverse housing stock.		
Redevelopment of rental housing does not result in a net loss of rental units		
Residential development includes affordable, rental and/or special needs/supporting housing		
Residential units include adaptable design, accessibility, and/or universal design features		
Environmental Protection & Open Spaces – The City will focus on City-wide trail networks as a premier recreational amenity in the City and efficiently allocate capital budgets to acquire and prioritize parks, maintenance and park improvements based on residents use and needs.		
Development is not located on floodplains, particularly along Dawson Creek		
Development adheres to Hazardous Conditions and Natural Environment Development Permit Area guidelines		
New development maintains or plants trees to ensure a 20% tree canopy coverage		
Developments preserve and use indigenous plant species		
Developments are designed to connect with the existing trail system		
Community Oriented Transportation System – The City will work to expand resident’s options for transportation, including pedestrian, cycling, transit and vehicle use. Identify key green streets to complement the streetscape/public realm with new development.		
Subdivision design discourages movement of through traffic on local roads		
New development accommodates (where there is available space) separate sidewalk edges from road curbs with the use of climate tolerant landscaping or hardscape		
Walking and cycling paths and lanes link to adjacent open spaces, parks, schools, other public institutions, and areas of public activity		
Combined walking/cycling paths are provided to give shortcuts to new residential subdivisions and destinations including schools, transit stops, recreation facilities, and employment/commercial nodes		
Large parking lots include safe pedestrian walkways to entrances and nearby transit stops		
Transit infrastructure is provided on large redevelopment and subdivision development where an internal road network or parking lot is also provided		
Interim transit service is provided where development is not serviced by the existing transit system		
Development accommodates the needs of wheelchair and scooter users		
New development improves pedestrian facilities, including safe pedestrian street crossings		
Infrastructure & Utilities – The City will protect existing infrastructure investments and will promote integrated, green infrastructure as a key tool to meet the community’s greenhouse gas emissions targets.		
Phasing of development and municipal infrastructure follow the extent as shown in Map 5 of the Official Community Plan		
The costs of upgrading infrastructure services and servicing new development are borne by the proponent		
Opportunities for harvesting/reusing waste heat or generating energy from water and/or wastewater systems		

are maximized		
Opportunities to establish and utilize integrated utilities are maximized		
Grey water reuse systems and/or rainwater collection is utilized		
Indoor water conservation measures are in place (e.g. low flow fixtures)		
Water-wise irrigation and landscaping / xeriscaping, and site-scale stormwater management practices are utilized		
Opportunities for small-scale or modular district/shared energy systems are maximized		
Construction and demolition waste is reduced and recycled		
Sustainable Food System – The City will support all aspects of a sustainable food system. This will be achieved by ensuring its food system is locally-focused, healthy, environmentally-beneficial, and secure, which means that all people have access to healthy, culturally appropriate food.		
The development includes edible landscaping (i.e. planting of edible plant species)		
The development is not located in the Agricultural Land Reserve		
Vibrant Culture, Arts & Heritage – The City will support and strengthen its active arts and cultural community through offering leadership, supporting new growth, and providing appropriate venues. The City’s rich heritage resources will continue to play a central role in its unique character, enhancing the identity and appeal of the community.		
The development includes a public art component or provides a financial contribution to the establishment of public art in the community		
Heritage buildings and other heritage assets are preserved		
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.		
Development in the city centre increase the attractiveness of the public realm		
Inter-jurisdictional 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		