

**MEMORANDUM OF UNDERSTANDING  
SCHEDULE D**

**SUSTAINABILITY CHECKLIST**

**Introduction**

The following approach in considering developments is in addition to that contained within existing official community plans and zoning bylaws in the Village of Cumberland and the Comox Valley Regional District (Courtenay and Comox already have checklists in place).

Proposed developments and their related amendments in the OCP and/or zoning bylaw will only be approved under special circumstances and must comply substantially with the criteria within this section and applicable development permit guidelines. This criterion is established to ensure that the goals and objectives of promoting more sustainable development are satisfied.

**Policies**

1. The criteria in this section will be used to evaluate all proposed amendments to the official community plan and zoning bylaw, applications for exclusion from the ALR, and major development permits.
2. Proposed developments will be considered where it:
  - i) provides substantial benefits to the community and region,
  - ii) will not negatively impact on the area's infrastructure, neighbourhood or environment,
  - iii) supports economic activity consistent with the economic development goals, and
  - iv) meets applicable criteria set out in the OCP where appropriate.
3. All development will be evaluated and compared to the following criteria:
  - i) Land Use**
    - provides a mix of housing types and sizes
    - balance the scale and massing of buildings in relation to adjoining properties
    - compliments neighbouring uses and site topography
    - provides or supports mixed used 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.
  - ii) Building Design**
    - 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 with features such as balconies, entrances, bay windows, dormers and vertical and horizontal setbacks with enhanced colors
- a project must avoid creating a strip development appearance
- satisfies Leadership in Energy and Environmental Design (LEED) certification (or 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
- provides adequate parking
- consideration of CPTED (Crime Prevention Through Environmental Design) principles
- promotes accessibility.

**iii) Transportation**

- Integration, where possible, 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
- provision of or contribution towards trail system, sidewalks, transit facilities, recreation area or environmentally sensitive area.

**iv) Infrastructure**

- stormwater techniques designed to reduce run-off, improve groundwater exchange and increase on-site retention
- use of renewable energy sources (i.e. solar, geothermal)
- within serviceable area to adopted standards
- incorporates green and energy efficient components.

**v) Character and Identity**

- image along waterfront areas and fronting road
- design quality and variety of features within project (i.e. street furniture, street lights, signs, curb treatments)
- provision of public and private amenity space
- preservation of heritage fixtures
- orientation to views, open space and street.

**vi) Environmental Protection and Enhancement**

- protects riparian areas and other designated environmentally sensitive areas
- provides for native species, habitat restoration/improvement
- tree lined streetscape.