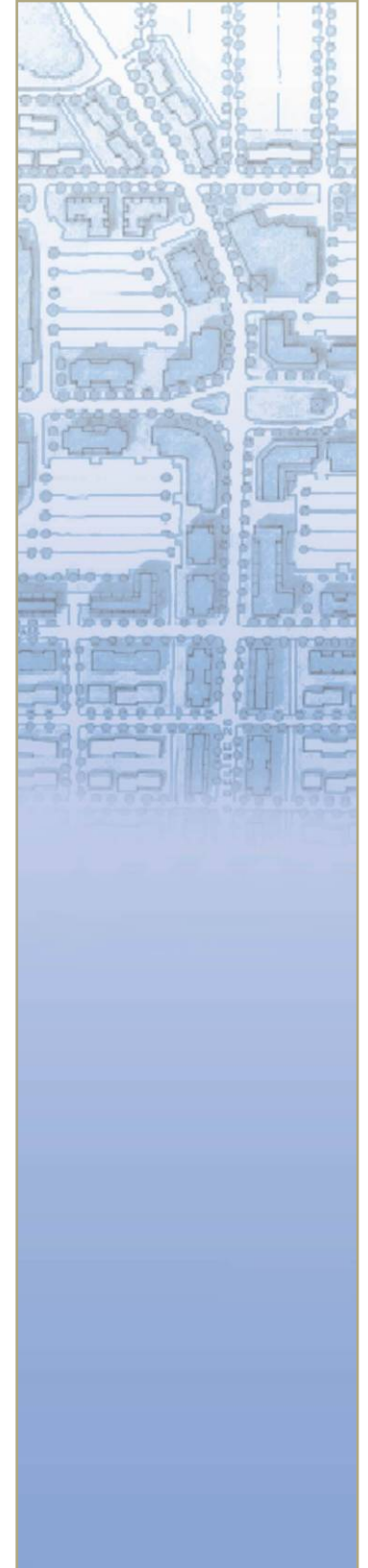
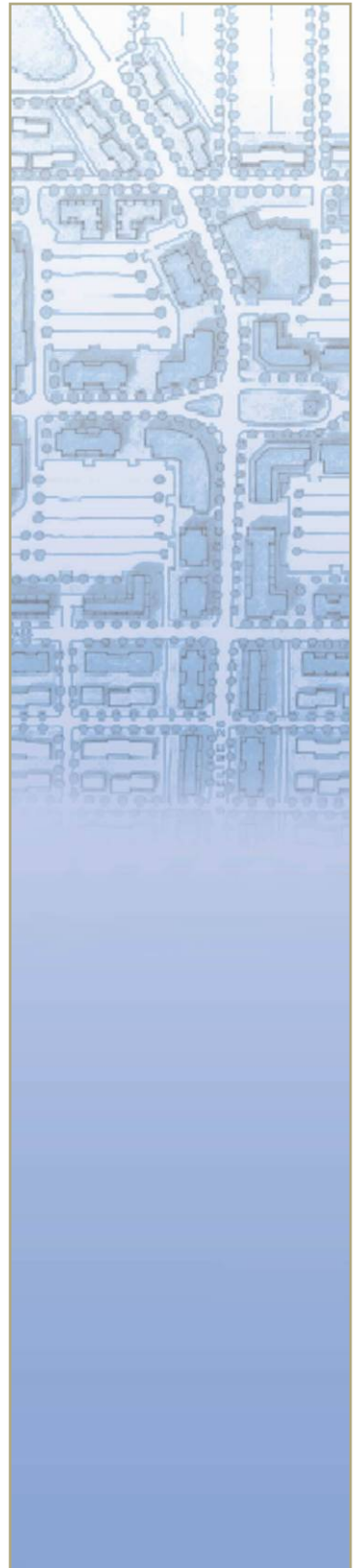


APPENDIX A
GUIDELINE # 1
NEIGHBOURHOOD GUIDELINES

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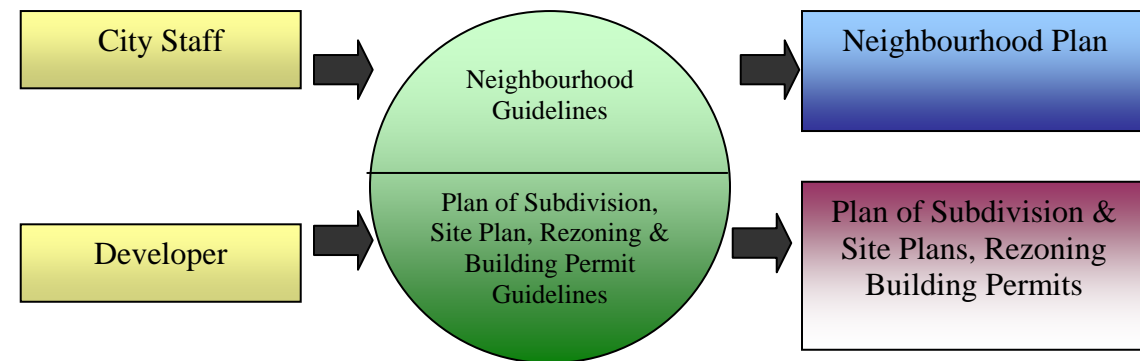
GUIDELINE USER MANUAL - SUSTAINABLE DEVELOPMENT
GUIDELINES

The following sections describe the Pickering Sustainable Development Guidelines for neighbourhoods and subdivisions/sites/buildings, and explain how to use the Guidelines.

0.1 WHO SHOULD USE THE GUIDELINES

These Guidelines are intended to be used by landowners, developers, consultants, designers, builders and City of Pickering staff. The Guidelines apply to two levels of detail in the planning process: one set of Guidelines, **Guideline #1**, for the preparation of neighbourhood plans (typically undertaken by the City) and a second set of more detailed Guidelines, **Guideline #2**, for plans of subdivision, site plans, rezoning and building permits (undertaken by developers/land owners/builders). The Guidelines are intended to apply to all new development – residential and employment for infill, redevelopment and new designated urban areas. Most applications in the City proceed in two phases. First, a Neighbourhood Plan is completed for a large area defining the street pattern, land use mix, phasing and servicing. Second, individual Plans of Subdivision and then Site Plans and Building Permits are pursued for blocks, lots and sites within the neighbourhood. Rezoning applications are also needed in some cases. These applications apply more detail to individual sites or blocks within a neighbourhood plan. Developments within the existing built boundary will typically not go through the neighbourhood plan phase. **Figure 2** graphically illustrates the process.

Figure 2: Who Uses The Guidelines And What Are They Used For?



0.2 DESCRIPTION OF THE GUIDELINES

As explained in **Section 0.1** there are two sets of Sustainable Development Guidelines. **Guideline #1** pertains to the preparation of neighbourhood plans. Guideline #2 is to be used for development of plans of subdivision, site plans, rezoning and building permits. Each set of Guidelines is divided into the following categories:




- Pre-Consultation;
- Environmental Protection;
- Location of Development/Selection of Lands;
- Design of Development, Land use and Distribution;
- Design of Development, Density and Compact Built Form;
- Design of Development, Connections;
- Resource Efficiency; and,
- Evolution/Monitoring.

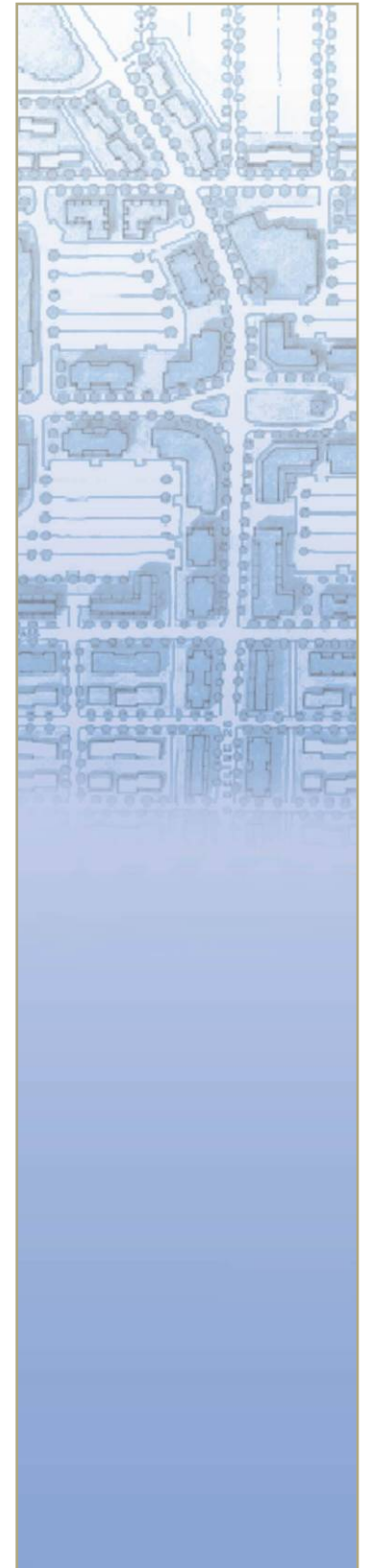
The Guidelines for plans of subdivision, site plans, rezoning and building permits also contain a section for Pedestrian Oriented Communities.

0.3 HOW TO USE THE GUIDELINES




Each guideline includes a combination of required and optional design criteria. The Required criteria are mandatory and must be met. No points are assigned for the required criteria.

For Guideline #1, the applicant may choose among the optional criteria to meet the following point targets:

- Level 1: 13 points 
- Level 2: 29 points 
- Level 3: 35 points 



For Guideline #2, the applicant may choose among the optional criteria to meet the following point targets:

Level 1: 19 points	
Level 2: 41 points	
Level 3: 80 points	

Level 1 is considered to be the minimum level of points required by all plans.

For Guideline #2, the intent is to meet Level 1 through a series of approvals. The mechanics for implementation of the Guidelines is intended to be developed through testing of and consultation on the Guideline.

Proponents of projects who exceed Level 1 will receive recognition by the City. Other benefits of meeting Levels 2 or 3 include marketing opportunities, possible access to provincial/federal or other green funds and the personal gratification of contributing to an improved quality of life and healthier environment. During the upcoming consultation on the Guidelines, the City intends to explore other incentives to encourage implementation of optional sustainable development elements.

The intent of the optional criteria is to allow flexibility for the applicant to choose criteria that reflect the unique character of the area/site and business or marketing plan of the applicant. The minimum optional level of points is considered to be easily achievable with minimum extra cost to the developer.

Applicants will demonstrate compliance with the criteria through the applications, designs and reports they submit to the City Planning & Development Department. For some criteria, consultation with the Toronto Region Conservation Authority will also take place to judge compliance. The criteria have been designed to allow a great deal of flexibility for applicants to be creative, innovative and to move beyond the boundaries of conventional design and development to demonstrate sustainable outcomes.

The City of Pickering will judge conformance with the criteria for each application received. Neighbourhood plans are typically completed by the City in consultation with affected land owners. Guideline #1 will be met through this process. The criteria in Guideline #2 will be met through the succession of applications at the site level, typically beginning with a Plan of Subdivision and ending with a Building Permit. Guideline #2 is designed to be flexible so that it applies to infill and redevelopment as well as development in designated urban areas.

The following provides examples of how the Guidelines will apply. The number which precedes each guideline, (such as 7.3 in example 1) refers to the section in the table where you will find the complete guideline, which includes the policy, status (required or optional), points allocation and graphics. Note that not all applications will apply to all development projects.

Example 1: Pedestrian Safety and Comfort, Guideline #1

This guideline mandates that local street sections will be designed for both pedestrians and automobile use in a safe manner. The “R” indicates that this is a required element, applicable to the preparation of all Neighbourhood Plans. Since it is a required element, no points are awarded for meeting this guideline.

7.3 PEDESTRIAN SAFETY AND COMFORT (R)

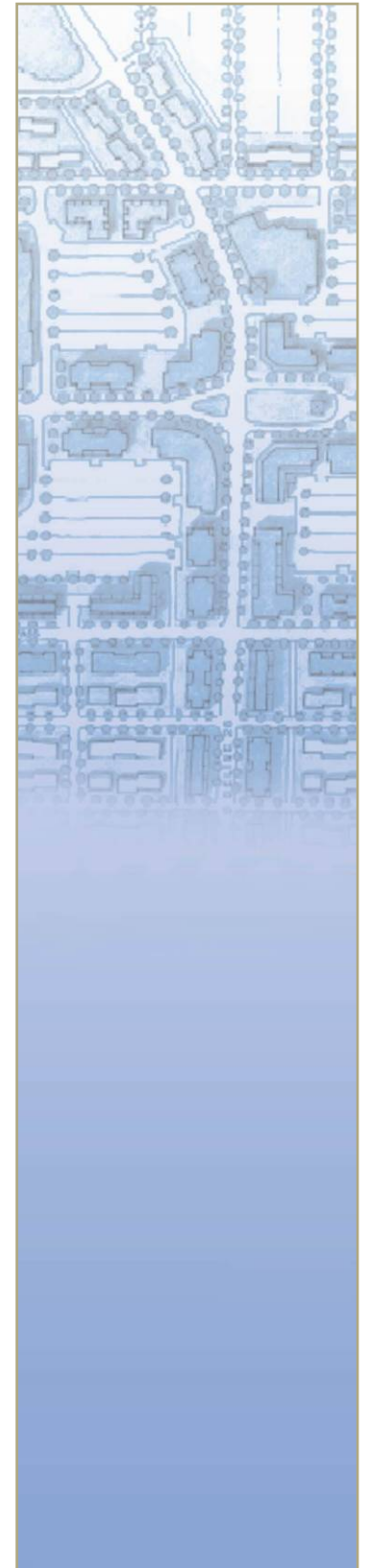
- *The plan establishes that local street sections will be scaled to achieve functional requirements while promoting an intimate pedestrian scale, slow traffic and optimized land use efficiency (refer to Section 6.3 of Plan of Subdivision/Site Plan Target for more details).*

Example 2: Pedestrian Safety and Comfort, Guideline #2

This guideline is related to the example described above and provides an additional level of detail that cannot be addressed in the Neighbourhood Plan scale. The guideline provides specific measurements that will allow local streets to be designed for pedestrian safety and comfort, while maintaining the functional requirements of the road. The “R” indicates that this is a required element.

7.3 PEDESTRIAN SAFETY AND COMFORT (R)

- *The plan designs local residential streets to achieve functional requirements while promoting an intimate pedestrian scale, slow traffic and optimized land use efficiency, including:*
 - *minimum of 18m right-of-way assuming 8.5m pavement width,*
 - *utilities in common trench;*
 - *sidewalk on one side only when density along street is less than 30 upnh;*
- *Further reduction from 18m with municipal approval (A rear lane system may offer the opportunity for some utilities to be located along the lane thereby allowing the street R.O.W. to be reduced);*
- *The plan will also accommodate streetscape amenities such as:*
 - *benches;*
 - *street trees;*
 - *pedestrian scaled street lighting;*
 - *shelter at public areas such as awnings, arcades and setbacks; and,*
 - *curb cuts at intersections for accessibility.*



Example 3: Energy Efficient Appliances, Guideline #2

This guideline is applicable at the building permit application stage of the planning process. The guideline is also an optional item, meaning that it is not required. The guideline is worth three points.

8.3 ENERGY EFFICIENT APPLIANCES (O)

- *Where the builder is providing appliances, all Energy Star eligible appliances must be Energy Star compliant.*

Example 4: Natural Habitat Protection, Guideline #1

This guideline is a general measure for capturing any efforts related to natural habitat protection that exceed the current provincial requirements. This is an optional guideline worth three points.

2.14 NATURAL HABITAT PROTECTION (O)

- *The plan goes beyond provincial requirements and contains extraordinary provisions to restore natural habitat on and off-site. Achievement will be evaluated by the City in consultation with TRCA.*

Example 5: Native Species and Planting

This guideline is a more specific policy that builds upon the one described in Example 4 above. The guideline is optional and offers a range of points (from 2-4) for incorporating varying amounts of native species into the project.

2.21 NATIVE SPECIES & PLANTING (O)

- *The project uses native species for 50% of the landscaped area.*
OR
- *The project uses native species for 75% of the landscaped area.*
OR
- *The project uses native species for 100% of the landscaped area.*
OR
- *The project incorporates a site design for native species documented in a Landscape Master Plan.*

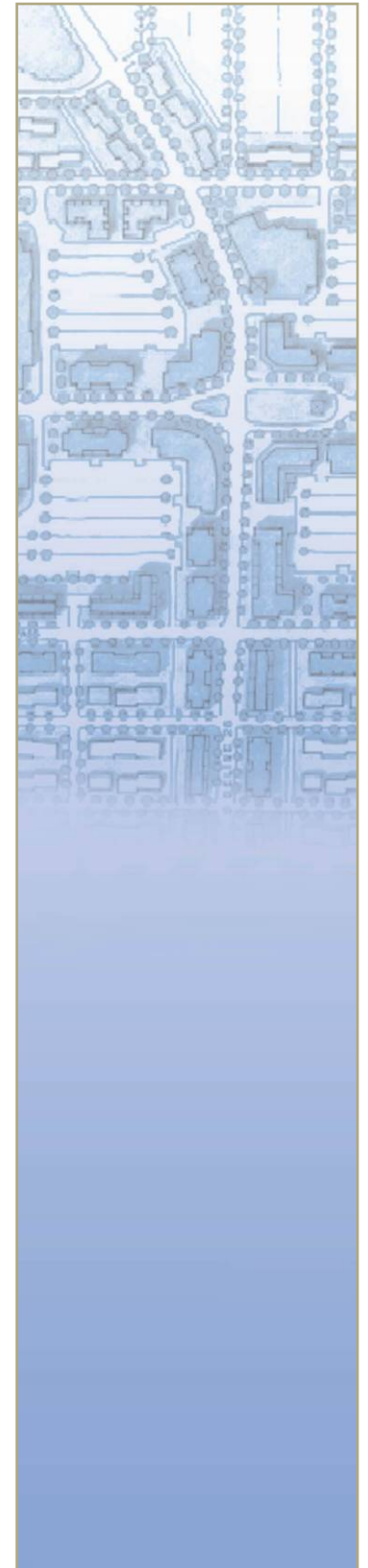
0.4 THE GUIDELINES

Each guideline contains four main columns entitled:

- **Guideline** (This column provides a description of the specific guideline and its status as either a required or optional guideline.);
- **Points** (If the guideline is optional, this column will contain a number which indicates the number of points allotted to the corresponding guideline.);

- **Rationale** (This column provides a brief rationale, emphasizing any local, regional and/or provincial policies that provide a basis for the specific guideline.);
- **Untitled** (This fourth column will occasionally include a graphic illustrating the guideline.).


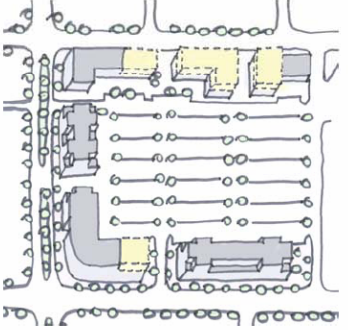
The following page contains a graphic which illustrates how to read the Guidelines.



*Guideline #2: Draft Sustainable Design Guidelines
Plan of Subdivision, Site Plan Approval, Rezoning and Building Permit Performance Targets*

*R = Required
O = Optional*

*Total Points
Level 1 = All required elements, plus a minimum of 19 points
Level 2 = All required elements, plus a minimum of 41 points
Level 3 = All required elements, plus 80 points*

GUIDELINE	POINTS	RATIONALE
<p>5.4 INCREASED DENSITY AND MIXED-USE (O)</p> <ul style="list-style-type: none"> The project exceeds the minimum densities above to achieve residential density of at least 100 upha. <p>AND</p> <ul style="list-style-type: none"> The project, for commercial retail developments provides a required minimum floor space index of 0.50 FSI and for commercial office developments provides a required minimum floor space index of 1.0 FSI; <p>OR</p> <ul style="list-style-type: none"> The project for a mixed-use development exceeds a combined residential/commercial density of 1.4 FSI with a minimum of 0.25 FSI of commercial components. 	5	<ul style="list-style-type: none"> Mixed use development is encouraged whenever possible. A minimum of 2 storeys should be encouraged, which at 0.35 could occur at visible/corner locations of a development.  <p>Multiple unit dwelling</p>
<p>5.5 FUTURE INTENSIFICATION (R)</p> <ul style="list-style-type: none"> The plan features the following with respect to future intensification: <ul style="list-style-type: none"> Along major mixed-use corridors and at focal nodal areas, whenever phased development is proposed, the plan implements The Master Development Concept required for the neighbourhood plan. Future intensification and mixed use is accommodated for in initial phases through the following measures: <ul style="list-style-type: none"> The plan contains a concept plan for future intensification (to be registered on title in agreement) approved through development guidelines for lands; Restrict the establishment of certain long term, low intensity uses (such as gas stations) at key intersections for 		<ul style="list-style-type: none"> To promote compact urban form ensure that the project has potential for future intensification when development is to be phased and that initial phases of development do not preclude intensification; 

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Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

R = Required (through Provincial, Regional or Local Policy)
O = Optional

Total Points
Level 1 = All required elements, plus a minimum of 13 points
Level 2 = All required elements, plus a minimum of 29 points
Level 3 = All required elements, plus 35 points



Minimum Level Needed for Approval

GUIDELINE

POINTS RATIONALE

1.0 PRE-CONSULTATION

1.1 COMPLETION OF EXTENSIVE PRE-CONSULTATION ON SUSTAINABILITY ELEMENTS (O)

- The proponent can demonstrate a pre-consultation process that exceeds *Planning Act* or other approval requirements and obtained input regarding the sustainable community planning elements in the Guideline.

2

- Consultation helps to build support for sustainable community development and will enhance the potential for long-term implementation of the strategies.

2.0 ENVIRONMENTAL PROTECTION

2.1 WATERSHED AND SUB-WATERSHED PLANNING (R)

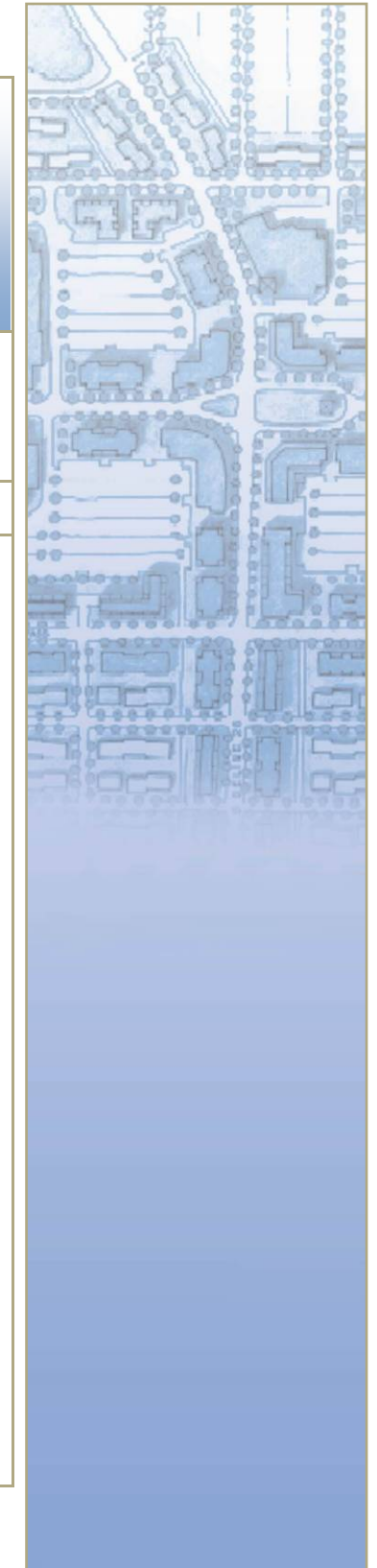
- The plan implements objectives and targets for comprehensive environmental protection identified in watershed and/or sub-watershed plans completed for the entire planning area prior to development of the neighbourhood plan.

- Watershed and sub-watershed planning provides the foundation for environmental planning in southern Ontario. Sustainability strategies for a particular development should build on the objectives and targets of this bio-regional scale analysis.

2.2 MASTER ENVIRONMENTAL SERVICING PLAN (MESP) (R)

- A Master Environmental Servicing Plan is completed as part of the neighbourhood planning process covering as a minimum the following outlined in the Draft TRCA Generic Requirements for MESPs (2003) or succeeding documents.

- A MESP is a comprehensive analysis that integrates information on the natural heritage system with hard infrastructure requirements in a manner that ensures both protection of the function of the natural system and a cost effective and efficient infrastructure plan. An MESP is required for neighbourhood scale development in Pickering.



Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

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Level 3 = All required elements, plus 35 points



Minimum Level Needed for Approval

GUIDELINE

POINTS

RATIONALE

2.3 CONSERVATION AUTHORITY REGULATIONS (R)

- The Neighbourhood Plan reflects and implements the objectives and targets of all Conservation Authority regulations including the *Generic Regulations* of the Conservation Authority.

2.4 OAK RIDGES MORAINÉ PLAN (R)

- The Neighbourhood Plan reflects and implements the objectives and targets of the *Oak Ridges Moraine (ORM) Plan*.

2.5 GREENBELT PLAN (R)

- The Neighbourhood Plan reflects and implements the objectives and targets of the *Provincial Greenbelt Plan*.

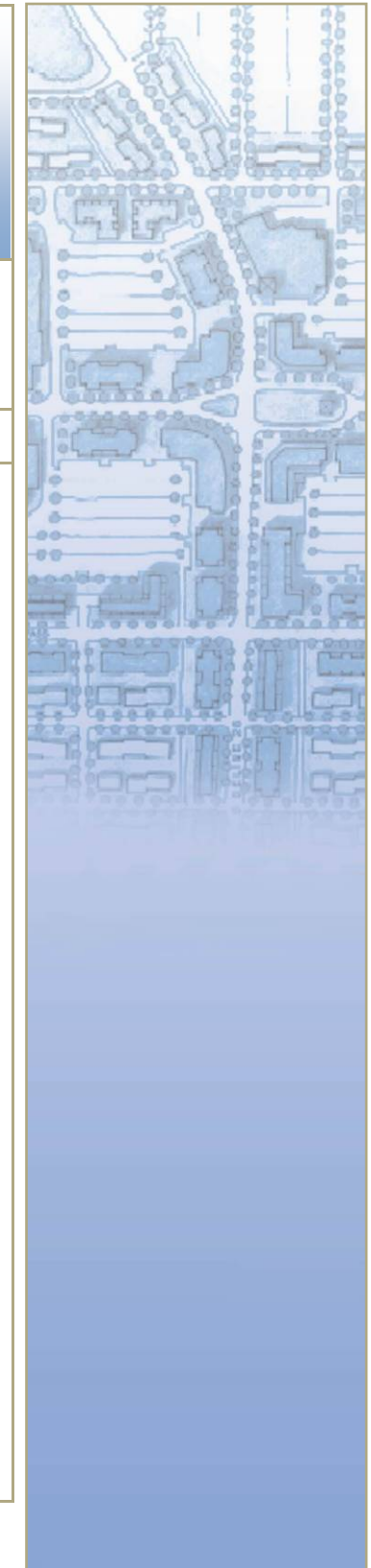
2.6 CONFORMANCE TO PROVINCIAL POLICY STATEMENT (PPS) FOR BUILDING STRONG COMMUNITIES (R)

- The Neighbourhood Plan reflects the requirements and intent of the PPS with respect to building strong communities.

2.7 CONFORMANCE TO PROVINCIAL POLICY STATEMENT (PPS) FOR WISE USE AND MANAGEMENT OF RESOURCES (R)

- Neighbourhood plan reflects requirements and intent of the PPS with respect to :
 - Natural heritage
 - Water
 - Agriculture
 - Minerals and petroleum
 - Mineral aggregate resources

- All developments must adhere to the Generic Regulations as a requirement of approval.
- All developments must adhere to the ORM Plan as a requirement of approval.
- All developments must adhere to the Greenbelt Plan as a requirement of approval.
- All developments must conform to the PPS as a requirement of approval.
- All developments must conform to the PPS as a requirement of approval.



Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

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Total Points
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Level 3 = All required elements, plus 35 points



Minimum Level Needed for Approval

GUIDELINE

POINTS

RATIONALE

- Cultural heritage and archaeology

2.8 CONFORMANCE TO PROVINCIAL POLICY STATEMENT (PPS) FOR PROTECTING PUBLIC HEALTH AND SAFETY (R)

- Neighbourhood plan reflects requirements and intent of the PPS with respect to :
 - Natural Hazards
 - Human Made Hazards

2.9 WATER BALANCE AND SOURCE WATER PROTECTION (R)

- The plan establishes targets for water balance, flood control, erosion control, water quality and source water protection including targets for stormwater volumes, peak flow rates, suspended solids removal. The plan is also supported by an engineering study establishing water balance, base flow and source water protection targets for the lands subject to the Neighbourhood Plan e.g. maintain pre-development infiltration rates, pre-development runoff volumes.

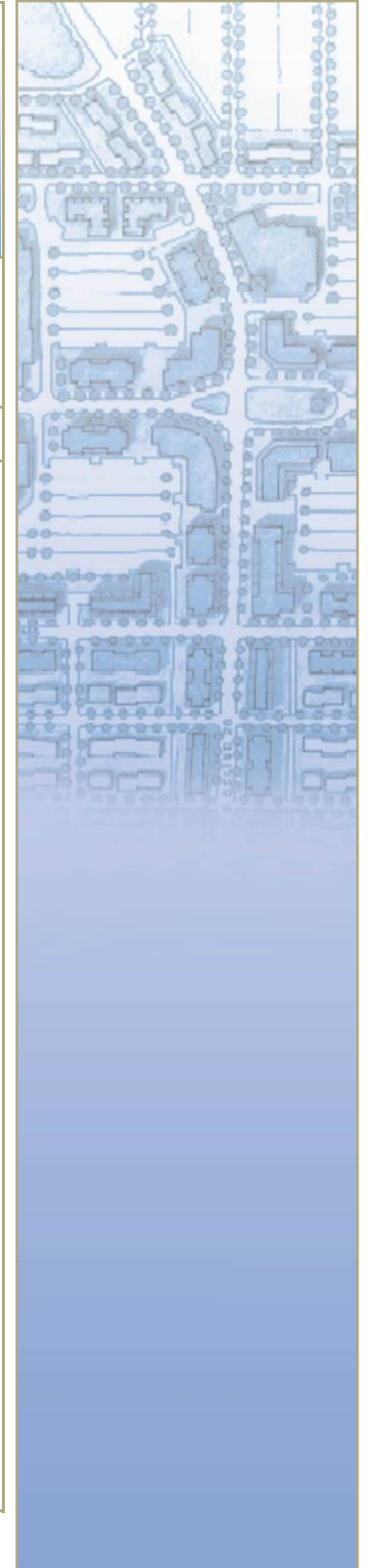
2.10 GROUND WATER PROTECTION PLANS (R)

- The lands subject of the plan are NOT an area of high ground water vulnerability (as defined in an area ground water protection study)

OR

- The lands subject of the plan are located on an area of high ground water vulnerability, but meet established targets, and comply with use prohibitions.

- All developments must conform to the PPS as a requirement of approval.
- The Neighbourhood plan should implement the MESP Guidelines of the Conservation Authority and clearly provide guidance for water quality and quantity protection to be implemented through future development plans.
- Ground water protection plans have been completed for most of southern Ontario including the City of Pickering. Individual plans must adhere to these plans to meet PPS requirements as well as to ensure the long-term health of the ground water system.



Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

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Level 2 = All required elements, plus a minimum of 29 points
Level 3 = All required elements, plus 35 points



Minimum Level Needed for Approval

GUIDELINE

POINTS

RATIONALE

2.11 INTEGRATED ENVIRONMENTAL SYSTEMS PROTECTION (O)

- Plan contains innovative elements that integrate various environmental objectives. Innovation will be evaluated by the City in consultation with TRCA.

3

- An important overall objective for planning is to consider the interrelationships among system elements in achieving a high level of overall sustainability. One example would be to design public spaces to enhance aesthetic and natural heritage values as well as meet surface and ground water balance targets and reduce water and energy consumption.

2.12 EXCEEDING REGULATORY REQUIREMENTS (O)

- Plan goes beyond requirements of Provincial or Conservation Authority requirements in a deliberate attempt to protect the features and functions of the natural heritage system. Achievement of this target will be evaluated by the City in consultation with TRCA.

3

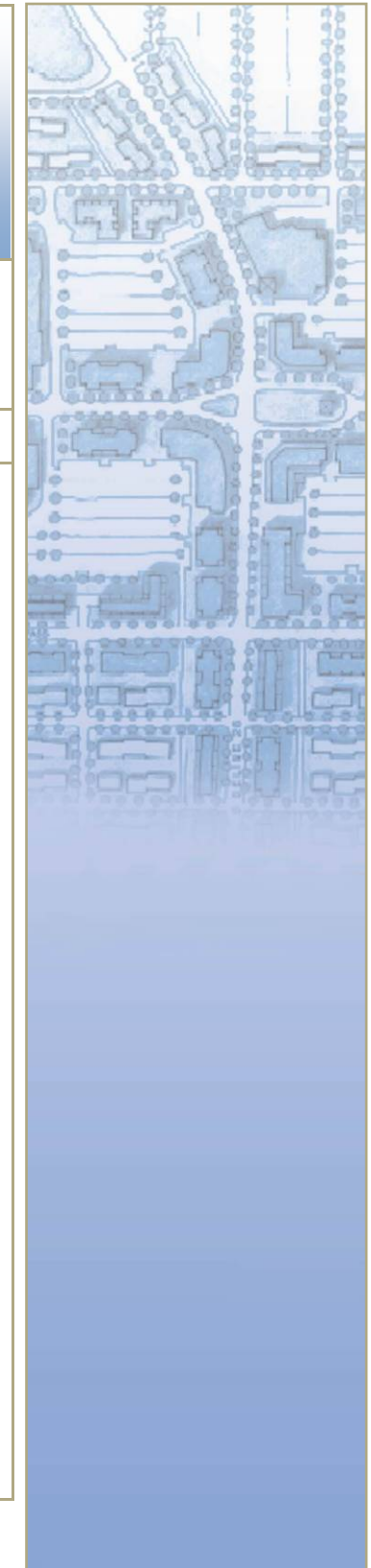
- One objective of the Guidelines is to “move the yardstick” with respect to sustainable design. Existing provincial regulation and policy define comprehensive requirements that contribute to sustainability. The City would like to encourage proposals that go beyond these regulated standards and show commitments and innovation with respect to protecting the natural heritage system within the existing built area (through infill/redevelopment) or in new development areas. Examples may include advanced urban forestry practices, enhanced buffers, integrated stormwater management and park/open space system elements. The TRCA will provide input and advice on this performance target.

2.13 BIODIVERSITY PROTECTION AND ENHANCEMENT (O)

- Plan goes beyond requirements of Federal, Provincial or Conservation Authority legislation and requirements in a deliberate attempt to protect and enhance biodiversity through an

3

- The protection of rare species and ecological communities maintains and enhances biodiversity. The protection of rare species and ecological communities is supported by the



Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

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Level 2 = All required elements, plus a minimum of 29 points
Level 3 = All required elements, plus 35 points



Minimum Level Needed for Approval

GUIDELINE

POINTS

RATIONALE

aquatic and terrestrial natural heritage strategy. Achievement will be evaluated by the City in consultation with TRCA.

2.14 NATURAL HABITAT PROTECTION (O)

- The plan goes beyond provincial requirements and contains extraordinary provisions to restore natural habitat on and off-site. Achievement will be evaluated by the City in consultation with TRCA.

3

Provincial Policy Statement. Exceptional design to protect and enhance biodiversity will be recognized through this criterion.

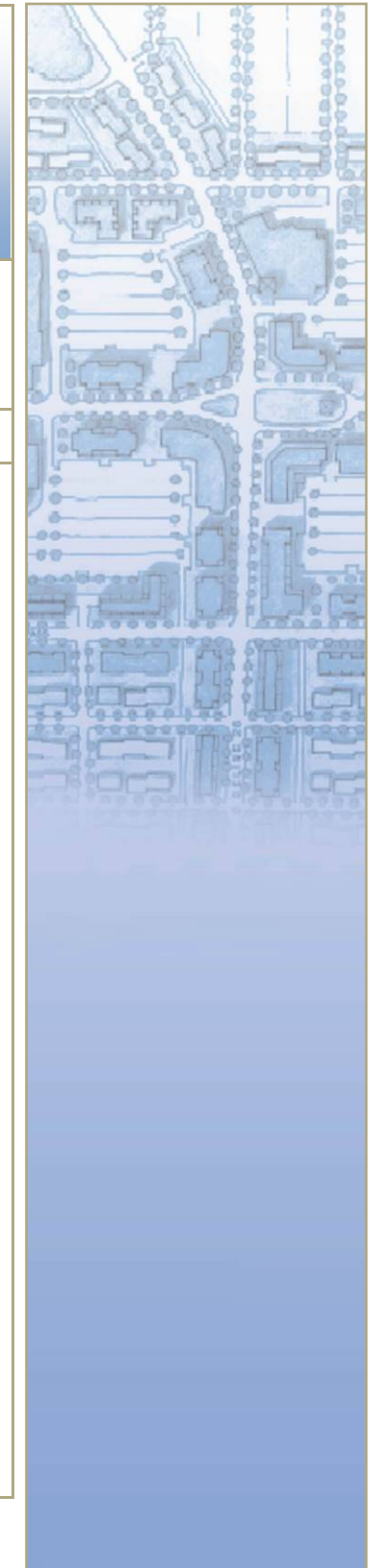
- One objective of the Guidelines is to “move the yardstick” with respect to sustainable design. Existing provincial regulation and policy define comprehensive requirements that contribute to sustainability. The City would like to encourage proposals that go beyond these regulated standards and show commitments to innovation with respect to protecting the natural heritage system within the existing built area (through infill/redevelopment) or in new development areas. The TRCA will provide input and advice on this performance target.

2.15 COMPENSATION FOR UNAVOIDABLE EFFECTS (O)

- In order to compensate for any unavoidable impacts of the plan (e.g. road/utility crossings of features), the Neighbourhood Plan establishes the opportunity to restore native habitat off-site or purchase of land or conservation easements on off-site locations equal to or larger than 100% of the area impacted by the project or three hectares, whichever is larger. The plan also includes provisions for the long-term protection of these areas. The land selection will be conducted with the conservation authority and possibly the MNR and should reflect the larger area Conservation Authority or Municipal natural heritage systems plan mapping and objectives, be within the same watershed as the project and be identified as important for conservation for natural or cultural

5

- Some impacts to natural heritage are unavoidable in order to provide for needed linear public infrastructure facilities. These impacts can be offset through off-site habitat restoration or purchase.



Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

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Total Points
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Level 2 = All required elements, plus a minimum of 29 points
Level 3 = All required elements, plus 35 points



Minimum Level Needed for Approval

GUIDELINE

POINTS

RATIONALE

purposes. Achievement will be evaluated by the City in consultation with TRCA.

2.16 NET ENVIRONMENTAL GAIN (O)

- The Neighbourhood Plan establishes extraordinary opportunities to achieve a net environmental gain to the watershed to compensate for any unavoidable impacts (e.g. road/utility crossings of features, CO₂ production, habitat/foodland loss). Achievement will be evaluated by the City in consultation with TRCA.

3

- One objective of the Guidelines is to “move the yardstick” with respect to sustainable design. This target provides an opportunity for proponents to apply innovation in design to produce a net gain to the watershed through the development process. The TRCA will provide input and advice on this performance target.

2.17 PRESERVE NATURAL CORRIDOR CROSSINGS (R)

- The Neighbourhood Plan preserves the integrity of natural corridors where crossings are unavoidable.

2

- Linked open space systems have numerous benefits including encouraging healthy habits, habitat continuity, aesthetic improvement and encouraging non-auto modes of travel.

2.18 PESTICIDE AND FERTILIZER USE (O)

- The Plan recommends safe and minimal use of pesticides and fertilizers.
- The plan incorporates a program for landowner education and outreach on safe pesticide and fertilizer use.

- Reduced pesticide and fertilizer use contributes to improved water quality, a healthy environment and safer habitats for vegetation and wildlife species.

2.19 CENTRAL PICKERING DEVELOPMENT PLAN (R)

- The Neighbourhood Plan’s developable lands are located within the developable areas of the Central Pickering Development Plan.

- Provincial legislation establishes a permanent agricultural preserve that prevents future urban development on these lands.

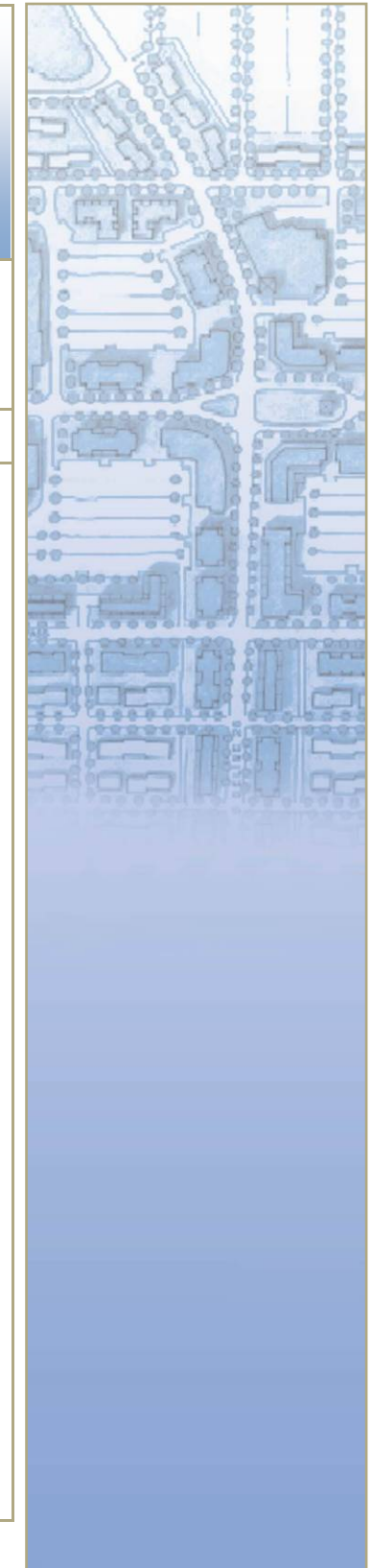
2.20 FARMLAND PRESERVATION (O)

- The developable portions of the plan area do not contain any prime agricultural areas or specialty crop areas.
- The developable lands subject of the plan are located on lands with

2

2

- The PPS defines a process and requirements for protection of farmland in Ontario. These targets build on these PPS requirements to encourage protection of prime agricultural land.



Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

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Total Points
Level 1 = All required elements, plus a minimum of 13 points
Level 2 = All required elements, plus a minimum of 29 points
Level 3 = All required elements, plus 35 points



Minimum Level Needed for Approval

GUIDELINE

POINTS

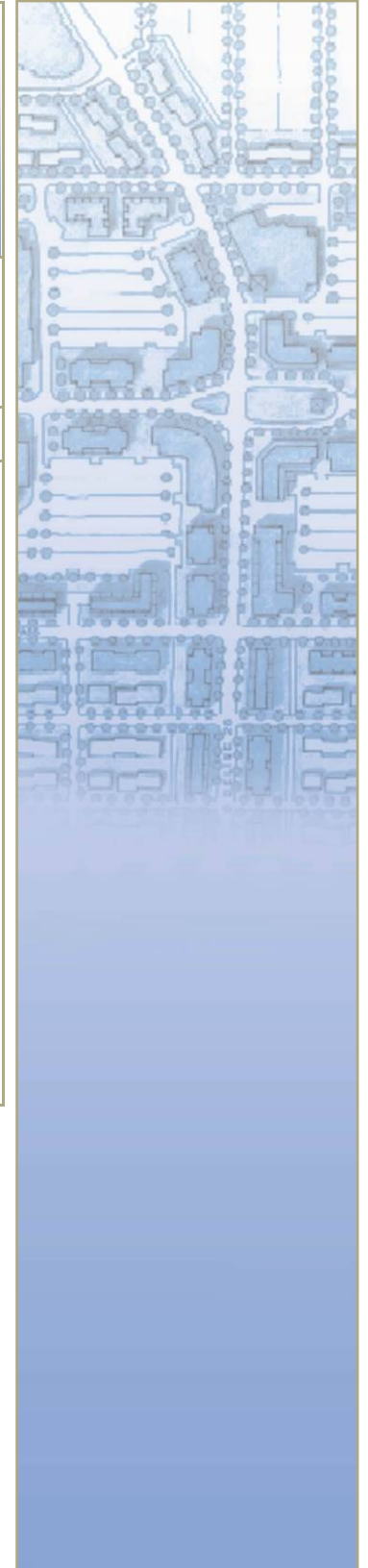
RATIONALE

no more than 25% prime agricultural land.

- The developable lands subject of the plan are located on a site with greater than 25% prime agricultural land and purchase or conservation easements on off-site land equal to the area of the impacted prime agricultural land or three hectares which every is larger are provided. 75% of the preserved parcel must be covered by prime agricultural lands and this parcel of land must be preserved in perpetuity and must be within the municipality of the development area. The land selection will be conducted with the conservation authority and possibly the Ministry of Natural Resources or Ministry of Agriculture and should reflect the larger area Conservation Authority or Municipal natural heritage systems plan mapping and objectives, be within the same watershed as the project and be identified as important for conservation for agricultural, natural or cultural purposes.
- In addition to meeting PPS requirements, the plan incorporates measures to enhance the viability of preserved farm operations within the plan area or adjacent to the plan area.

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Guideline #1: Draft Sustainable Development Guidelines Neighbourhood Guidelines

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O = Optional

Total Points

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Minimum Level Needed for Approval

GUIDELINE

POINTS

RATIONALE

3.0 LOCATION OF DEVELOPMENT/SELECTION OF LANDS

3.1 SITE LOCATION (R)

The lands subject of the Neighbourhood Plan are located:

- within the existing Urban Growth Centre¹

OR

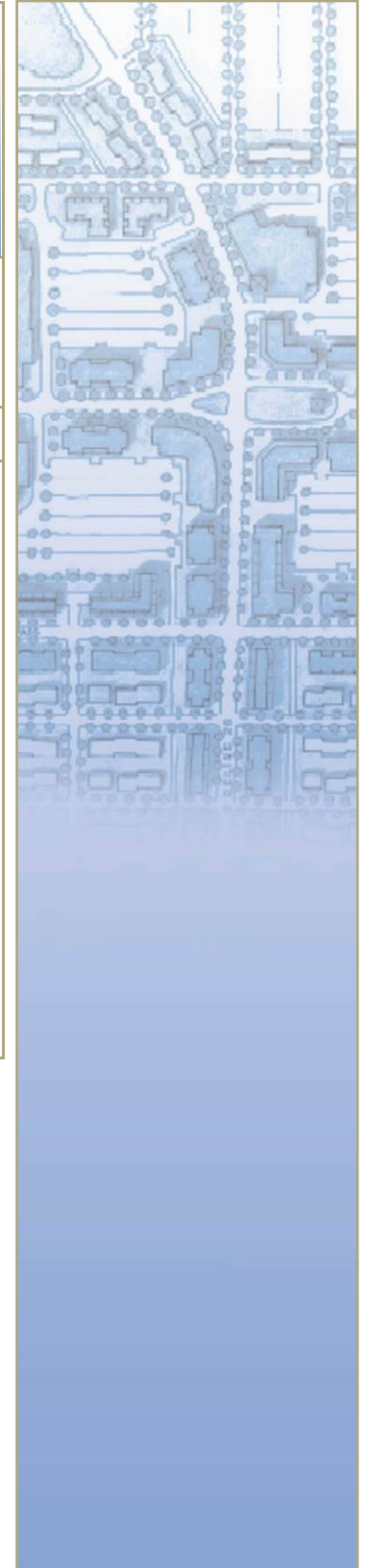
- on other lands endorsed by Council that support Pickering's objectives for sustainable growth.

OR

- within the employment lands or residential neighbourhoods for Seaton, as shown in the Central Pickering Development Plan.

- The Provinces' Growth Plan for the Greater Golden Horseshoe directs future growth to Urban Growth Centres and lands within the existing built boundary (which can include previously developed sites and brownfield sites). The Provincial Policy Statement directs new greenfield development to areas that are adjacent to existing development.

¹ Urban Growth Centres are areas: a) for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses; b) that accommodate and support major transit infrastructure; c) that serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses; and d) that accommodate a significant share of population and employment growth. (Growth Plan for the Greater Golden Horseshoe 2006).



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GUIDELINE

POINTS

RATIONALE

3.2 SITE TYPOLOGY (O)

The lands subject of the Neighbourhood Plan are located:

- on previously developed urban lands at a higher density
- OR
- on a greenfield site adjacent to existing development
- OR
- on a vacant infill site
- OR
- on a brownfield site that was either undeveloped or previously developed and may be contaminated. Usually these are former industrial or commercial properties that may be underutilized, derelict or vacant.

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3

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- Directing a portion of growth to lands within the built boundary through intensification and infilling helps to make better use of existing infrastructure, is consistent with the City of Pickering's approach to sustainable development, eliminates the impacts of unplanned expansion (sprawl) and is consistent with policies of the Regional Official Plan and the City's existing official plan. Similarly, if new urban lands are needed, sequential development next to existing urban development and services is preferred over "leap frog" unconnected urban development.

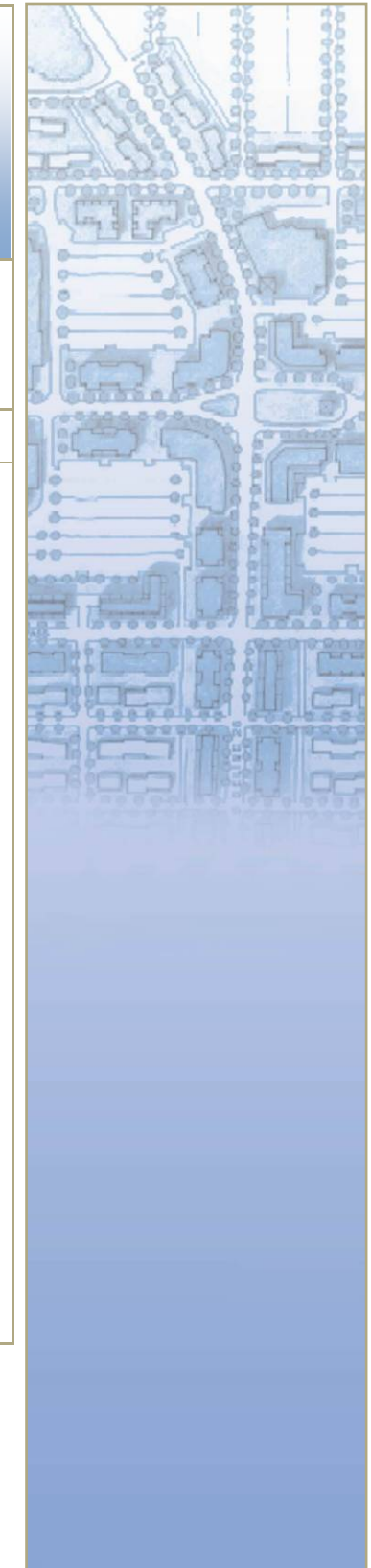


Brownfield site

3.3 INFRASTRUCTURE EFFICIENCY (R)

- The lands subject of the plan abut existing water and sewer service;
- OR
- The lands subject of the plan are located within an area planned for water and sewer service.

- The Provincial Policy Statement directs new development to areas which have or are planned to have the necessary infrastructure (water, sewer services for an example) to accommodate growth.



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GUIDELINE

POINTS

RATIONALE

4.0 DESIGN OF DEVELOPMENT – LAND USE AND DISTRIBUTION

4.1 DIVERSITY OF USES (R)

- The plan permits/includes a mix of residential, community and service uses. This mix of uses shall be provided within a comfortable pedestrian walking distance.

- The Places to Grow Plan for the Greater Golden Horseshoe and the Provincial Policy Statement both encourage mixed use development and diversity of uses. The City of Pickering's existing Official Plan also supports this approach to land use planning.



Mixed-use development at a Neighbourhood Node

4.2 CONSTRUCTION PHASING (R)

- The plan includes provisions to schedule phasing of residential and non-residential development to occur at the same time.

- The Provincial Policy Statement directs development phasing to provide community services to meet both current and future needs. Also, phasing that considers the implementation of non-residential uses and residential uses at the same time will help to prevent potential land use conflicts.

4.3 PROXIMITY TO SCHOOLS (R)

- The plan permits the allocation of land for school property in proximity to or integrated within residential areas.

- Schools should be integrated into residential neighbourhoods, ensuring that residents have access to facilities and a variety of

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Minimum Level Needed for Approval

GUIDELINE

POINTS RATIONALE

transportation options (walking, cycling, transit, school bus service etc.). This rationale is consistent with the policies found in the City's Official Plan.



Neighbourhood school

4.4 PROVISION OF MIXED USE COMMERCIAL STREET SCAPE ENVIRONMENTS (R)

- The plan integrates residential and non-residential uses within the development and creates mixed-use nodes or mixed-use corridors with neighbourhood amenities.

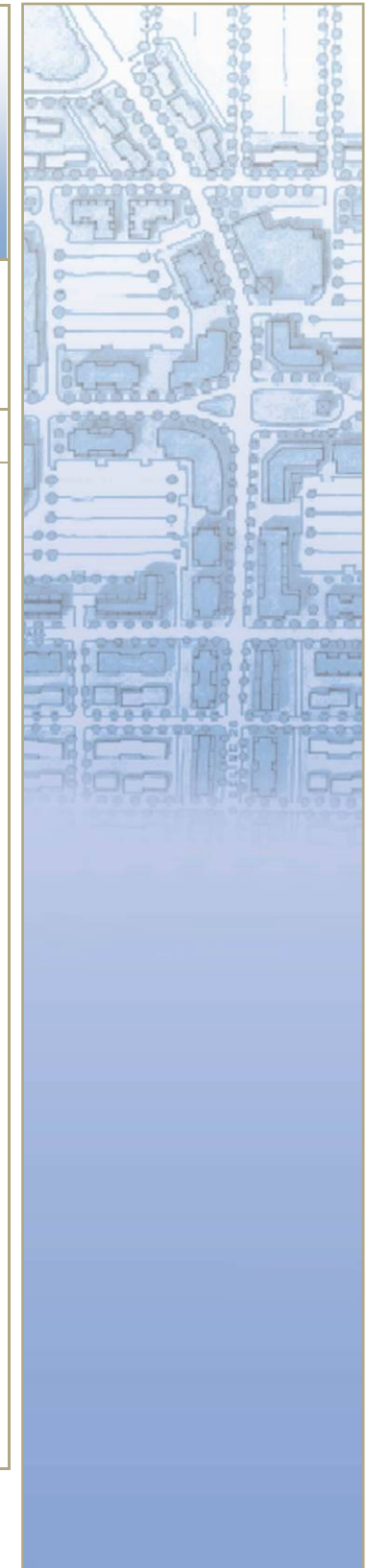
AND

- The plan includes a residential component and proposes that no more than 90% of built area comprise any single use;
- The plan provides for office, commercial and community nodes in close proximity to each other and to residential areas.

- The Growth Plan for the Greater Golden Horseshoe encourages new development that contributes to creating complete communities and provides a diverse mix of land uses, including residential and employment uses. The Growth Plan also encourages the development of mixed use corridors. 90% represents the anticipated minimum level of single use in the development, ensuring some minimum level of mixed use will occur in all developments.



Mixed-use development at local street



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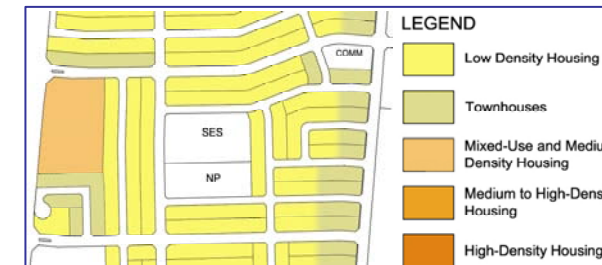
POINTS

RATIONALE

4.5 HOUSING DIVERSITY (R)

- The plan provides for a diversity of housing types and densities within the neighbourhood such that no single residential density comprises more than 65% of the total;

- Housing diversity is a leading factor for a stable and healthy community. It provides for a wide range of economic levels and age groups, supporting all levels of society.



Diversity of housing type

4.6 COMMERCIAL CONCENTRATION (R)

- The plan provides for commercial uses within mixed-use nodes or corridors that foster pedestrian oriented development.

- The Provincial Policy Statement directs municipalities to plan for a variety of employment types.



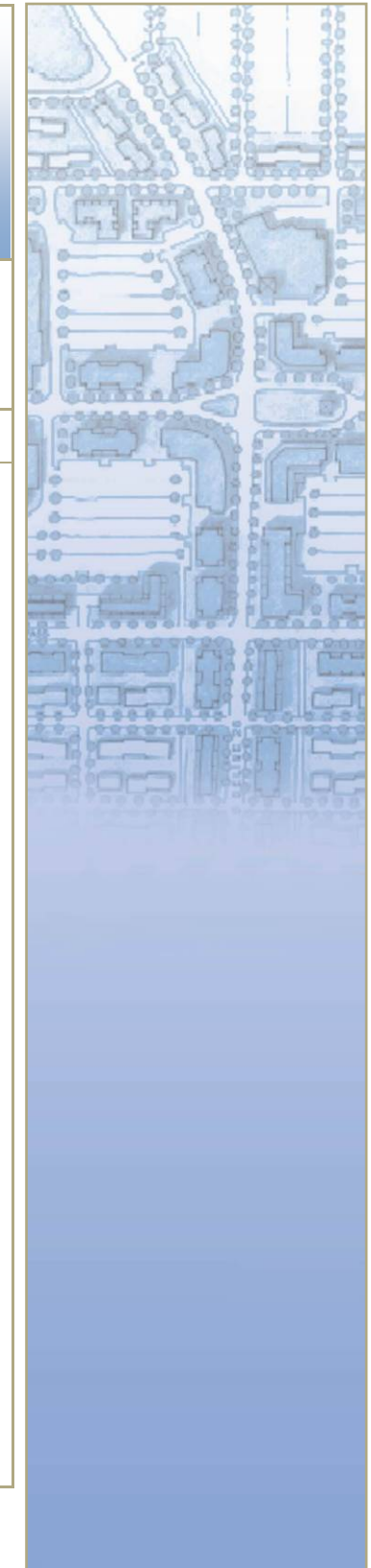
Pedestrian oriented commercial development

4.7 RETAIL PARCEL SIZE (R)

- The plan permits the division of commercial lands into small commercial parcels that foster pedestrian oriented development and a diverse retail experience. ;

- Flexibility with respect to commercial block size and use will allow plans to accommodate a variety of forms and sizes of retail development. Commercial nodes are scaled to produce a pedestrian oriented environment.

OR



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GUIDELINE

POINTS

RATIONALE

- The plan accommodates a variety of retail sizes within a single commercial block that is configured to foster pedestrian development and a diverse retail experience.



Commercial block with street-related retail divisions

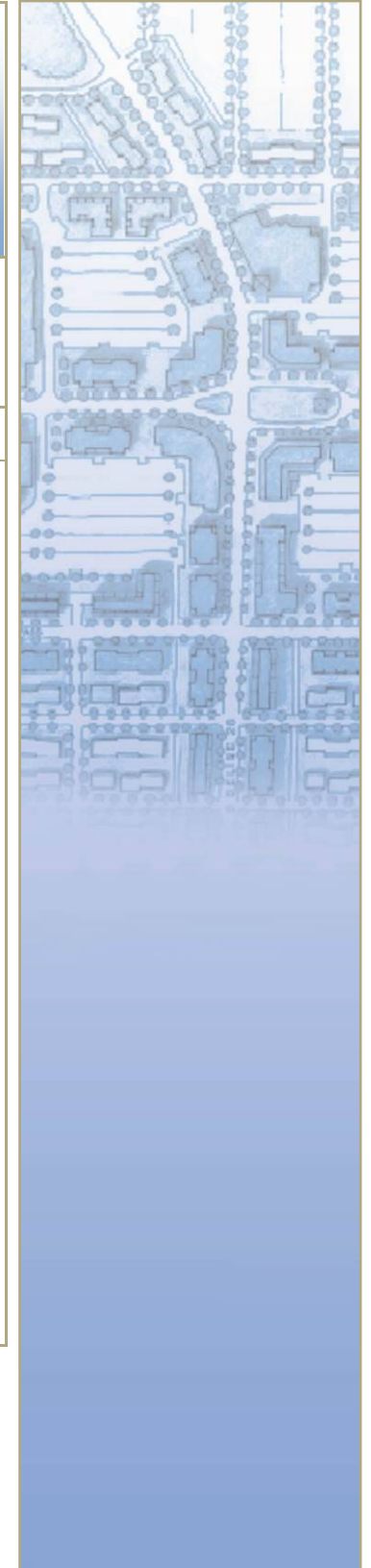
4.8 PROXIMITY TO PUBLIC SPACES (R)

- The plan integrates multiple opportunities for access to public spaces including parks, plazas or squares.

- Parks, plazas, public squares and other public spaces provide a focus for neighbourhoods and mixed use centres. The integration of these spaces with the surrounding environment will ensure that the spaces are well used, vibrant places. This aspect of neighbourhood design is consistent with the City's approach to public open space design as documented in the existing Official Plan.



Parkette feature



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GUIDELINE

POINTS

RATIONALE

4.9 APPLY REGIONAL PRECEDENTS IN URBANISM AND ARCHITECTURE (O)

- The plan draws from local and regional historical patterns of neighbourhood development and references successful neighbourhood development patterns.
- Where possible, incorporate any buildings that have been designated as historic into the design of the development.

2

2

- The replication of successful local and regional development patterns provides a positive example for future development and can help to create a more coherent and consistent landscape.



Integration of historic church into neighbourhood design

5.0 DESIGN OF DEVELOPMENT – DENSITY & COMPACT BUILT FORM

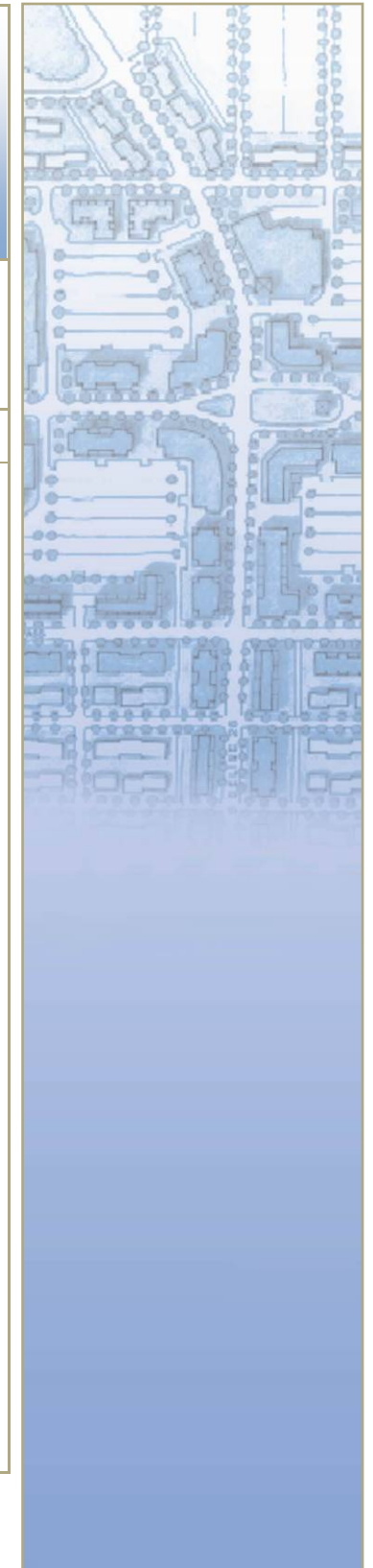
5.1 DENSITY – GREENFIELD (R)

- The plan includes a minimum gross (net of designated open space natural areas) density for designated greenfield areas of 50 persons and jobs per hectare;

- According to the Growth Plan for the Greater Golden Horseshoe this ratio of 50 people and jobs per hectare allows for a mix of housing types.



Greenfield, undeveloped area



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GUIDELINE

POINTS RATIONALE

5.2 DENSITY – RESIDENTIAL (R)

- The plan includes an average net net density for residential & mixed use areas of 30 units per net net hectare in new urban areas in each phase;

- The overall density of a site excluding public roads and widenings, public parks, creek blocks, school sites and similar public land areas is referred to as “net net density”.

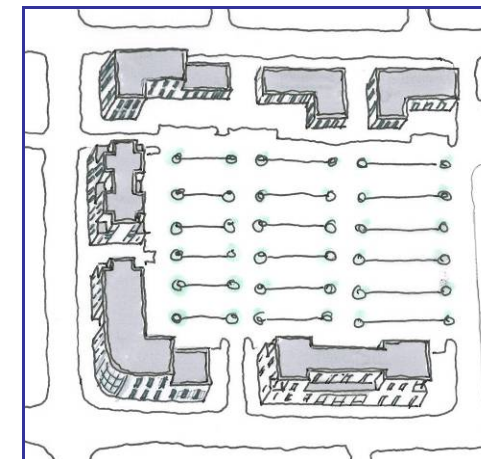


Example of townhouse development

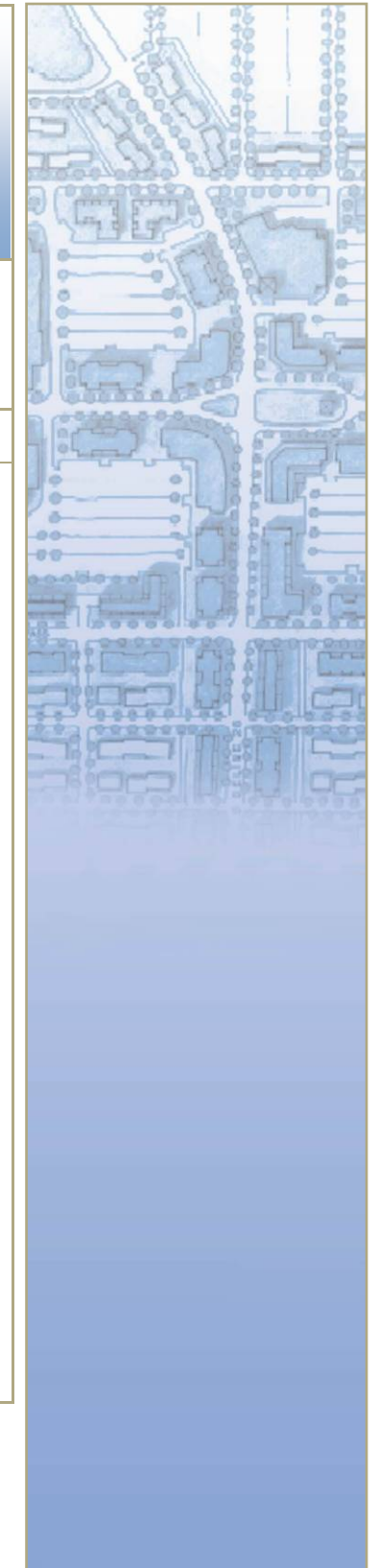
5.3 DENSITY – COMMERCIAL RETAIL (R)

- The plan for commercial developments has a minimum floor space index of 0.35.
- The plan locates the highest density development and non-auto oriented retail/service facilities along internal collector roads rather than boundary arterial roads;

- The ratio of the total floor area of a building or buildings to the gross area of the lot on which the building or buildings are located is referred to as the floor space index (FSI). For example, an FSI of 0.35 would indicate that the total floor area of a building could be up to 0.35 times the gross area of the lot on which it is located. A minimum floor space index of 0.35 promotes higher density commercial development which will promote infrastructure and create a vibrant community. A plan that is pedestrian-friendly and creates commercial mainstreets thus reducing vehicular traffic.



Commercial site with an FSI of 0.35



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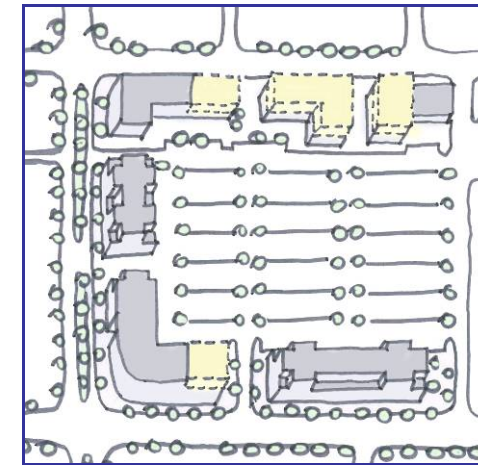
GUIDELINE

POINTS RATIONALE

5.4 FUTURE INTENSIFICATION (R)

- Along major mixed-use corridors and at focal nodal areas, whenever phased development is proposed, ensure that future intensification and mixed use is accommodated for in initial phases;
- Restrict the establishment of certain long term, low intensity uses (such as gas stations at key intersections for intensification (e.g., at intersections between Type A arterials); (can permit as mid block on Type A).

- To promote compact urban form ensure that the project has potential for future intensification when development is to be phased and that initial phases of development do not preclude intensification.



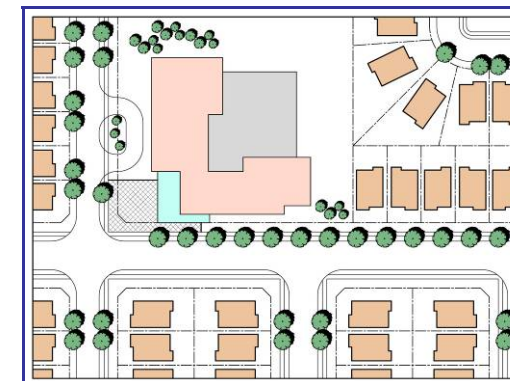
Commercial site with an FSI > 0.35

6.0 DESIGN OF DEVELOPMENT - CONNECTIONS

6.1 OPEN AND CONNECTED COMMUNITIES (R)

- The plan promotes open, inclusive connected communities; gated communities are prohibited;

- The creation of an open and well connected community can help to foster a strong sense of community, improve road network efficiency and safety.



Typical neighbourhood plan with residential and institutional development accessible from public streets

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GUIDELINE

POINTS

RATIONALE

6.2 SUPPORT FOR ALTERNATIVE TRANSPORTATION (R)

- The plan is designed to promote alternative methods of transportation including cycling, transit and alternative vehicles;

- The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe both encourage the provision of a wide range of transportation choices, including walking, cycling, transit and alternative vehicles.



Reserved parking for car sharing

6.3 PROVISION OF TRANSIT (R)

- The lands subject of the plan are located within an area intended to have transit service.

OR

- The lands subject of the plan about a designated transit spine/corridor which will have transit stops within convenient walking distance.

OR

- The lands subject of the plan link to a high-speed regional transit system.

- The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe encourage development along major corridors with access to transit. Access to transit is considered to be a fundamental aspect of neighbourhood design, as it offers residents and commuters an alternative to auto-oriented travel;



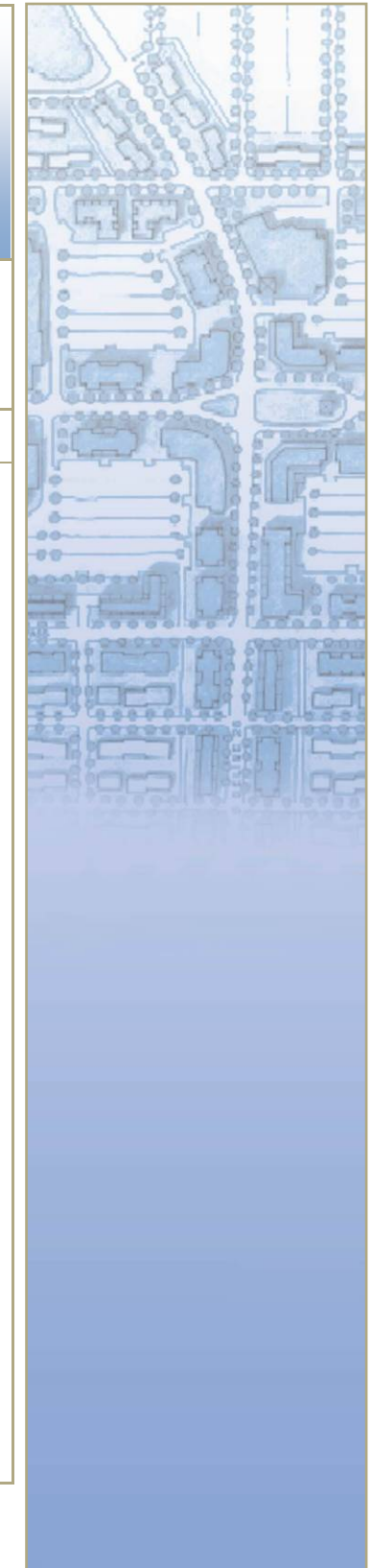
Bus transit route along a community collector road

6.4 TRANSIT ORIENTED COMPACTNESS (O)

- The streets in the plan accommodate transit routes spaced at 1000 metre maximum interval.

3

- Design and layout of streets and blocks should consider future transit services. 1000 metre maximum intervals will ensure that all neighbourhoods have access to transit.



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GUIDELINE

POINTS

RATIONALE

6.5 CYCLING NETWORK (R)

- The lands subject of the plan are designed to accommodate a cycling network that includes bike lanes and off-road cycling or multi-use trails.

- The Growth Plan for the Greater Golden Horseshoe encourages a range of transportation options, including cycling. The accommodation of cycling routes offers residents and commuters additional travel transportation and recreation options and promotes a healthy lifestyle.



Example of an off-street, dedicated bicycle path

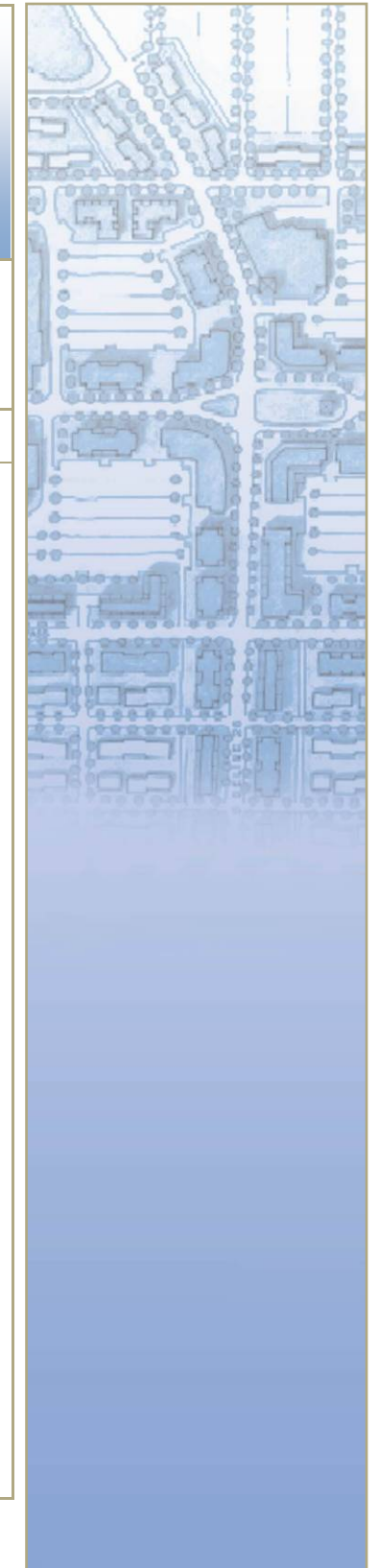


Example of an on-street bicycle lane

6.6 BLOCK PERIMETER (R)

- The plan is designed on the basis of medium to short block lengths with a recommended maximum block perimeter which does not exceed 550 metres;
- Where block perimeter exceeds 550 metres, a through block pedestrian linkage must be provided.

- Blocks define and structure neighbourhoods, and directly influence development opportunities, movement options, and neighbourhood character. Blocks should be designed to be flexible and accommodate both residential and commercial lot sizes. The designated block perimeter of 550 m allows for convenient pedestrian and bicycle connections within the neighbourhood.



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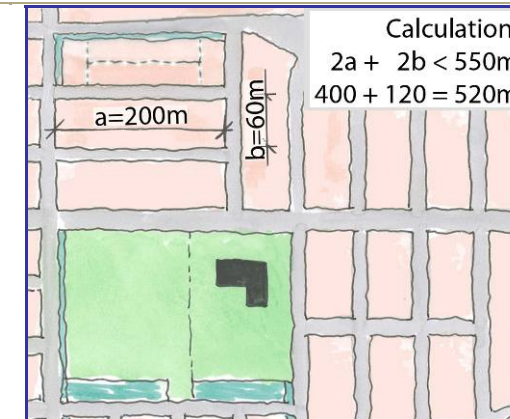
GUIDELINE

POINTS RATIONALE

6.7 CORRIDOR FRONTAGE (R)

- The plan contains policies requiring the establishment of blocks fronting arterial roads to create corridors for long term intensification.

- Future development that is planned along arterial roads should require that buildings are located at the arterial street frontages, with the majority of surface parking in the interior of the site. This site planning practice will permit eventual street-related building mass and reduce the impact of cars visible in the streetscape.



Plan illustrating a block perimeter of 520m

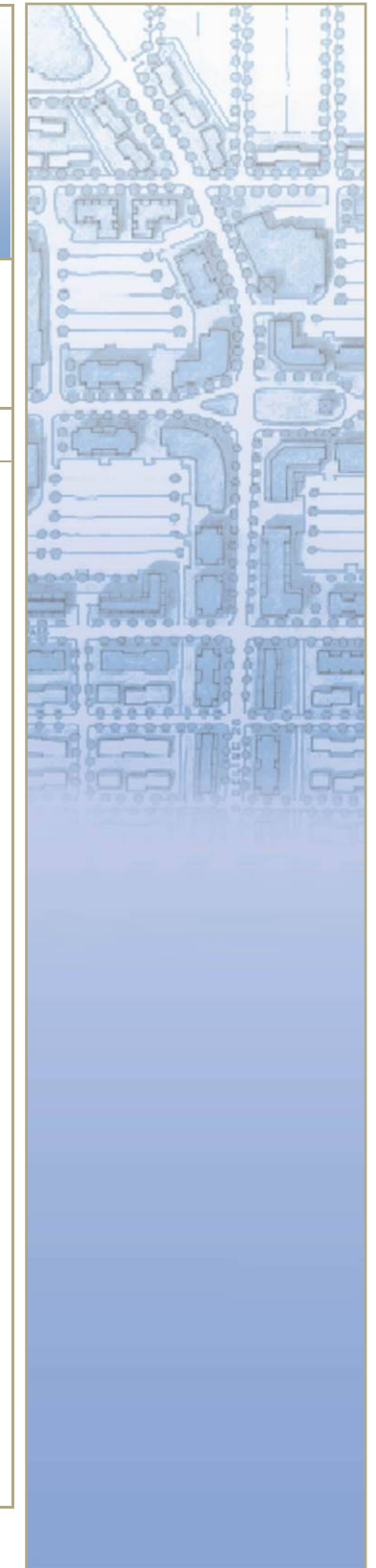


Initial commercial buildings located at street frontage with potential for future intensification

6.8 STREET NETWORK (R)

- The plan has a connected street network and is designed to provide at least 40 intersections per square kilometre of newly developed land

- The number of 40 intersections per square kilometre reflects a well connected street system. A well connected street network creates multiple routes through the neighbourhood and thus promotes pedestrian and cycling convenience, and



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GUIDELINE

POINTS

RATIONALE

reduces traffic through alternative vehicular routes;



Plan illustrating 1km² of a traditional neighbourhood with fully interconnected streets

6.9 LANES IN RESIDENTIAL AREAS (O)

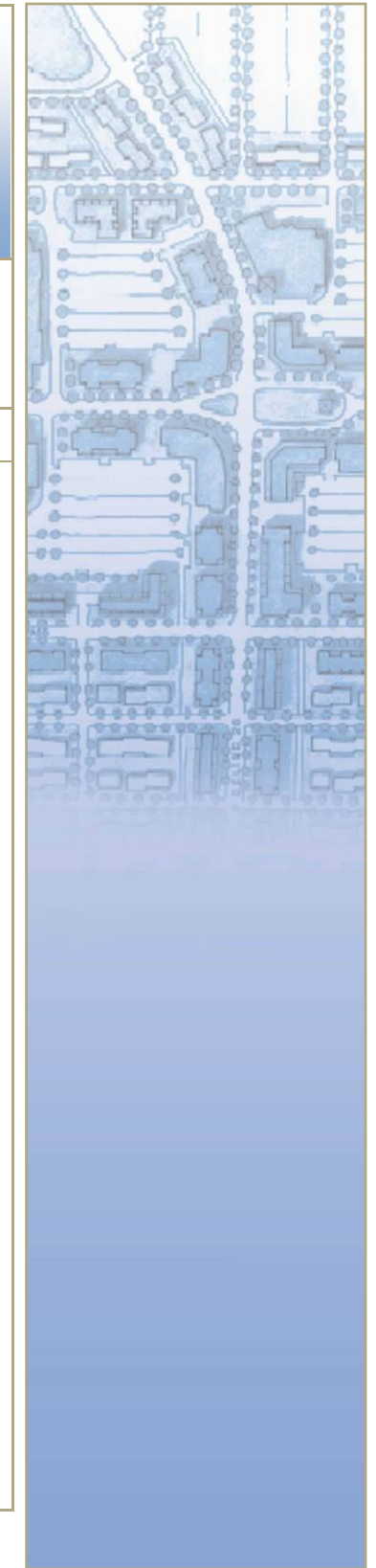
- The plan is designed to include lanes in residential areas at primary locations to provide streetscapes uninterrupted by garages.

3

- The inclusion of lane access at primary locations fosters pedestrian oriented streetscapes. In some circumstances, lane access replaces the need for combined local and arterial roadways, creating a more pedestrian scale.



Example of rear lane development with direct pedestrian access to rear yards



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GUIDELINE

POINTS

RATIONALE

6.10 LINKED OPEN SPACE SYSTEM (R)

- The Neighbourhood Plan establishes a linked open space system that interconnects (may include natural features, parkettes, pedestrian linkages and street boulevards) allowing pedestrian, bicycle and other recreational activities continuously throughout the community

- Linked open space systems encourage healthy habits, habitat continuity, aesthetic improvement and non-auto oriented modes of travel.



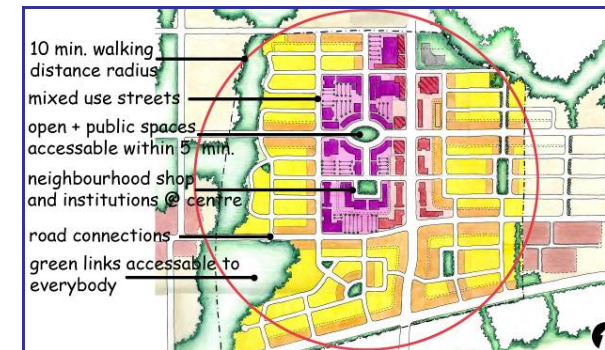
Example of a pedestrian link to the natural open space system

7.0 DESIGN OF DEVELOPMENT PEDESTRIAN ORIENTED COMMUNITY

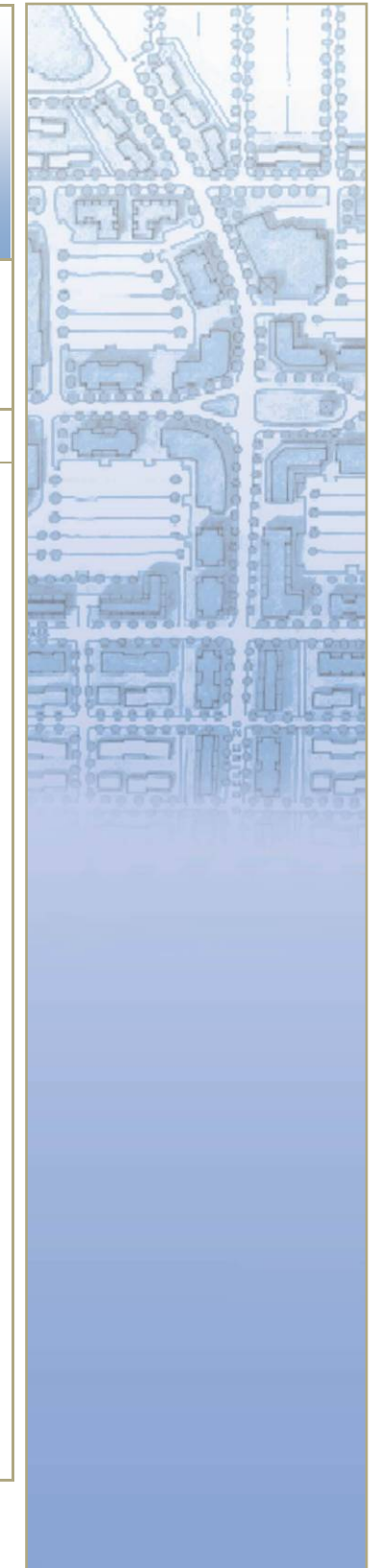
7.1 CONVENIENTLY LOCATED AMENITIES (R)

- The lands subject of the plan are located to ensure that daily amenities are within 5 to 10 minutes walking distance.

- Pedestrian oriented communities provide a better quality of life through increased physical exercise, stronger involvement in the community and less dependence on the car.



Pedestrian oriented neighbourhood plan



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GUIDELINE

POINTS

RATIONALE

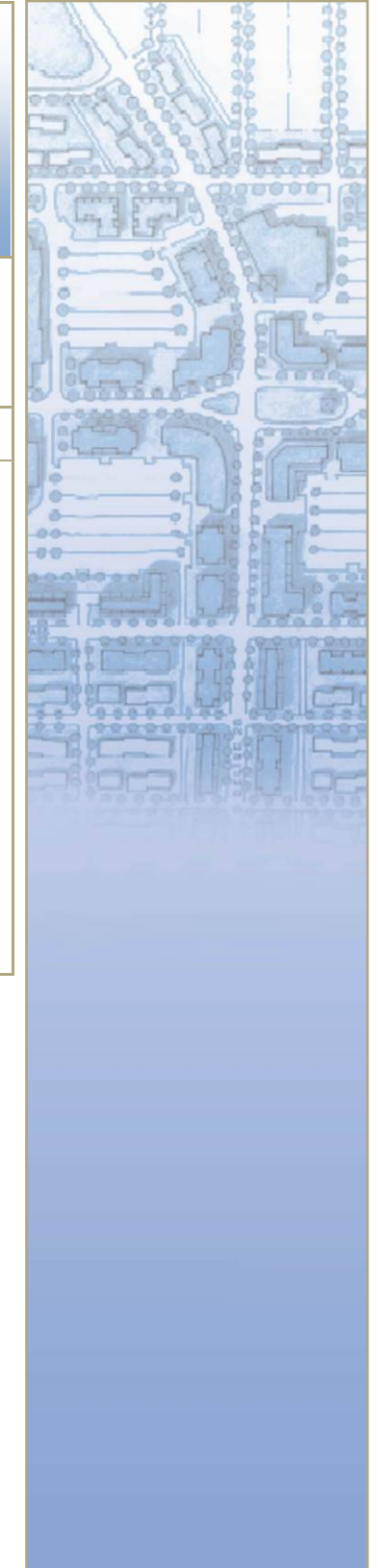
7.2 PEDESTRIAN NETWORK (R)

- The plan's design accommodates sidewalks on both sides of the street, with a minimum width of 1.5 metres.

- The Growth Plan for the Greater Golden Horseshoe encourages pedestrian friendly development. The provision of sidewalks on both sides of the street and minimum width standards ensure equal access to pathways for all pedestrians and help to promote a healthy lifestyle.



Sidewalk in a residential area



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GUIDELINE

POINTS

RATIONALE

7.3 PEDESTRIAN SAFETY AND COMFORT (R)

- The plan establishes that local street sections will be scaled to achieve functional requirements while promoting an intimate pedestrian scale, slow traffic and optimized land use efficiency (refer to Section 6.3 of Plan of Subdivision/Site Plan Target for more details).

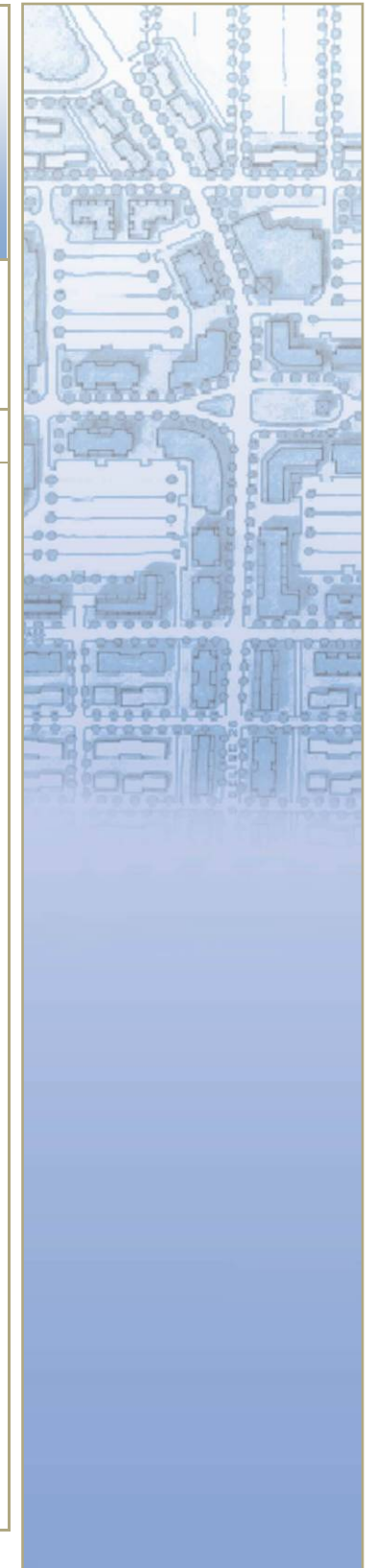
- The Growth Plan for the Greater Golden Horseshoe requires that new development be designed in a manner that creates street configurations, densities and an urban form that is compatible with pedestrian activities. Walkable environments create a sense of community and safety and reduce dependence on the automobile.
- Designs that provide consideration for pedestrian safety are consistent with the policies in City of Pickering's Official Plan and Provincial Policy Statement. Well designed sidewalks encourage walking and provide safety for all ages.



Expanded sidewalks at intersections create safe and convenient access for all pedestrians



Traffic calming measures at local street



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GUIDELINE

POINTS

RATIONALE

8.0 RESOURCE EFFICIENCY

8.1 PASSIVE SOLAR GAIN (R)

- The Neighbourhood Plan will include a report describing how passive solar gain has been accommodated in the street layout considering street/lot orientation to maximize solar gain.

- Passive solar gain reduces the heating and lighting requirements for buildings at no cost to the owners. This target encourages proponents to explicitly consider the opportunities for passive solar gain through street and building orientation. With respect to orientation for example, the level of benefit will relate to the number of lots fronting on an east-west road versus the number fronting on a north-south road.

8.2 DISTRICT ENERGY (O)

- The Neighbourhood Plan will include specific provisions to permit the development of a district energy system for all or part of the Neighbourhood, supported by a feasibility study completed by a qualified engineer.

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- District energy systems are best implemented at the neighbourhood level and can provide significant environmental and energy security benefits.

9.0 EVOLUTION

9.1 PHASING FOR INTENSITY (R)

- The plan contains policies requiring the preparation of a Master Development Concept when development is being phased to reach its full intensity.

- The City recognizes that it is sometimes appropriate to allow interim uses that do not meet the full intensity goals for a neighbourhood. The Master Development Concept will describe how the development will be phased to fully meet overall density and mix goals. Interim uses may not compromise the long-term goals for density, mix and connections within a neighbourhood.

