



City of Langford Green Development Checklist

The following Green Development Checklist creates a sustainability standard for all comprehensive development within the City of Langford. The commitments made in this checklist will be secured as a condition of rezoning, and will be implemented throughout the course of development. All applicants are required to provide supporting documentation to demonstrate how the required and optional sustainability features will be implemented. All comprehensive developments will be required to either obtain LEED certification or the standards set out in the Green Development Checklist established by Council. Applicants must submit their Checklist and supporting documentation to a qualified third party approved by the City of Langford for verification prior to submitting their application for rezoning. All comprehensive development projects must achieve the minimum overall rating of **Bronze** and meet **ALL** prerequisites. In addition to this Checklist, all applications for rezoning must be consistent with the Official Community Plan.

P = Prerequisite

Section 1 – Official Community Plan

Features	Point Value	Points Earned	Supporting Comments and Documentation
Official Community Plan			
1.1	The development site is located within the City Centre Official Community Plan designation.	8	
1.2	The development site is located within the Pedestrian Downtown or Sooke Road Revitalization Area.	12	
1.3	The development proposal fully complies with the current Form and Character Design Guidelines.	5	
1.4	The development proposal fully complies with the current Environmentally Sensitive Area and Hazardous Area Development Permit Area Guidelines.	5	
Total points earned		/30	

Section 2 – Site Planning

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Neighbourhood Context			
2.1	Development is located on or adjacent to a site served by existing CRD water and municipal sewer infrastructure that meets the standards of the Subdivision and Servicing Bylaw.	10	
2.2	Development integrates into the existing	2	

	character of the neighbourhood.			
2.3	Development is not located within the 200-year floodplain.	1		
2.4	Heritage features have been preserved and/or enhanced, or no heritage features exist on the site.	1		
2.5	An archaeological overview assessment has been conducted by a qualified professional.	1		
Agricultural Planning				
2.6	Development is located on a site that is not within the ALR and is not used for farming activities.	1		
2.7	Development is located adjacent to the ALR, and is in full compliance with an Agricultural Edge Plan prepared by a Professional Agrologist.	4		
2.8	Development exceeds the edge plan buffer specifications (i.e. setback distance, landscaping)	1 pt for every 5% of buffer amplification (max 5 pts)		
2.9	Development provides another benefit to agriculture (i.e. additional contribution to the ALR Acquisition Fund, provides fertile topsoil to a farm, etc)	TBD based on benefit		
Pedestrian Focused Design				
2.10	For larger developments ¹ , a bicycle and pedestrian master plan is provided to create opportunities for walking and cycling within the development as well as linkages to existing or anticipated pedestrian and bicycle routes outside of the development site.	P	Y or N	
2.11	Sidewalks are provided to a width at least 10% greater than required by the Subdivision and Servicing Bylaw.	1		
2.12	Sidewalks are provided in more locations than required by the Subdivision and Servicing Bylaw (i.e. on both sides of the street where one side of the street is required)	5		
2.13	Pedestrian routes are provided within the development site to link buildings to shared parking areas, pedestrian routes, amenity space and to other buildings (excluding one-family) within the development.	1		
2.14	Laneways and/or shared driveways are provided to minimize sidewalk crossings.	5		

¹ Larger Developments” are generally multi-phase, multi-land use, long term build-out projects that have comprehensive development zoning. Please contact the Planning Department to determine if your project is considered a “larger development” project.

2.15	New pedestrian routes connect to existing or anticipated pedestrian routes on adjacent sites.	5		
2.16	The front entrances of buildings are oriented towards pedestrian routes, sidewalks, or public roads.	1		
2.17	If a development includes ground floor residential units, individual, ground oriented entrances are provided.	1		
2.18	Development contains both residential and commercial land uses.	1		
Transportation Demand Management				
2.19	Covered and secure bicycle storage is provided in addition to other storage lockers for multi-family residential units (including those in mixed-use buildings)	P	Y or N	
2.20	Development incorporated Transportation Demand Management measures, such as: <ul style="list-style-type: none"> • providing free transit passes to each residential occupant; • providing free membership to a local car share and providing at least one dedicated car share parking space on-site; or if no such community car share program is available, purchase a car and create a carshare program for the building's residential occupants; • or other TDM measures accepted by the City. 	<ul style="list-style-type: none"> • 10 points - Free transit passes or carshare membership is valid for at least 1 year; or • 20 points - Free transit passes or carshare membership is valid for at least 2 years 		
Total points earned			/65	

Section 3 – Neighbourhood Connectivity

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
400m (5 minute) connectivity			
3.1	The development site is located within 400 m of a public transit bus stop.	2	
3.2	The development site is located within 400 m of recreational trails.	2	
3.3	The development site is located within 400m of the Galloping Goose or other regional trail.	2	
3.4	The development site is located within 400 m of a clearly defined commercial area containing at least 5 distinct commercial or	2	

	institutional uses.			
3.5	The development site is located within 400 m of a minimum of two of the above criteria.	10		
800m (10 minute) connectivity				
3.6	The development site is located within 800 m of a grocery store.	1		
3.7	The development site is located within 800 m of a clearly defined commercial area containing at least 5 distinct commercial or institutional uses.	1		
3.8	The development site is located within 800 m of a school.	1		
3.9	The development site is located within 800 m of a child care facility.	1		
3.10	The development site is located within 800 m of a health service.	1		
3.11	The development site is located within 800 m of a park or indoor recreational facility.	1		
3.12	The development site is located within 800 m of recreational trails.	1		
3.13	The development site is located within 800m of the Galloping Goose or other regional trail.	1		
3.14	The development site is located within 800 m of a public transit bus stop.	1		
3.15	The development site is located within 800 m of a minimum of four of the above criteria.	10		
Site Connectivity				
3.16	New roads created within the development site connect through to other existing or planned roads.	<ul style="list-style-type: none"> • 10 pts; or • 15 pts for developments located in the City Centre OCP designation 		
3.17	Where site conditions do not allow for a through-road, a through-pedestrian route is incorporated.	6		
Total points earned			/58	

Section 4 – Social and Economic Sustainability

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Local Economic Benefits			
4.1	Commercial uses are included within the	1	

	development.			
4.2	There is a minimum 1.0 Floor Area Ratio of commercial uses included within the development.	10		
4.3	There is greater than 1.0 Floor Area ratio of commercial uses included within the development.	5 pts for every additional 0.5 FAR above the 1.0 FAR		
4.4	Majority of building materials are purchased from local stores within the Capital Regional District (CRD).	4		
4.5	Majority of building materials are sourced and manufactured within 800 km (~500 miles) of the CRD.	4		
Diverse Housing Types				
4.6	Development includes more affordable housing units for the Affordable Housing Program than required by Council's Affordable Housing, Park and Amenity Contribution Policy.	10		
4.7	At least 10% of the development consists of another form of non-market ownership housing.	10		
4.8	At least 10% of the development consists of rental housing.	10		
4.9	A Housing Agreement will be registered on title to guarantee a minimum of ten years of rent control.	5		
4.10	The development includes a variety of housing types (i.e. variety of townhouse, apartment, and/or single-family units) and sizes (i.e. variety of 1 bedroom, 2 bedroom, and/or 3 bedroom units).	5		
Accessibility				
4.11	At least 20% of residential units within the development incorporate:	-		
4.12	<ul style="list-style-type: none"> the "Access" adaptable design standards of the BC Building Code 	2		
4.13	<ul style="list-style-type: none"> the "Suite Doors and Doorways" adaptable design standards of the BC Building Code. 	2		
4.14	<ul style="list-style-type: none"> the "Bathroom" adaptable design standards of the BC Building Code. 	1		
4.15	<ul style="list-style-type: none"> the "Kitchen" adaptable design standards of the BC Building Code. 	1		
Private and Public Amenity Space				
4.16	Open space dedication exceeds the minimum required by Council's Affordable Housing, Park and Amenity Contribution Policy by at least 5%.	5		
4.17	Public art (i.e. sculptures, fountains etc.) is	1		

	provided.			
4.18	Public amenities (i.e. benches, public plaza, public park space, etc) beyond Subdivision and Servicing Bylaw requirements are provided.	1		
4.19	A child care facility is integrated into the development.	10		
4.20	A school site of adequate size and location will be retained for acquisition by School District No. 62 within 10 years of rezoning approval.	10		
4.21	Common amenity space (such as indoor or outdoor recreational / gathering space, garden plots, green roofs with usable space, etc) is provided in multi-family or mix-use developments.	3		
4.22	A public community garden is created, or another contribution to community gardening is provided (to be approved by Council).	3		
4.23	Trees within a minimum height of 2m or greater at time of planting are added to landscaped areas.	2		
4.24	Large diameter trees or significant environmental features are maintained and/or enhanced within common or private amenity areas.	2		
Planning Process				
4.25	A community meeting was held to solicit public input prior to submitting a rezoning application to the City, and this input resulted in modifications or enhancements to the development proposal.	3		
Total points earned			/110	

Section 5 – Environmental Sustainability

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Wildlife Habitat and Sensitive Ecosystems			
<i>Prerequisite - All proposals must achieve a minimum of 10 points in this category (only one point value for each the high and moderate value ecosystem categories will be counted)</i>			
5.1	The development site does not contain any wildlife habitat or sensitive ecosystems, as determined through an environmental assessment prepared by a Registered Professional Biologist.	10	
5.2	Development has been sited to preserve 100% of the highest value ² ecosystems located on the site.	10	
5.3	Development has been sited to preserve 90% of	9	

² A report prepared by a Registered Professional Biologist shall designate ecosystem value into High, Moderate, and Low categories based on factors such as: ecosystem size, structural stage, degree of site disturbance, connectivity to adjacent habitat, wildlife habitat rating, wildlife occurrence/probability, rare plant occurrence/probability, occurrence of introduced/invasive species.

	the highest value ecosystems located on the site.			
5.4	Development has been sited to preserve 80% of the highest value ecosystems located on the site.	8		
5.5	Development has been sited to preserve 70% of the highest value ecosystems located on the site.	7		
5.6	Development has been sited to preserve 60% of the highest value ecosystems located on the site.	6		
5.7	Development has been sited to preserve 50% of the highest value ecosystems located on the site.	5		
5.8	Development has been sited to preserve 100% of the moderate value ecosystems located on the site.	7		
5.9	Development has been sited to preserve 90% of the moderate value ecosystems located on the site.	6		
5.10	Development has been sited to preserve 80% of the moderate value ecosystems located on the site.	5		
5.11	Development has been sited to preserve 70% of the moderate value ecosystems located on the site.	4		
5.12	Development has been sited to preserve 60% of the moderate value ecosystems located on the site.	3		
5.13	Development has been sited to preserve 50% of the moderate value ecosystems located on the site.	2		
	<i>Minimum 10 points achieved?</i>	P	Y or N	
Wildlife and Riparian Corridors				
5.14	Development is located on a site without any watercourses or is fully compliant with the Riparian Areas Regulations (RAR).	P	Y or N	
5.15	Development will protect a larger SPEA than designated by the RAR.	1 pt for every 5% increase in SPEA width (max 5 pts)		
5.16	Vegetated wildlife corridors with a minimum width of 10m, as identified through an environmental assessment prepared by a Registered Professional Biologist, have been retained within the site.	2		
5.17	Such wildlife corridors and/or riparian corridors (SPEAs) link areas of protected ecosystems through the interior of the development site, and	5		

	are not just located around the perimeter of the site.			
Ecosystem Value				
5.18	Invasive species will be removed from park land dedicated to the City within the development site.	P	Y or N (n/a if no park dedicated)	
5.19	Any loss of sensitive ecosystems on the site is offset by an improvement to the ecosystem value of retained sensitive ecosystems through planting of native species and removal of invasive species in accordance with a compensation plan prepared by a Registered Professional Biologist.	5		
5.20	Previously damaged wetlands, watercourses, or sensitive ecosystems on the site will be restored.	3		
Total points earned			/37	

Section 6 – Climate and Resource Sustainability

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Green Building Certification			
6.1	An approved green building consultant (i.e. LEED AP, Built Green Certified Builder, or other approved consultant) is directly involved in project coordination and planning.	5	
6.2	All one-family dwellings, two-family dwellings and townhouses within the development are certified as Built Green bronze.	P	Y or N (n/a if no such dwellings are proposed)
6.3	All other buildings within the development are LEED certified, or have achieved an equivalent certification under a third-party certification system approved by the City.	5	
6.4	All buildings within the development are certified as Built Green and/or LEED silver, or have achieved an equivalent certification under a third-party certification system approved by the City	10	
6.	All buildings within the development are certified as Built Green and/or LEED gold, or have achieved an equivalent certification under a third-party certification system	15	

	approved by the City			
6.6	All buildings within the development are certified as Built Green and/or LEED platinum, or have achieved an equivalent certification under a third-party certification system approved by the City	20		
On-site Stormwater Management				
6.7	Rain gardens, detention ponds and other on-site stormwater management features are incorporated into landscaped areas.	9		
6.8	A Green Roof is installed to a minimum of 50% of the total roof area.	15		
6.9	A minimum of 50% of all hard surfaces utilize porous / permeable paving materials.	10 pts, plus 1 pt for every additional 10%, up to a max of 15 pts		
Water Efficiency				
6.10	The landscaping plan consists of a majority of native or drought-tolerant plants.	1		
6.11	Irrigation system utilizes captured rainwater, recycled wastewater, or other non-potable water source.	10		
6.12	Irrigation systems for all non-grass planted areas are high efficiency (i.e. drip or trickle) only, or no irrigation system is required due to use of only drought tolerant plants.	5		
6.13	Low flow fixtures (toilets, sink faucets, showerheads) are installed in all bathrooms and kitchens	1		
Resource Conservation				
6.14	Renewable or recycled materials, or materials with recycled content, are used in construction.	2		
6.15	Durable and long-lasting construction materials are used.	1		
6.16	A minimum of 25% recycled content is incorporated into on-site hard surfaces (driveways, parking areas, sidewalks, patios, etc)	2		
6.17	At least 50% of the construction waste generated will be diverted to recycling or salvage facilities.	3		
6.18	All multi-family and mixed-use buildings contain facilities for the collection and separation of recyclable and compostable materials. In the absence of such services at the time of construction, the future installation of these facilities is	10		

	accommodated in the design, and they will be installed when the services are available.			
Energy Conservation				
6.19	All buildings achieve a building energy efficiency standard of at least 75 under the Built Green Program or the minimum building energy efficiency standard required for LEED certification, as applicable.	10		
6.20	All buildings are sited to optimize orientation for the use of passive and active solar power (the longest axis of the building is within 15° of geographical east-west).	1		
6.21	All buildings are district energy or solar ready.	5		
6.22	An on-site renewable energy source (solar, wind, geothermal, or other approved source) will fulfill the energy needs of each building individually.	10		
6.23	A neighbourhood scale district heating and cooling system is designed and installed to serve all buildings within the proposed development.	15		
6.24	A neighbourhood district heating and cooling system is designed and installed to serve all buildings within the proposed development and has also been designed such that lands beyond the development can connect in at a later date.	20		
6.25	<p>BONUS POINTS - To be multiplied against the total score achieved in this Section:</p> <ul style="list-style-type: none"> For development sites located within the Pedestrian Downtown Area For development located within the Sooke Road Revitalization Area or a Larger Development Site. 	<ul style="list-style-type: none"> 25% 20% 		
Total points earned				/190

Section 7 – Third Party Certification

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Project Certification			
7.1	A strategy to comply with achieving the sustainability components of this checklist is	P	Y or N

	certified by a qualified third party approved by the City and will be secured as a condition of rezoning.			
7.2	A more detailed strategy regarding the implementation of the checklist is certified by a qualified third party approved by the City prior to the issuance of any Development Permit or Building Permit (whichever is first) for the development, or for larger developments, for a particular phase of development.	P	Y or N	
7.3	A third party audit of the compliance of the development with this checklist will be submitted at build-out (or, for larger projects, build-out of a particular phase), to confirm that all components of the checklist have been successfully implemented.	P	Y or N	
Third Party Certification Minimum Achieved?			Y / N	

Section 8 – Innovation of Design

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Innovation of Design			
8.1	Development adds other unique or innovative features not covered by the above checklist. Provide details.	TBD	



City of Langford Green Development Checklist Scoring

Project Scoring Summary

Section	Prerequisites Achieved?	Total Points Achievable	Total Points Achieved
1 - OCP	-	30	
2 – Site Planning	Y or N	65	
3 – Neighbourhood Connectivity	-	58	
4 – Social and Economic Sustainability	-	110	
5 – Environmental Sustainability	Y or N	37	
6 – Climate and Resource Sustainability	Y or N	190	
7 – Third Party Certification	Y or N	-	
8 – Innovation of Design	-	TBD	

Total Points Achieved _____

All prerequisites met _____

Green Development Rating System

Overall Project Rating	% of Total Possible Points Required	# Points Required
<i>Bronze</i>	30%	147
<i>Silver</i>	50%	245
<i>Gold</i>	70%	343
<i>Platinum</i>	90%	441

All development proposals must meet all prerequisites and achieve a Bronze Rating in order to apply for a rezoning application with the City of Langford.