

DRAFT SUSTAINABLE DEVELOPMENT GUIDELINES

<i>Guideline</i> (R) = Required, (O) = Optional	<i>Points</i>	<i>Discussion</i>
SECTION 1: PRE-CONSULTATION AND ON-GOING CONSULTATION		
1.1 COMPLETION OF EXTENSIVE PRE-CONSULTATION ON SUSTAINABILITY ELEMENTS (O) <ul style="list-style-type: none"> The proponent can demonstrate a pre-consultation process that exceeds <i>Planning Act</i> or other approval requirements and has obtained input regarding the sustainable community planning elements in the Guideline. 	0	Not provided.
1.2 ON-GOING EDUCATION PROGRAM (O) <ul style="list-style-type: none"> The plan¹ incorporates a resident education program regarding sustainability elements and provides long-term secured funding (e.g. minimum 10 years). Program may include opportunities for environmental inspections, home maintenance education/programs/incentives. 	0	Not provided.
SECTION 2: ENVIRONMENTAL PLANNING		
2.1 WATERSHED AND SUB-WATERSHED PLANNING (R) <ul style="list-style-type: none"> The plan implements objectives and targets for comprehensive environmental protection identified in watershed and/or sub-watershed planning plans completed for the entire planning area. 	--	The Functional Servicing and Stormwater Management report demonstrates that the site can be developed in conformance with Section 24 (Watershed Plans) of the ORMCP as relevant background, agency-imposed Watershed Planning criteria for Duffins Creek have been fully considered as part of the conceptual SWM design outlined herein.
2.2 MASTER ENVIRONMENTAL SERVICING PLAN (MESP), (R) <ul style="list-style-type: none"> The Plan implements the objectives and targets of the Master Environmental Servicing Plan. 	--	As outlined herein, existing drainage patterns will be maintained and attenuated in accordance to ORMCP polices. Current Old Brock Road major/minor flow conveyance to the wetland southeast of the site will be preserved. Onsite major/minor flows will be captured and controlled in a proposed dry pond. An onsite oil-grit separator in combination with a dry pond and vegetated swale outlet will exceed the minimum requirements for onsite water quality treatment. A proposed dry pond will capture and detain surface water runoff to predevelopment levels. A variety of infiltration measures will be explored at the detailed design stage to ensure the onsite retention of a 5 mm storm will be achieved to satisfy and exceed imposed erosion control and water balance criteria, respectively.

¹ The term “plan” refers to either a site plan, rezoning, plan of sub-division or building permit with more than 10 units.

<p>2.3 CONSERVATION AUTHORITY REGULATIONS (R)</p> <ul style="list-style-type: none"> • The Plan implements the objectives and requirements of all Conservation Authority regulations including the <i>Generic Regulations</i>. 	<p>--</p>	<p>The development setbacks recommended in the Living City Policies are either consistent with or less than the minimum vegetation protection zones described in the ORMCP (MMAH, 2017); therefore, the Natural Heritage Evaluation report will evaluate conformity with ORMCP minimum vegetation protection zones (Section 5).</p>
<p>2.4 OAK RIDGES MORaine PLAN (R)</p> <ul style="list-style-type: none"> • The Plan reflects and implements the objectives and targets of the <i>Oak Ridges Moraine Plan</i>. 	<p>--</p>	<p>Development proposal adheres to the policies and objectives set-forth in the Oak Ridges Moraine Plan. Refer to the Planning Justification Report, prepared by Humphries Planning Group which outlines all applicable policies and how the development proposal addresses those objectives and targets (Section 4.2).</p>
<p>2.5 GREENBELT PLAN (R)</p> <ul style="list-style-type: none"> • The Plan reflects and implements the objectives and targets of the <i>Provincial Greenbelt Plan</i>. 	<p>N/A</p>	<p>Development proposal is located outside the Greenbelt Plan boundary.</p>
<p>2.6 CONFORMANCE TO PROVINCIAL POLICY STATEMENT (PPS) FOR BUILDING STRONG COMMUNITIES (R)</p> <ul style="list-style-type: none"> • The Plan reflects the requirements and intent of the PPS with respect to building strong communities. 	<p>--</p>	<p>The subject lands are located within the Rural Settlement Area of Claremont subject to Rural Area policies under the PPS. The development proposal promotes regeneration and redevelopment of lands labelled as brownfield while utilizing and upgrading existing rural infrastructure. Refer to the Planning Justification Report, prepared by Humphries Planning Group Inc (Section 4.1).</p>
<p>2.7 CONFORMANCE TO PPS FOR WISE USE AND MANAGEMENT OF RESOURCES (R)</p> <ul style="list-style-type: none"> • The plan reflects requirements and intent of the PPS with respect to: <ul style="list-style-type: none"> o Natural heritage o Water o Agriculture o Minerals and petroleum o Mineral aggregate resources o Cultural heritage and archaeology 	<p>--</p>	<p>The plan addresses the policies with respect to Natural Heritage and Water protection. The existing wetland features on the subject lands will be maintained and attenuated per the policies in the ORMCP. A 30 metre minimum vegetation protection zone is provided around the wetland feature. In regards to water features, the existing drainage patterns will be maintained and attenuated per the ORCMP policies. Additional water quality control matters will be incorporated such as the Oil/Grip Separator. Refer to the Policy Conformity Checklist, Natural Heritage Evaluation (Section 2.0) (Section 6.0).</p>
<p>2.8 CONFORMANCE TO PPS FOR PROTECTING PUBLIC HEALTH AND SAFETY (R)</p> <ul style="list-style-type: none"> • The plan reflects requirements and intent of the PPS with respect to: <ul style="list-style-type: none"> o Natural Hazards o Human Made Hazards 	<p>--</p>	<p>The development proposal has taken into consideration of possible natural hazards as described within the Functional Servicing Report</p>
<p>2.9 STORMWATER QUALITY (R)</p> <ul style="list-style-type: none"> • A stormwater management plan is implemented to capture and treat the stormwater run-off to maintain run-off quality based on targets established in the neighbourhood plan and MESP. 	<p>--</p>	<p>Quality control for the Site will be provided via a treatment train approach consisting of an Oil/Grit Separator (OGS), dry SWM pond, and vegetated swale, which will cumulatively exceed the MOECC water quality treatment requirements for Level 1 (80% TSS Removal Efficiency).</p>

<p>2.10 MAINTAIN OR REDUCE STORMWATER RUNOFF RATES (R)</p> <ul style="list-style-type: none"> • A stormwater management plan is implemented to meet or exceed stormwater runoff targets established in the neighbourhood plan and MESP. 	<p>--</p>	<p>For all storm events, the release rate from the wetland has not increased. As such, the development meets the requirement of preventing increasing in flood risks within the watershed.</p>
<p>2.11 WATER BALANCE AND SOURCE WATER PROTECTION (R)</p> <ul style="list-style-type: none"> • Targets for water balance and source water protection established in the MESP and Neighbourhood Plan are implemented. 	<p>--</p>	<p>FSSR 3.3.4 TRCA's current minimum erosion control criteria includes the onsite retention of 5 mm, which will exceed the post-development to predevelopment water balance target</p>
<p>2.12 GROUND WATER PROTECTION PLAN (R)</p> <ul style="list-style-type: none"> • The plan meets or exceeds established groundwater targets and complies with any use prohibitions as defined in an area ground water protection study. 	<p>--</p>	<p>Quality control for the Site will be provided via a treatment train approach consisting of an Oil/Grit Separator (OGS), dry SWM pond, and vegetated swale, which will cumulatively exceed the MOECC water quality treatment requirements for Level 1 (80% TSS Removal Efficiency). The use of an OGS, dry pond and vegetated swale in combination meets the City of Pickering's requirements that dry ponds shall not be used as a stand-alone treatment system.</p>
<p>2.13 INTEGRATED ENVIRONMENTAL SYSTEMS PROTECTION (O)</p> <ul style="list-style-type: none"> • The plan contains innovative elements that integrate various environmental objectives. Achievement will be evaluated by the City in consultation with TRCA. 	<p>0</p>	<p>N/A</p>
<p>2.14 EXCEEDING REGULATORY REQUIREMENTS (O)</p> <ul style="list-style-type: none"> • The plan goes beyond requirements of Provincial or Conservation Authority and MESP requirements in a deliberate attempt to protect the features and functions of the natural heritage system. Achievement will be evaluated by the City in consultation with TRCA. • The plan goes beyond requirements of Provincial or Conservation Authority and MESP requirements in a deliberate attempt to minimize stormwater impacts, increase permeability and achieve re-use of stormwater. 	<p>0</p>	<p>N/A</p>
<p>2.15 BIODIVERSITY PROTECTION AND ENHANCEMENT (O)</p> <ul style="list-style-type: none"> • Plan goes beyond requirements of Federal, Provincial or Conservation Authority legislation and requirements in a deliberate attempt to protect and enhance biodiversity through an aquatic and terrestrial natural heritage strategy. Achievement will be evaluated by the City in consultation with TRCA. 	<p>0</p>	<p>N/A</p>
<p>2.16 NATURAL HERITAGE PROTECTION (O)</p> <ul style="list-style-type: none"> • The project establishes a management plan for a period longer than 10 years for any significant PPS features and their buffers located within the plan area, and creates a guaranteed funding source for the implementation of the management plan. 	<p>0</p>	<p>N/A</p>
<p>2.17 REQUIRED RESIDENTIAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)</p>	<p>N/A</p>	<p>No residential uses proposed.</p>

- The following summarizes the provisions for paved areas for different lot width categories.

Single Detached Houses				
Type	Lot Width	Garage Capacity	Paved Driveway Capacity	Max Paved Driveway Width
Small Lots	Less than 10.4m	1 car	1 car	3.7 m
Mid Sized Lots	10.4 to 11.6m	1 car + storage	2 cars	4.6 m
Mid-Large Sized Lots	11.6m to 14m	2 cars	2 cars	5.5 m
Large Lots	Greater than 14.0m	2 cars + above	2 cars	6.5 m

Semi-Detached Houses & Townhomes				
Type	Lot Width	Garage Capacity	Paved Driveway Capacity	Max Paved Driveway Width
Semi	7.2m-8.2m	1 car	1 car	2.5m
Semi	8.2m-9.2m	1 car	1 car	3.1m
Townhouse	6-7m	1 car	1 car	2.5m
Townhouse	7-8m	1 car	1 car	3.1m
Lots with Rear Yard Parking	Greater than 11.6	1 car +	1 car	3.1m
Lots with Laneways	NA	NA	NA	NA

2.18 OPTIONAL RESIDENTIAL SITE DESIGN TO MAXIMIZE PERMEABILITY (O)

- Use permeable materials for paved areas that achieves: May 2007 – For Consultation B-11
 - o 25% increase in permeability relative to conventional methods;
 - o 50% increase in permeability relative to conventional methods;

N/A

No residential uses proposed.

2.19 REQUIRED COMMERCIAL/EMPLOYMENT/INSTITUTIONAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)

- A minimum of 25% of the site area not occupied by a building is permeable unpaved area.

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FSSR 3.3 – 1.44HA (33%) of the total 4.37HA site area is within the permeable unpaved area including the wetland area.

2.20 REQUIRED COMMERCIAL/EMPLOYMENT/INSTITUTIONAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)

- Use permeable materials for paved areas that achieves a 25% increase in permeability relative to conventional methods.

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Not applicable as treatment and maintenance of all run-off to greater quality and less quantity than pre development levels.

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

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Yes to 75% native species

<ul style="list-style-type: none"> The project incorporates a site design for native species documented in a Landscape Master Plan 		
<p>2.22 LANDFORM CONSERVATION (R)</p> <ul style="list-style-type: none"> The project maximizes Landform Conservation through detailed design that minimizes substantial re-grading of natural topography, while conforming with the Municipality's requirements for site drainage and grading. 	--	Site grading is done in a fashion to avoid major earth moving and alterations to existing general topography, and majority of site elevations are close to existing in keeping with ORMCP Conservation Polices.
<p>2.23 NET ENVIRONMENTAL GAIN (O)</p> <ul style="list-style-type: none"> 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/food land loss). Achievement will be evaluated by the City in consultation with TRCA. 	N/A	No residential uses proposed.
<p>2.24 PESTICIDE AND FERTILIZER USE (O)</p> <ul style="list-style-type: none"> The plan includes a process to implement safe and minimal use of pesticides and fertilizers on public and/or private lands. The plan incorporates a program for landowner education and outreach on safe pesticide and fertilizer use. 	0	N/A
<p>2.25 MINIMIZE CONSTRUCTION RELATED ENVIRONMENTAL IMPACTS (R)</p> <ul style="list-style-type: none"> The plan identifies the limits of building area through the creation of building footprint zones and includes requirements that limit disturbance beyond the footprint. 	--	approximately 1 ha of site will remain undisturbed.
<p>2.26 COMPENSATION FOR UNAVOIDABLE IMPACTS (O)</p> <ul style="list-style-type: none"> In order to compensate for any unavoidable impacts of the plan (e.g. road/utility crossings of features), the Plan implements 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 purposes. Achievement will be evaluated by the City in consultation with TRCA. 	0	N/A
<p>2.27 EROSION AND SEDIMENTATION CONTROL (R)</p> <ul style="list-style-type: none"> The draft plan/rezoning/site plan is supported by a sedimentation and erosion control plan specific to the proposal demonstrating prevention 	--	Yes- Geotech report 6.3.1 Erosion and Sediment Control.

<p>of soil loss during construction through a program to limit extent of soil stripping at one time, to limit stormwater runoff and/or wind, to limit and manage sedimentation of storm sewer or receiving streams and prevent polluting of the air with dust and particulates, including a monitoring and maintenance program. The plan complies with recommendations in the Erosion and Sediment Control Guideline for Urban Construction, 2006 TRCA.</p>		
<p>SECTION 3: LOCATION OF DEVELOPMENT/SELECTION OF LANDS</p>		
<p>3.1 SITE TYPOLOGY (O) The plan pertains to lands that are: <ul style="list-style-type: none"> • on previously developed lands at a higher density; • on a greenfield site adjacent to existing development; • on a vacant infill site; or, • on a brownfield site that was either undeveloped or previously developed and may be contaminated. </p>	<p>3</p>	<p>Redeveloping a brownfield site.</p>
<p>SECTION 4: DESIGN OF DEVELOPMENT – LAND USE AND DISTRIBUTION</p>		
<p>4.1 DIVERSITY OF USES (R) <ul style="list-style-type: none"> • The subject lands are less 3 ha (7 ac), i.e. small development. OR <ul style="list-style-type: none"> • A residential development is located within 800m (10 min. walking distance) of existing jobs equal to or greater than 50% of the proposed number of dwelling units. For the purpose of this target, jobs that will be in existence within 6 months of completion of the dwelling units may be considered as existing jobs. OR <ul style="list-style-type: none"> • A commercial or employment related development is located within 800m or 10 min. walking distance of existing dwelling units. The number of jobs provided in the new development must equal at least 50% of the number of existing dwelling units. For the purpose of this target, dwelling units that are completed within 6 months of completion of new jobs may be considered as existing dwellings. </p>	<p>--</p>	<p>Number of proposed jobs exceeds the 50% of dwelling units in the 800m radius of the subject lands.</p>
<p>4.2 CONSTRUCTION PHASING (R) <ul style="list-style-type: none"> • The plan implements the neighbourhood plan requirement to include both a residential and a non-residential component being constructed at the same time. </p>	<p>N/A</p>	<p>No residential uses proposed within the development.</p>
<p>4.3 RESIDENTIAL & NON-RESIDENTIAL PHASING (O) <ul style="list-style-type: none"> • The plan includes both a residential and a non-residential component being constructed at the same time, and the non-residential component consists of additional neighbourhood amenities provided in mixed use focal nodes or corridors. </p>	<p>0</p>	<p>No mixed-use land uses are proposed within the development.</p>

<p>4.4 PROXIMITY TO SCHOOLS (R)</p> <ul style="list-style-type: none"> • The lands subject of the draft plan/ rezoning/ site plan abuts an existing elementary school which can serve/accommodate the population. <p>OR</p> <ul style="list-style-type: none"> • The lands subject of the draft plan/rezoning/site plan abut a designated elementary school site which can serve/accommodate the population. <p>OR</p> <ul style="list-style-type: none"> • The plan contains a block or blocks for an elementary or secondary school. <p>AND</p> <ul style="list-style-type: none"> • The plan is designed to place at least 75% of the residences within 800 metres walking distance of a school that is (or will be) open to the public. 	<p>N/A</p>	<p>No residential uses are proposed. The subject lands are not located in close proximity or abutting a elementary school.</p>
<p>4.5 PROVISION OF MIXED USES AND COMMERCIAL STREETSCAPE ENVIRONMENTS (R)</p> <ul style="list-style-type: none"> • The neighbourhood plan’s provision of mixed use is implemented through the following: <ul style="list-style-type: none"> o the plan contains a block for, or the lands are located such that all residential areas are within 400 m walking distance, of at least 2 of the following amenities: <ul style="list-style-type: none"> - Retail uses - Entertainment - Educational facilities - Government services or other civic buildings - Offices - Medical facilities - Recreational facilities <p>OR</p> <ul style="list-style-type: none"> • The plan locates all new residential uses within 800m of main street mixed use commercial development with multiple community amenities. <p>OR</p> <ul style="list-style-type: none"> • The plan contains a block for, or the lands are located within 800 metres walking distance of 6 services and amenities. 	<p>N/A</p>	<p>Neighbourhood Plan not required per Appendix B – Guideline #2</p>
<p>4.6 ENHANCED ACCESS TO AMENITIES (O)</p> <ul style="list-style-type: none"> • The plan contains a block for, or the lands are located such that all residential areas are within 400 m walking distance, of <ul style="list-style-type: none"> o at least 4 of the amenities listed below: o at least 5 or more of the following amenities: <ul style="list-style-type: none"> - Retail uses 	<p>N/A</p>	<p>No residential areas are proposed.</p>

<ul style="list-style-type: none"> - Entertainment - Educational facilities - Government services or other civic buildings - Offices - Medical facilities - Recreational facilities 		
<p>4.7 ENHANCED HOUSING DIVERSITY (R)</p> <ul style="list-style-type: none"> • The plan provides a variety of residential housing types/sizes within the project or within 400m of the project. Housing categories are as follows: <ul style="list-style-type: none"> o single-detached, o semi-detached, o townhouses, o multiple family units, o apartments, o accessible units, o accessory units, o small/large tenure 	N/A	No residential uses are proposed.
<p>4.8 RENTAL AND FOR-SALE HOUSING AFFORDABILITY (O)</p> <p>The plan includes a portion of rental units priced for households earning below area median income such that:</p> <ul style="list-style-type: none"> • 20% of units are priced for 50% of area median income; • at least 40% of total units are priced for up to 80% or area median income; • at least 10% of for-sale housing priced for households up to 100% of the area median income; • at least 20% for-sale housing priced for households up to 120% of the area median income. 	N/A	No residential uses are proposed.
<p>4.9 RETAIL PARCEL SIZES (R)</p> <ul style="list-style-type: none"> • The plan implements the neighbourhood distribution of retail uses to foster pedestrian environments by permitting the division of commercial lands into small commercial parcels; <p>OR</p> <ul style="list-style-type: none"> • Parcels shall be a maximum of 2.5ha accommodating a variety of retail sizes within a single commercial block that is configured to foster pedestrian development and a diverse retail experience. 	--	N/A – industrial plaza is proposed.
<p>4.10 COMMERCIAL CONCENTRATION (R)</p> <ul style="list-style-type: none"> • The plan locates commercial functions as street-related retail. Where large retail anchors are provided at block interiors, these are to be combined with street related retail components. 	--	Accessory retail is proposed within industrial plaza

<p>4.11 MIXED USE COMMERCIAL CONCENTRATION (O)</p> <ul style="list-style-type: none"> • Street related commercial nodes should be within a 5 to 10 minute walk (400 to 800m) from residential areas. • Street related retail components are provided at the ground floor of mixed-use multi-storey structures with residential, office or institutional uses at upper storeys. 	<p>0</p>	<p>N/A</p>
<p>4.12 PROXIMITY TO PUBLIC SPACES (R)</p> <ul style="list-style-type: none"> • The main front entrance of residential or commercial buildings are within 800 metres walking distance of a publicly accessible public space, such as a park, plaza, or town square. <p>OR</p> <ul style="list-style-type: none"> • The plan contains a block for publicly accessible space, such as a park, plaza, or town square. 	<p>--</p>	<p>The proposed site plan includes an industrial plaza containing a commercial use (gasoline Outlet), therefore is in the 800m walking distance.</p>
<p>4.13 APPLY REGIONAL PRECEDENTS IN URBANISM AND ARCHITECTURE (O)</p> <ul style="list-style-type: none"> • Where possible the plan integrates or reflects local and regional historical patterns of neighbourhood development. • Incorporate into the project one or more buildings that have been designated as historic and rehabilitate the buildings. 	<p>2</p>	<p>The Main shop building original to the property will remain and new buildings will be designed to match its appearance keeping the architectural appearance of the site same as its inception 40 years ago.</p>
<p>SECTION 5: DESIGN OF DEVELOPMENT – DENSITY AND COMPACT BUILT FORM</p>		
<p>5.1 RESIDENTIAL DENSITY (R)</p> <ul style="list-style-type: none"> • The plan implements the net density achieved at the Neighbourhood Plan level. 	<p>N/A</p>	<p>No residential uses proposed.</p>
<p>5.2 INCREASED RESIDENTIAL DENSITY (O)</p> <ul style="list-style-type: none"> • The plan exceeds the average net density for residential areas by achieving: <p>May 2007 – For Consultation B-22</p> <ul style="list-style-type: none"> o 25-30uph for low density designated areas; o 60-80uph for medium density designated areas; o Over 120 uph for high density designated areas. 	<p>N/A</p>	<p>No residential uses proposed.</p>
<p>5.3 COMMERCIAL DENSITY (R)</p> <ul style="list-style-type: none"> • The plan for commercial components of the development has a required minimum floor space index (FSI) of 0.35. • The plan also locates the highest density mixed-use development and non-auto-oriented retail/service facilities along internal collector roads rather than boundary arterial roads; <p>OR</p> <ul style="list-style-type: none"> • The project for a mixed-use development achieves a minimum combined residential/commercial density of 0.75 FSI with a minimum of 0.15 FSI of commercial component. 	<p>--</p>	<p>Mixed-use are not proposed – industrial plaza</p>

<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 provide 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. 	<p>0</p>	<p>No residential uses are proposed.</p>
<p>5.5 FUTURE INTENSIFICATION (R)</p> <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 are 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; • The plan restricts 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). • The plan establishes zoning for full intensification project; • The project installs essential infrastructure for a full intensification project; • The plan for draft plan/rezoning/site plan approval of the initial phase facilitates achievement of subsequent phases of the concept plan. 	<p>N/A</p>	<p>Proposal not located along a mixed-use corridor or focal nodal areas.</p>
<p>SECTION 6: DESIGN OF DEVELOPMENT - CONNECTIONS</p>		
<p>6.1 OPEN AND CONNECTED COMMUNITIES (R)</p> <ul style="list-style-type: none"> • The plan designs streets, sidewalks and public spaces to be available for the general public, and not enclosed in a gated enclave. 	<p>--</p>	<p>Street and sidewalks are publicly accessible. The proposed development does not include a gated enclave.</p>
<p>6.2 PROTECT LINKED OPEN SPACE SYSTEM (R)</p> <ul style="list-style-type: none"> • The Plan implements a linked open space system (may include natural features, parkettes, pedestrian linkages, and street boulevards) that interconnect allowing pedestrian, bicycle and other recreational activity continuously throughout the community. 	<p>--</p>	<p>This is an industrial area with truck re-fueling. The site is bordered by Major Road ways on the north, east and west sides with a Railway track further to the south. At detailed design stage- bicycle lock up racks and benching will be examined.</p>

<p>6.3 PROVISION OF INTERCONNECTED TRANSPORTATION NETWORK (R)</p> <ul style="list-style-type: none"> • The plan supports the neighbourhood plan for alternative methods of transportation by providing multiple routes for pedestrian, transit, cycle and vehicular traffic. 	<p>--</p>	<p>Plan is on Private Property. Not applicable</p>
<p>6.4 SUPPORT FOR ALTERNATIVE TRANSPORTATION (O)</p> <ul style="list-style-type: none"> • The plan includes provisions for or promotes re-fuelling for alternative transportation. • The plan contains or promotes trip end facilities such as bike storage facilities and showers in commercial buildings. • The plan promotes the use of neighbourhood electric vehicles. 	<p>11</p>	<ul style="list-style-type: none"> • Fuel station to have EV charging • Bike stands on Site Plan • Most northerly & only EV charging station towards Uxbridge and beyond.
<p>6.5 STREET NETWORK (R)</p> <ul style="list-style-type: none"> • The plan supports the neighbourhood's connected street network by providing at least 40 intersections per square km of newly developed land. • The plan is designed to include a pedestrian or bicycle through connection in new cul-de-sacs. • The plan uses cul-de-sac streets sparingly and only in locations that cannot be easily served by a connected street system or to help preserve environmental features. 	<p>N/A</p>	<p>No street networks are proposed.</p>
<p>6.6 BLOCK PERIMETER (R)</p> <ul style="list-style-type: none"> • The plan is designed on the basis of medium to short block lengths with a recommended maximum block perimeter of 550 metres. The perimeter of each block includes the properties bounded by the sidewalk, or publicly accessible walkway, but does not include the sidewalks themselves. • Where block perimeters exceed 550 metres, a through block pedestrian linkage must be provided. 	<p>N/A</p>	
<p>6.7 LANES (O)</p> <ul style="list-style-type: none"> • The plan is designed to include lanes in residential areas at primary locations such as major streets and open spaces to provide streetscapes uninterrupted by garages. • The plan is designed to include lanes or private drives in mixed-use or retail areas at the rear of street related retail for service and loading. 	<p>0</p>	<p>Not applicable to industrial uses</p>
<p>6.8 CYCLING NETWORK (R)</p> <ul style="list-style-type: none"> • The plan contains roads with bike lanes as part of the City's network and contains designated cycling paths. 	<p>--</p>	<p>No designated cycling paths are required within an industrial plaza. This is industrial area with truck & auto re-fueling</p>
<p>6.9 TRANSIT AMENITIES (O)</p> <ul style="list-style-type: none"> • For all the roads serviced by transit the plan accommodates transit stops at 200 m to 250 m intervals. 	<p>0</p>	<p>Transit amenities not provided.</p>

<ul style="list-style-type: none"> • The plan promotes/requires, in addition to signs with schedules and route information at each stop, all bus stops on Major Transit Spines and Minor Transit Spines to have shelters with benches. • The plan provides for enhanced transit amenities (examples include upgrading the adjacent bus stop shelters to include amenities such as solar powered lighting, bike racks at bus stops if appropriate, etc). 		
<p>6.10 TRANSIT ORIENTED COMPACTNESS (O)</p> <ul style="list-style-type: none"> • The design of the plan locates two-thirds of the proposed intensity (residential density and non-residential density) within 250 metres walking distance of a transit stop/planned transit stop. • The design of the street pattern and walkway connections enables 90% of proposed residents, jobs and service uses within: <ul style="list-style-type: none"> o 400 metres walking distance of an existing transit stop; o 50% within 250 metres of transit stop; o 66% within 250 metres; • The project is designed such that short sides of blocks are oriented along transit route streets wherever possible. 	3	The design of the street pattern and walkway connections of the proposed development enables 90% of the approximate jobs to be located within the 400 metres walking distance of an existing transit stop (Durham 603, Old Brock Southbound at Hoxton).
<p>6.11 PARKING MANAGEMENT (O)</p> <ul style="list-style-type: none"> • The development utilizes transit proximity, and pedestrian and cycling modes of transportation to encourage alternate modes of transportation allowing reduction of vehicular parking requirements. Transportation modelling that supports such reductions has been provided. May 2007 – For Consultation B-30 • The project includes provision of on-street parking, such parking is contributing to provision of parking requirements. • The project defines priority parking for green vehicles such as alternative fuel vehicles and car-share vehicles. • For high density and mixed-use elements, the project provides for cash in lieu of parking. 	2	At Site Plan Stage.
<p>6.12 PARKING LOCATION (R)</p> <ul style="list-style-type: none"> • The project locates surface parking areas at the interior of blocks or to the rear or sides of built areas in order to minimize their impact on streetscapes. 	--	Surface parking areas are located at the interiors of blocks.
<p>6.13 CORRIDOR FRONTAGE (R)</p> <ul style="list-style-type: none"> • The plan contains policies requiring the establishment of blocks fronting arterial roads to create corridors for long term intensification. 	--	The proposed development is located within the Oak Ridged Moraine where intensification is not permitted.
SECTION 7: DESIGN OF DEVELOPMENT – PEDESTRIAN ORIENTED COMMUNITY		
<p>7.1 AMENITIES IN PROXIMITY (R)</p> <ul style="list-style-type: none"> • If the Neighbourhood Plan does not contain an area of convenience commercial uses (daily amenities) within 400-800m of the residential 	N/A	No residential areas are proposed.

<p>areas, the Subdivision Plan permits commercial convenience uses within a 5-10-minute walking distance along an interconnected local street system with pedestrian sidewalks.</p>		
<p>7.2 PEDESTRIAN NETWORK (R)</p> <ul style="list-style-type: none"> • The Plan provides sidewalks of a minimum of 1.5 metre width on all sides of all streets except where density is less than 30 units per net hectare or on an industrial collector road. 	<p>--</p>	<p>N/A – private property</p>
<p>7.3 PEDESTRIAN SAFETY AND COMFORT (R)</p> <ul style="list-style-type: none"> • The plan designs local residential streets to achieve functional requirements while promoting an intimate pedestrian scale, slow traffic and optimized land use efficiency, including: <ul style="list-style-type: none"> – 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 for streetscape amenities such as: <ul style="list-style-type: none"> – benches – street trees – pedestrian scaled street lighting – shelter at public areas such as awnings, arcades and setbacks – curb cuts at intersections for accessibility. 	<p>--</p>	<p>N/A – private property - industrial</p>
<p>7.4 PEDESTRIAN ORIENTED STREETSAPES (R)</p> <ul style="list-style-type: none"> • The project’s commercial buildings are designed and built so that each building has a front façade and at least one entrance that faces a publicly accessible space (no ‘back walls’), such as a street, square or plaza. • All ground-level non-residential interior spaces that face a public space have transparent glass (dark or reflective glass not to be included) on at least 33% of the ground-level façade, and no stretches of blank walls longer than 10.0m along sidewalks; • The internal collector roads with street related retail should be in the range of 4-5 traffic lanes to support comfortable and safe pedestrian crossings. <p>OR</p> <ul style="list-style-type: none"> • The ratio of building height to distance across the street between building frontages should be a minimum of 1:3. • 30% of all building frontages are permitted within a 3.0m built-to zone 	<p>--</p>	<p>Each of the proposed commercial/industrial buildings are designed with entrances that faces a publicly accessible sidewalk, located on the front façade of each building.</p>

of the front property line. • Mixed-use and commercial buildings are adjacent to the sidewalk.		
SECTION 8: RESOURCE EFFICIENCY		
8.1 ENERGY PERFORMANCE FOR RESIDENTIAL BUILDINGS (O) • At the time of submission of building permit applications and subsequent issuance of building permits the dwellings meet Energy Star for New Homes. Points will be awarded for the following Energuide ratings: o Energuide 80; o Energuide 82; o Energuide 84; o Energuide 86;	N/A	No residential uses are proposed.
8.2 ENERGY PERFORMANCE FOR COMMERCIAL BUILDINGS (O) • Part 3 Buildings design and construct to comply with the requirements of LEED Canada-NC Version 1.0 EA Prerequisite 2: o Reduce the design energy consumption of commercial buildings to comply with Natural Resources Canada’s Commercial Building Incentive Program (CBIP) requirement for a 25% reduction relative to the consumption of the reference building designed to the Model National Energy Code for Buildings 1997 (MNECB). • 30% reduction • 35% reduction • 40% reduction • 45% reduction • 50% reduction • 55% reduction • 60% reduction.	0	At site plan stage.
8.3 ENERGY EFFICIENT APPLIANCES (O) • Where the builder is providing appliances, all Energy Star eligible appliances must be Energy Star compliant.	0	N/A
8.4 PASSIVE SOLAR GAIN (R) • The plan will include a report describing how passive solar gain has been accommodated in the plan/design considering street/lot orientation, fenestration on units and building height/separation distance.	--	At site plan stage
8.5 PRIVATE OUTDOOR LIGHTING (R)²	--	At site plan stage

² Private outdoor lighting refers to all lighting on private spaces, including parking areas, play areas etc.

<ul style="list-style-type: none"> The plan will include a report describing how energy efficiency and elimination of light intrusion has been accommodated in the plan/design considering for example, lumen output, alternative energy sources (e.g. solar power) and analysis of light intrusion/appropriate levels outside of property limits. 		
<p>8.6 REQUIRED WATER EFFICIENCY IN BUILDINGS (R)</p> <ul style="list-style-type: none"> The plan will include the following measure to maximize water efficiency: For multi-unit and condominium residential, design and construct multi-units and condominium residential with individual water metres. <p>AND</p> <ul style="list-style-type: none"> Design and construct with fixtures having the following maximum flow rates: <p>Fixture - Flow Toilet - 4.2 L/flush Urinal - 1.9 L/flush Lavatory - 6.8 L/min Kitchen Sink - 6.8 L/min Shower - 5.7 L/min</p>	--	yes-FSSR 2.2 - low flow fixtures to be used
<p>8.7 OPTIONAL WATER EFFICIENCY IN BUILDINGS (O)</p> <ul style="list-style-type: none"> Achieve improved water saving as calculated using the attached spreadsheet (see Attachment B): <ul style="list-style-type: none"> o 30% savings; o 40% savings. 	0	At site plan stage.
<p>8.8 WASTE MANAGEMENT - OPERATIONS (R)</p> <ul style="list-style-type: none"> The plan will: <ul style="list-style-type: none"> o Design and construct multi-unit and condominium residential in accordance with submitted waste management plan demonstrating best practice of residential waste management through on-site separation and storage. 	N/A	No residential uses are proposed.
<p>8.9 WASTE REDUCTION - CONSTRUCTION (R)</p> <ul style="list-style-type: none"> The Plan follows a best practice for on site construction waste management and material/recycling/salvage with on-site separation. As a minimum this will include: <ul style="list-style-type: none"> o Developing a Waste Audit and Waste Reduction Plan as defined in Ontario Regulation 102/94; and o Divert from landfill a minimum of 50% of all waste generated on site. 	--	At site plan stage.
<p>8.10 REQUIRED MATERIAL SELECTION (R)</p> <ul style="list-style-type: none"> Design and construct according to requirements of Material Selection 	--	At site plan stage.

(see Attachment A) for applicable building type (Part 3 or Part 9).		
8.11 OPTIONAL MATERIAL SELECTION (O) <ul style="list-style-type: none"> The plan incorporates eight (8) optional items from the Materials Selection found in Attachment A. 	--	At site plan stage.
8.12 GREEN UPGRADES AVAILABLE TO HOME BUYERS (O) <ul style="list-style-type: none"> At the time of submission of the plan the developer/builder includes one or more of the following green upgrade options: <ul style="list-style-type: none"> Offer xerophytic landscape package; Offer rain barrels with overflow to storm sewer (sizes to vary with lot size); Offer native plant species; Offer upgrade for net metering; Offer upgrade for smart metering; Offer upgrade to LED lighting for 20% of all fixtures; Offer upgrade to occupancy sensors; <p>May 2007 – For Consultation B-41</p> <ul style="list-style-type: none"> Offer upgrade to active solar hot water and space heating; Offer other energy saving methods related to heating and cooling such as external awning over larger windows, shade landscape package, thermal window blinds; Other innovative packages approved by the City; Provision of a Homeowners’ Guide with information on the variety of green upgrades. 	N/A	No residential (freehold) uses are proposed.
8.13 ON-SITE POWER GENERATION (O) <ul style="list-style-type: none"> The plan will develop or incorporate on-site natural gas sources of power generation to meet 5% of the energy needs of all buildings and uses and commonly owned infrastructure in the project. 	0	To be determined.
8.14 ON-SITE RENEWABLE POWER GENERATION (O) <ul style="list-style-type: none"> The plan will develop or incorporate on-site renewable sources of power generation (wind, solar, biomass) to meet 5% of the energy needs of all buildings and uses and commonly owned infrastructure in the project. 	0	To be determined.
8.15 DISTRICT ENERGY (O) <ul style="list-style-type: none"> The plan will include a design for a district energy system. 	0	To be determined.
8.16 GREEN BUILDING CERTIFICATION (O) <ul style="list-style-type: none"> The plan will include documentation of, the intention to complete, or the completion of, a green building certification process (Acceptable certification programs include: LEED, and Green Globes). 	0	To be determined.
8.17 WASTE WATER MANAGEMENT (O) <ul style="list-style-type: none"> The plan includes the following: 	2	Greywater to be recycled by car wash system.

<ul style="list-style-type: none"> o Design and construct greywater and/or stormwater systems to capture and reuse at least 25% of greywater and stormwater. o Additional Credit if 50% of greywater and stormwater is captured and reused on the site. o Additional Credit if 75% of greywater and stormwater is captured and reused on the site. 		
<p>8.18 HEAT ISLAND REDUCTION (O)</p> <ul style="list-style-type: none"> • The plan provide shade within 5 years for at least 30% of non-roof impervious surfaces or the use of light-coloured/high-albedo materials for at least 30% of the non-roof impervious surfaces. 	0	N/A
<p>8.19 HEAT ISLAND REDUCTION (ROOFING)</p> <ul style="list-style-type: none"> • The plan provides for the use of Energy Star compliant and high emissivity roofing for a minimum or 75% of the roof surface of all buildings in the project or the installation of a green (“vegetated”) roof for at least 50% of the roof area of all buildings within the project or the combinations of high albedo and green roof can be used providing that they collectively cover 75% of the roof area of all buildings. 	0	To be determined.
<p>8.20 DURABLE BUILDINGS</p> <ul style="list-style-type: none"> • Part 9 Buildings: At the time of submission of the draft plan of subdivision/rezoning/site plan, submit a plan describing initiatives to be implemented that will specifically address building durability. Strategies to achieve durability should include (but are not limited to): <ul style="list-style-type: none"> o minimum roof overhangs; o perimeter drainage; o drainage plane behind exterior cladding; o flashing details. • Part 3 Buildings: Prior to issuing the building design documentation for tender, develop a Capital Plan for the building as designed and obtain a sign-off from the land owner that the level of maintenance described is acceptable. 	0	To be determined.
SECTION 9: MONITORING AND PROCESS TO ADDRESS EXCEPTIONS		
<p>9.1 MONITORING PLAN (O)</p> <ul style="list-style-type: none"> • The plan incorporates a program for monitoring the sustainable design elements for a minimum of 10 years including a guaranteed funding mechanism. 	0	N/A
<p>9.2 EXCEPTIONS (O)</p> <ul style="list-style-type: none"> • Applicants may submit a request for exceptions to any of the above requirements to the City of Pickering staff for review. 	0	N/A