

CHECKLIST FOR EVALUATION OF DEVELOPMENT APPLICATIONS

(Form 2: Checklist for Evaluation)

Encouraged	Acceptable	Issues/Concerns	Special Considerations	Evaluation Factor	Evaluative Considerations
<i>Check only one box</i>					
				A. Description of the Project: A desirable mix of type and tenure of dwellings in an appropriate location.	Overall assessment based on provision of rental accommodation multi-family or cluster housing encouraged over traditional single family and compatibility with adjacent uses
				B. Existing and Proposed Density: A proposed density comparable to or greater than existing and surrounding zoning which offers benefits in terms of affordability and/or accommodation for target groups.	Density increases which enable young families, seniors and rental households to stay in Central Saanich might include a 100% increase for a house with a 'mortgage helper' suite, or an increase that provides extra units in partnership with a non-profit organization or other innovative solutions.
				C. In support of the District's Housing Objectives: Housing needs and affordability challenges are met.	The degree to which the target groups and housing types identified in the District's objectives are met, e.g. young families, independent seniors and/or rental households
				D. Site features & amenities included in the development: Amenities provided and site features preserved.	Preservation of site features and provision of amenities are encouraged
				E. Special Innovations	Evidence of innovation, e.g. design through site plan/drawings; financing arrangements or partnerships supported by letter/documentation.
				F. Compatibility with neighbourhood: No unacceptable or incompatible characteristics.	The extent to which characteristics fall within the "encouraged" category of neighbourhood compatibility.
				G. Access to services	Services which are needed by the residents of the proposed developed are available and well located.
				H. Impact on neighbourhood services: Few or minimal impacts.	Space is available in schools/parks/recreation facilities. This evaluative consideration would apply primarily to larger scale developments.
				I. Consultation/Communication with neighbourhood residents: Neighbours have been consulted and their concerns addressed.	Strong effort (e.g. info sheet, community & individual meetings with neighbours, use of a website) is encouraged. Where homeowners are proposing to develop a secondary suite, discussion with neighbours is encouraged, and where possible letters of support indicating discussion.
				Total Checks	

Encouraged:

The proposal is one which responds effectively to the District's housing needs in a way that includes many of the design elements and development processes that are listed as 'encouraged' in the Guidelines and Checklist. This type of project could be a model for others.

Acceptable:

The proposal responds to the District's housing needs and meets the basic criteria for acceptability .

Issues and Concerns:

The proposal may not meet housing needs or may raise issues and concerns in regard to compatibility, or other criteria.

Special Considerations:

The proposal may raise issues and concerns but can be given special consideration due to site conditions, special needs, or opportunities for innovations.

