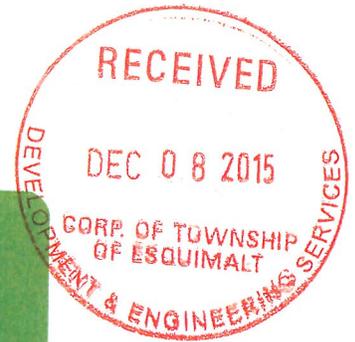




## GREEN BUILDING CHECKLIST



The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of Green Technologies in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project.

As you review this checklist, if you have any questions please contact Development Services at 250.414.7108 for clarification.

**New development is essential to Esquimalt.  
We look forward to working with you  
to ensure that development is  
as green and sustainable as possible.**

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt

*Adopted on January 10th, 2011*



“One-third of Canada’s energy use goes to running our homes, offices and other buildings. The federal government’s Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment.”  
 [Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

### Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

1	Are you building to a recognized green building standard? If yes, to what program and level? <i>HOWEVER WE BENEFIT FROM PREVIOUS EXPERIENCE IN LEED/GREEN PROJECTS</i>	Yes	<input checked="" type="radio"/> No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? <i>CONSULTATION ON GOING TOWARDS POSSIBLE INCLUSION @ D.P. STAGE</i>	Yes	<input checked="" type="radio"/> No
3	Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? If so, please describe them.	<input checked="" type="radio"/> Yes	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building?		%
5	Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project. <i>CONSULTATION UNDERWAY FOR DECLARATIONS @ D.P. STAGE</i>		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?	<input checked="" type="radio"/> Yes	No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? <i>WOOD PRODUCTS MAY BE ECO-CERTIFIED</i> For which parts of the building (e.g. framing, roof, sheathing etc.)? <i>STRUCTURAL FRAMING.</i>		
8	Can alternatives to Chlorofluorocarbon’s and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. <i>ALTERNATIVES WILL BE REVIEWED WITH SPECIFIER FOR POSSIBLE INCLUSION</i>	<input checked="" type="radio"/> Yes	No
9	List any products you are proposing that are produced using lower energy levels in manufacturing. <i>STONE VENEER, NATURAL WOOD SIDING, AND RELATED MATERIALS</i>		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? A LIMITED LIST OF MATERIALS WILL CONTAIN RECYCLED CONTENT	<input checked="" type="radio"/> Yes	No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? <i>WE CAN AVOID FORMALDEHYDE IN MOST BUILDING PRODUCTS</i>	Yes	<input checked="" type="radio"/> No

## Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

### Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? <i>WE CAN ASK TENANTS TO DO SO IN THEIR CONTRACT DWGS.</i>	Yes	No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements? <i>WE CAN ASK TENANTS TO DO SO IN THEIR CONTRACT DWGS.</i>	Yes	No
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements? <i>WE CAN ENSURE USE OF DUAL FLUSH TOILETS THROUGHOUT.</i>	Yes	No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? <i>WE CAN ENSURE WATER SAVING SHOWER HEADS THROUGHOUT.</i>	Yes	No
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? <i>WE CAN ENSURE LOW FLOW RATES FOR ALL FAUCETS</i>	Yes	No

### Storm Water

17	If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.]	Yes	No	N/A
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? <i>NEW CIVIL ENGINEERING WILL REMOVE/PREVENT THIS ISSUE</i>	Yes	No	N/A
19	Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. <i>PORTIONS OF RAIN FALL ARE HELD/ DELAY FED TO STORM WATER SYSTEMS. PORTIONS MAY BE USED FOR IRRIGATION</i>	Yes	No	N/A
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? <i>BUILDING HAS BEEN DESIGNED WITH SIMILAR CONSIDERATIONS</i>	Yes	No	N/A
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. <i>NEW CIVIL ENGINEERING UPDATES ALL EXISTING ON SITE SYSTEMS THROUGH COMPLETE REPLACEMENT</i>	Yes	No	N/A
22	Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? <i>LARGE PORTIONS ARE GREEN ROOFS</i>	Yes	No	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces? <i>LARGE PORTIONS ARE PERMEABLE GREEN ROOFS &amp; TERRACES</i> _____ %			

### Waste water

24	For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these.	Yes	No	N/A
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### Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

25	Are any healthy trees being removed? If so, how many and what species? <i>DECLARATIONS CAN BE MADE FOR D.P. STAGE DOCUMENTS</i> Could your site design be altered to save these trees? Have you consulted with our Parks Department regarding their removal? <i>COMPLETE SITE IS EXCAVATED, HOWEVER EXTENSIVE REPLANTING IS INCORPORATED INTO PROJECT</i>	Yes	No	N/A
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- 26 Will this project add new trees to the site and increase our urban forest?  
If so, how many and what species? YES, NUMBERS TO BE DETERMINED  
SEE LANDSCAPE PLAN @ D.P. STAGE.  Yes No N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds?  Yes No N/A
- 28 Will any existing native vegetation on this site be protected?  
If so, please describe where and how. TREES REMOVED ARE  
REPLACED IN A HIGHER NUMBER BY INDIGENOUS SPECIES. Yes No N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? AN EMPHASIS IS PLACED ON NATIVE SPECIES  Yes No N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?  Yes No N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?  Yes No N/A
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? MAINTENANCE  Yes No N/A
- 33 Will topsoil will be protected and reused on the site? SOIL TOP MAY PROVE ACCEPTABLE FOR RE-USE/EXCHANGE Yes No N/A

### Energy Efficiency

*Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.*

- 34 Will the building design be certified by an independent energy auditor/analyst?  
If so, what will the rating be? NOT KNOWN @ THIS REZONING STAGE Yes No N/A
- 35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? ROOF DESIGN AND ORIENTATION  
INCREASES POTENTIAL USE FOR SOLAR ENERGY GENERATION  Yes No N/A
- 36 Does the design and siting of buildings maximize exposure to natural light?  
What percentage of interior spaces will be illuminated by sunlight? DESIGN INCREASES NATURAL LIGHT LEVELS IN COMMERCIAL SPACES,  Yes No N/A
- 37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.).  
If so, please describe. PRE-CONFIGURED FOR FUTURE HOT WATER PREHEAT  
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? ROOF TOP UNITS REMOVE OBJECTIONABLE NOISE  Yes No N/A
- 38 Has the building been designed to be solar ready? BUILDING HAS BEEN DESIGNED FOR FUTURE SOLAR POTENTIAL  Yes No N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? YES, ROOF STYLE & ORIENTATION PURPOSEFULLY CONSIDERED FOR THIS USE Yes No N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards? WINDOWS WILL MEET OR EXCEED ALL CODE STANDARDS  Yes No N/A
- 41 Are energy efficient appliances being installed in this project?  
If so, please describe. ALL RESIDENTIAL APPLIANCES WILL BE REVIEWED FOR CONSUMPTION
- 42 Will high efficiency light fixtures be used in this project? YES. LED FIXTURES TO MANY PUBLIC SPACES  Yes No N/A
- 43 Will building occupants have control over thermal, ventilation and light levels? YES  Yes No N/A
- 44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? YES, MANY OUTDOOR LOCATIONS WILL HAVE LIGHT SENSORS  Yes No N/A
- 45 Will underground parking areas have automatic lighting? YES  Yes No N/A

### Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. <u>THESE PRODUCTS WILL BE DETERMINED AT A LATER STAGE</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
48	Will the building have windows that occupants can open? <u>YES</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area? <u>YES. BETWEEN 60% AND POTENTIALLY UP TO 75%.</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
50	Will fresh air intakes be located away from air pollution sources? <u>YES</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A

### Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. <u>LUMBER MATERIALS CAN BE MADE AVAILABLE</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>A LIMITED LIST OF MATERIALS &amp; PACKAGING WILL BE RECYCLED DURING CONST. PHASE</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A

### Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
57	Is access provided for those with assisted mobility devices?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
58	Are accessible bike racks provided for visitors?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input checked="" type="checkbox"/> weather protected bus shelters <u>OFF SITE, PROVIDED BY OTHERS</u> <input checked="" type="checkbox"/> plug-ins for electric vehicles			

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.