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## 3707–3739 Dollarton Highway, North Vancouver Sustainability and Green Measures Approach

### OVERVIEW

The proposed subdivision located at 3707–3739 Dollarton Highway is intended to meet the District's goals for sustainable development. The project owners and consultant team are committed to incorporating optimal sustainability measures throughout the project based on sound principles and measurable goals.

### PROJECT PRINCIPLES

Principles have been developed to guide the design, construction and occupancy of the finished project to address the environmental, economic and social aspects of sustainability, and are categorized as follows:

- Energy;
- Site planning;
- Transportation;
- Environmental protection;
- Water;
- Materials and Waste Management; and
- Community.

### MEASURABLE GOALS

The project team has developed a two-part system for measuring sustainability commitments as follows:

1. A Sustainable Site – all outside the building envelope commitments; and
2. Green Building Approach – for all housing.

As the team progresses through the detailed design process we will work with the District of North Vancouver staff on confirming, refining and committing to the Green Building Measures that can be achieved and finalize a formal commitment.

### PRELIMINARY SITE SUSTAINABILITY COMMITMENTS

Based on the site (outside the building envelopes) for the proposed subdivision development, the consultant team has completed a review of sustainability commitments achievable by this project.

The project owners are committed to the project achieving the following sustainability initiatives:

- Site selection does not include ALR, floodplain, rare and endangered habitat, wetland and parkland;
- Proposed development is located on a previously developed site and is adjacent to existing developments to the north and east;
- Site is within 750m of existing water service lines and sewer service lines;

- Erosion and sediment control plan during construction;
- At least 70% of the site (not including area under roof) will be permeable consisting of vegetative landscape (grass, trees and shrubs). Impermeable surfaces are designed to ensure all runoff is directed toward permanent infiltration features (vegetated swales);
- Pedestrian linkages connecting to trails and Cates Park (approximately 500m to the east);
- Site is within 400m of public transportation (TransLink bus #212);
- High-density homes will be built with an average housing density of 7 units per acre of buildable land, which reduces ecological footprint;
- Retention of existing trees where possible;
- Revegetate riparian area along watercourse and Burrard Inlet. No invasive plants will be introduced to the landscape;
- Reduce light pollution by shielding exterior lighting; and
- Hazmat surveys will be completed on existing onsite buildings prior to demolition to ensure any hazardous substances identified are disposed of properly.

### **PRELIMINARY SUSTAINABILITY COMMITMENTS FOR WOOD-FRAME HOMES**

For the wood-frame homes, the consultant team is committed to using a Green Building approach and has completed a preliminary review of sustainability commitments achievable for the project as follows:

- Employ strategies that reduce potable water use by using high-efficiency fixtures (e.g., lavatory faucets, shower heads and dual-flush toilets);
- Install windows that meet or exceed requirements for ENERGY STAR labelled windows (or windows with equivalent performance specifications);
- Install at least three ENERGY STAR labelled light fixtures or ENERGY STAR labelled compact fluorescent light bulbs in high-use rooms (kitchen, dining room, living room, family room, hallways);
- Install ENERGY STAR labelled refrigerator;
- Install motion sensor controls on outdoor light fixtures;
- Optimize use of framing material by not wasting more than 10% (by cost);
- Use building materials that are produced locally/regionally (within 750km);
- Divert 25% or more of the total materials taken off the construction site from landfills and incinerators (by weight or cost);
- Install a carbon monoxide (CO) monitor on each floor;
- Zero use of CFCs, Halons and HFCs in refrigeration and fire-suppression equipment;
- Provide controllable window and lighting systems, perimeter areas; and
- Provide daylight views for 90% of all regularly occupied areas.

*Prepared by Pottinger Gaherty Environmental Consultants, Development Planning Strategies, Forma Design Inc., Bill Curtis & Associates Design Ltd., Diamond Head Consulting Ltd., and Webster Engineering Ltd.*

*February 2008*

Application Fees

Nick:

Please see below as discussed.

Regards, Bob

**Bob Heaslip, MCIP**

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**DEVELOPMENT PLANNING STRATEGIES**

CELL - 604-219-2633

OFFICE - 604-929-2422

FAX - 604-929-2472

EMAIL - [planit54@telus.net](mailto:planit54@telus.net)

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**From:** Bob Heaslip [<mailto:planit54@telus.net>]

**Sent:** February 11, 2008 11:25 AM

**To:** Nick Ebrahim ([nebrahim2001@yahoo.ca](mailto:nebrahim2001@yahoo.ca))

**Cc:** Doug Allan ([dallan@dnv.org](mailto:dallan@dnv.org))

**Subject:** FW: Application Fees

**Importance:** High

Nick:

Below is Doug's response to my query about the Application Fee for your project. I have inserted my calculations for each portion and totalled it at the bottom, all in bold, underlined and yellow highlighted.

I will also be inserting the amount into the submission cover letter and will send that to you by separate email.

Regards, Bob

**Bob Heaslip, MCIP**

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**From:** Doug Allan [[mailto:Doug\\_Allan@dnv.org](mailto:Doug_Allan@dnv.org)]

**Sent:** February 11, 2008 9:52 AM

**To:** Bob Heaslip

**Subject:** Application Fees

For 370-3739 Dollarton Highway and the proposed subdivision into 7 new lots, the applicable fees are as follows:

1. Rezoning - \$4850
2. Development Permit for Protection of the Natural Environment - \$525 for each 10,000sq.ft. of affected site area (in this case, the entire site is designated as a DPA) + \$200 scanning fee **[SITE AREA 6996 M2 OR 75304 SQ. FT. – DIVIDED BY 10,000 SQ. = 5.5 X \$525 = \$3,937.50 + \$200. = \$4,137.50]**
3. Subdivision - Base fee of \$1050 + \$200/lot (net of 4) + 200 scanning fee. **[7 LOTS MINUS 3 EXISTING LOTS = 4 X \$200 PER LOT = \$800 + \$200 SCAN FEE + \$1,050. BASE FEE = \$2,050.]**