

Schedule M1

Waterfront Village Centre Sustainability Checklist

Pillar 1: Compact, diverse, fine-grained community

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Gross residential density (units per acre-upa; units per hectare - uph)	Minimum of 35 upa / 88 uph.							
Diversity of uses	Mix of land uses, adhering to the adopted OCP amendment (residential, commercial, industrial/ business park, institutional, open space).							
Live/work units	Residential may include live-work units and allow for home occupation.							
Affordable Housing	10% affordable housing component with 185 affordable non-market and market rental housing on site – remainder in off-site contributions.							
Commercial	16,255 – 25,545 sqm (175,000-275,000 sq. ft.) A variety of Regional, Destination and Commercial that is predominantly mixed with other uses. A Food Store will be provided.							
Parks and Open space	Minimum 16 acres (6 hectares), including active and passive recreation and leisure opportunities in the neighbourhood. ~2.5 acres (1 hectare) / 1,000 people							
Building form	A variety of building heights including 4 to 6 storey townhouse and mid-rises and 13 high rise towers with an average height of 30 storeys.							
Intimate, walkable, human-scaled design	Development Permit Area Guidelines will encourage an intimate, walkable human-scaled design.							
Universal design	Encourage an integrated approach in the design of development parcels and buildings to achieve best practice in universal design.							

LEGEND

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Occupancy and Post-Occupancy checkpoints are ideas that may be pursued by the developer or others as identified; many are not enforceable by the City, but are included to encourage their implementation.

Adoption Date: November 3, 2008

Last Amended: N/A

Last Issued: November 28, 2008

Prepared By: Coquitlam Planning & Development
Source: City of Coquitlam, Planning & Development

Coquitlam


Schedule M2

Waterfront Village Centre Sustainability Checklist

Pillar 2: Environmentally-Friendly, Community-Oriented Transportation

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Transportation Demand Management	<p>Comprehensive TDM program adopted and implemented, including</p> <ul style="list-style-type: none"> • Car-sharing vehicles available to residents and employees. • Transit subsidies. • Transit shelters and stops that are comfortable and safe to wait in and conforming to TransLink guidelines and standards. • Cycling initiatives (training, bike shop, stalls, etc.). • Ride sharing through the Jack Bell Portal. • Tenants informed about efficient industrial transportation practices and programs. • Developer provides the first year membership in E3 fleets for tenancy / purchase contracts for industrial lands for pioneer tenants. 							
Monitoring Programs	<p>Programs and triggers:</p> <ul style="list-style-type: none"> • Reassessment without Gateway Overpass (King Edward Street) - triggered after 800 vehicle trips are generated. • Parking Monitoring - triggered after the occupation of the 1000th residential unit. • Traffic Monitoring - triggered after 1,800 vehicle trips are generated. 							
Targets (included in all planning and monitoring programs)	<ul style="list-style-type: none"> • 100% of units within 500 m (1,640 ft.) of an existing or planned transit stop. 40% reduction from current business as usual in similar residential developments in auto trips and parking demand at development build out. • 100% of dwelling units within 500 m (1,640 ft.) of existing or planned local services catering to daily needs. • 100% of dwelling units within 1 km (3,280 ft.) of employment opportunities. 							

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Schedule M2 (Continued)

Waterfront Village Centre Sustainability Checklist

Pillar 2: Environmentally-Friendly, Community-Oriented Transportation

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
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Street typology for travel corridors	Required to meet the following design criteria, in priority order: <ol style="list-style-type: none"> 1. Safe interactions between all modes. 2. Pedestrian friendly routes that are safe and attractive, comfortable, support and support social interaction. 3. Cycle-friendly routes that are safe, comfortable; off road and on road routes provided. 4. Provides for transit, emergency access, and for goods movement on appropriate streets. 5. Provides for vehicular access and parking or access to parking. 6. Encourages optimal ROW widths that accommodate all modes of travel efficiently, but are not oversized. 							
A cycling network and facilities are provided for commuters and recreational cyclists	One bike stall per dwelling unit, one rack (six spaces) per commercial/industrial/residential building.							
Traffic volume and speed are limited to ensure safe movement of pedestrians and cyclists.	Street design supports traffic volume on busiest street that is no more than 800 vehicles/hour (peak period), general design speed is 25 km/hour.							

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Pillar 3: Green Buildings

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Multifamily and Commercial (BCBC Part 3) performance	Buildings conform to a minimum LEED Silver level equivalency.							
Energy performance of Part 3 buildings	5 % better than required by ASHRAE 90.1 2004.							
Other residential (BCBC Part 9)	Buildings conform to minimum Built Green BC Silver level equivalency.							
Energy performance of Part 9 buildings	Meet EnerGuide for New Homes 80 equivalency.							
Green building operations	Developer will commit industrial/commercial tenants to join the BOMA Go Green program for green building management and operation.							
Adaptation and flexibility	Building designs incorporate features that permit future adaptation and flexibility.							
District heating/central energy plant	All residential and commercial buildings are connected to a district heating system at neighbourhood build-out.							
Development Permit Area Guidelines for CPTED, heritage, and pedestrian-supportive urban design	All buildings will adhere to guidelines for CPTED, heritage, and pedestrian supportive urban design.							
Building design teams	Use Integrated Design Processes (IDPs).							
Education	All occupants are provided information about the green elements of their buildings and units, including operation and maintenance of appliances.							
Construction waste	Achieves at least 75% diversion of construction waste from landfills - required item for consideration when reviewing silver equivalent LEED and Built Green checklists.							
Recycling amenities and facilities	Are provided for each building to support multi stream waste separation							
Indoor water consumption	Modelled indoor residential water consumption is reduced by 30 % compared to LEED baseline.							
Water & electricity meters	Individual water meters and electrical meters ("Smart" meters) are provided for each unit in the development.							

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Schedule M4

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Pillar 4: Green Infrastructure

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Environmental Water Quality	Monitoring plan is implemented (funded consultant study by developer of lands); Water quality improves after 5 years from first DP issued compared to existing conditions described in the IWMP prepared by Aplin & Martin (2007) baseline assessment.							
Landscape irrigation	Modelled consumption of potable water for landscape irrigation is reduced to 50% below typical irrigation practices.							
Greenhouse gas emissions (GHG)	GHG emissions from buildings are reduced by at least 50% for the site on a per-person basis by build out, compared to a typical residential development in Coquitlam.							
Public waste/ recycling infrastructure	Public spaces are provided with 2 and/or 3- stream waste/recycling receptacles subject to agreement with City for collection.							
Recycling service	Provided at occupancy for all buildings in the development, including organics (yard/landscaping waste, food waste) where services are available.							

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Schedule M5

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Pillar 5: Multipurpose, Safe Open Space

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Proximity to recreational facilities	100% of residents live within 1000m (3,280 ft.) of a multipurpose open space.							
Diversity of open space types	Open space provided includes a multi-purpose field, naturalized passive recreation areas, habitat areas, urban plazas, and waterfront trails.							
Riparian zones	30 m (98 ft.) building setback along the Como Creek is dominated by native plant species providing good upland and riparian habitat (refer to the IWMP).							
Naturalized areas	Designed to support aquatic habitat along the Fraser River (refer to IWMP).							
Wildlife habitat	DPA Guidelines encourage landscaping that incorporates habitat for songbirds and butterflies.							
Invasive plant species	All invasive species are removed from site.							
Landscape interpretation	Historic and natural elements of the site are prominently referenced through landscape design. Site history is interpreted through historic artifacts and interpretive signage.							
CPTED & universal accessibility	Encouraged in site design for public realm and park design.							

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Schedule M6

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Pillar 6: Community Facilities and Programs

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Amenity space for residents	At least 6,736 sqm (72,500 sq. ft.) of private and public amenity space.							
Proximity to large community facilities	100% of residents live within 800 m (2,625 ft.) (10 minute walk) of a large indoor amenity space.							
Funding for community events	Provided on an on-going annual basis through Strata funds.							
Community facilitator	Funded by the resident stratas and business tenants to organize local events for the arts.							
Day care Facilities	Programs and/or spaces are provided within the indoor amenity space, if the demand is present.							

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Schedule M7

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Pillar 7: Sustainable Business and Employment

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Employment quality and quantity	No net loss vs. an industrial development scenario.							
Corporate sustainability	Provide information to businesses about the neighbourhood sustainability initiatives and encourage tenants to develop a sustainability mandate.							
Live/work and home occupations	Zoning and strata council bylaws permit in street-oriented townhouse units.							

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Schedule M8

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Pillar 8: Value-Added Operations and Management

Criteria	Waterfront Village Centre Targets	Performance Evaluation						
		NP	DA	RZ	SD	DP	OC	PO
Neighbourhood Initiatives	Provide new residents/businesses and subsequent purchasers/tenants an information package and an invitation to engage in neighbourhood initiatives for the period of the residential development.							
Sustainability monitoring	Upon construction of the Central Energy Plant, a process for monitoring the energy demands and other resource use on site is established and annual results are reported to the community web site.							
Transportation funding	Provide information about the establishment and maintenance of a community trust fund for transportation initiatives that are further established and managed by a stakeholder committee (refer to TDM Strategy by Bunt & Associates).							
Central information source	Developer will initiate a community web site that houses information about community events and sustainability initiatives. www.villageatfrasermills.com							
Community Resource/ Liaison position	Developer will initiate this position as part of the private recreation centre's function. This position supports arts and culture programming, environmental stewardship activities, transportation initiatives, and liaises between the City, businesses and residents.							

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