

DEFINITIONS

All from the Concise Oxford English Dictionary:

Guideline *n.* a general rule, principle, or piece of advice

Rule *n.* a regulation or principle governing conduct or procedure within a particular sphere

Principle *n.* a fundamental truth or proposition serving as a foundation for belief or action

Standard *n.* a required or agreed level of quality or attainment; something used as a measure, norm, or model in comparative evaluations

Regulation *n.* a rule or directive made and maintained by an authority



Environmental Guidelines

1. ENERGY

Indicator - Total annual building energy consumption (residential and commercial), GJ/sq m gross floor area

Target - 0.79 GJ/sq m average for commercial and institutional buildings; 0.44 GJ/sq m for townhouses; 0.31 GJ/sq m for multi unit residential buildings. This is based on the assumption that privately developed residential and commercial buildings achieve LEED Silver performance and all civic buildings achieve LEED Gold performance. All wood frame low rise (4 storey and below) buildings are assumed to be built to R2000 standards and concrete construction, including high rise apartments and commercial buildings are assumed to be built to Commercial Building Incentive Program (CBIP) standards.

2. WATER

Indicator - Water consumption (residential), litres/capita/day

Target - 190 lpcd based on projected reductions in water use resulting from the measures of the SEFC Green Building Strategy: dual flush toilets, low flow fixtures, drought tolerant landscaping, and high efficiency irrigation systems at the building level.

3. STORMWATER

Indicator - Effective impervious area (EIA), as % of total site area. EIA is the percentage of drainage area that is directly connected to a storm drainage system. It therefore allows for impervious surfaces that are used to collect rainwater for alternate uses such as irrigation, or for biotreatment and infiltration.

Target - 40% EIA based on Keen Engineering's "SEFC Water & Waste Management Plan", Option 1 which assumed underground parking, effective on-street parking to reduce roadway widths, and rainfall capture by green roofs, parks and open spaces.

CLIMATE CHANGE - USING THE NEW LOCAL GOVERNMENT POWERS
BASICS OF GUIDELINE PREPARATION



THE LANGUAGE OF GUIDELINES

- Care in the selection and consistency of wording
- Guidelines are not “good writing”
- “Must” versus “should”
- “Should address” and “should consider”
- “Are encouraged to”
- “It would be desirable”
- Should “demonstrate that” and “include a response to”



THINGS TO KEEP IN MIND WHEN PREPARING GUIDELINES

- Should be in clear, accessible, non-technical language
- Should be affordable and cost-effective for both developers and the municipality
- Should be marketable and liveable within the context of each specific community
- Should encourage and not prevent good design and innovation
- Should recognize a range of different conditions: small versus large sites, downtown versus low density etc.
- Should be possible to review and assess both design intent and implementation
- Should be enforceable and have an associated monitoring process



THINGS TO KEEP IN MIND WHEN PREPARING GUIDELINES

- Should be defensible
- Should be based on sound and appropriate research
- Should be consistent with current municipal policy and plans
- Should not duplicate other, higher level documents
- Should be supported by Council, senior staff, and the public
- Should not repeat directions that are embedded in other more carefully prepared and regularly updated guidelines
- Should be coherent and internally consistent
- Should be in clear, accessible, non-technical language



TYPES OF GUIDELINES

1. PRESCRIPTIVE

Guidelines that are specific about what is expected: "Buildings should not be less than three storeys in height."

2. PERFORMANCE

Guidelines that describe the results that are expected and leave open the choice of how to attain those results (example of Southeast False Creek: "Visions, tools and targets: environmentally sustainable development guidelines for Southeast False Creek", the Sheltair Group).

3. PROCESS RELATED

Guidelines that set out a process that development proponents should follow and demonstrate results during the application process (examples of site analysis and riparian regulations processes from West Vancouver). Process is key for technical guidelines.

