



THINKING **GREEN!** DEVELOPMENT STANDARDS

USER GUIDE



Town of
East Gwillimbury

May 2018

The Thinking Green! Development Standards are not intended to replace or supersede the requirements of Federal or Provincial legislation, or regulations or directives set by governing bodies including but not limited to the Ministry of Environment and Climate Change and the Lake Simcoe Region Conservation Authority (collectively the "Other Governing Body"). In the event that the Other Governing Body or legislation requires a higher degree of environmental compliance, the Other Governing Body or legislation shall prevail.

THINKING GREEN! DEVELOPMENT STANDARDS

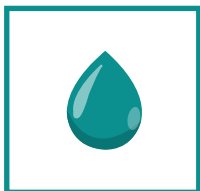
The Thinking Green! Development Standards Program (TGDS) is a set of measures created for the purpose of evaluating the sustainable performance of new development in the Town of East Gwillimbury. The TGDS supports other Town and Regional Strategic documents including the Town's Strategic Plan 2015-2018, the Town's Community Energy Plan, Town's Official Plan and the York Region Official Plan, as well as York Region's New Communities Guidelines. The TGDS is divided into three (3) Themes:

PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT



The protection and enhancement of the natural environment is a central component of the TGDS. Healthy environments and healthy ecosystems play an important role in creating healthy communities. Community greenspace and street trees contribute to more walkable environments by providing shade, dissipating heat, and improving stormwater management. The measures in this section aim to minimize the impacts of development on the natural environment and improve and contribute to the naturalization of the landscape by recognizing and advancing natural views and connections, requiring the protection and planting of trees, the use of green infrastructure and the planting of native vegetation.

CONSERVATION OF ENERGY AND WATER



The conservation of both energy and water increases community resiliency to climate change and reduces the Town's environmental footprint by generating less waste and lowering greenhouse gas emissions. Energy and water conservation measures are to be implemented both internal and external to buildings. Measures in this section promote green building technologies, restrictions of the use of potable water, and encouragement of renewable forms of energy.

DESIGNING FOR COMPLETE AND CONNECTED COMMUNITIES



Designing for complete and connected communities increases mobility options and contributes to healthy, active living and reduced automobile dependency for people of all ages and abilities. The measures in this section focus on promoting compact community design, a mix of buildings, unit types, and uses; and active forms of transportation, including walking, and cycling, as well as public transit and accessible and universal design to better connect people to places and places to people.

WHY ARE WE DOING THIS?

The Town of East Gwillimbury is committed to a vision of complete, healthy and sustainable communities that will provide opportunities for residents at all life stages to live, work, play and learn. The Town's approach to sustainable planning, outlined in the Town's Official Plan, includes being able to meet today's needs without compromising or detracting from the ability of future generations to meet their own needs. The Town's long-term commitments to sustainability are closely aligned with the goals and objectives of York Region and the Province of Ontario, as outlined in documents such as the York Region Official Plan, Region's New Communities Guidelines and the Provincial Climate Change Action Plan.

The TGDS is a tool that is used to assist the Town in implementing and achieving its sustainable community vision through the planning process. The themes and measures of the TGDS recognize the connection between building construction, site design and long-term sustainable community outcomes.

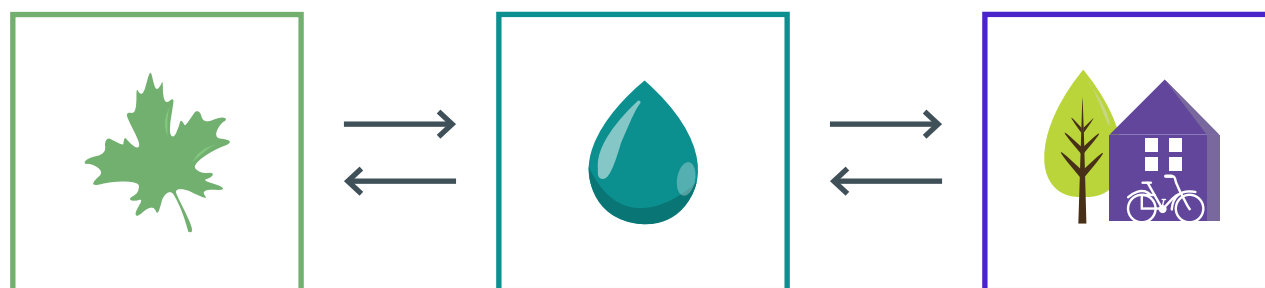
Such connections include:

- The positive impact of greenspace, trees and vegetation on human health and mitigation of climate change impacts.
- The creation of a more resilient building stock by improving energy efficiencies and reducing potable water usage.
- Encouraging physical activity and reducing automobile dependency through mixed-use, walkable environments.

Additional information on how community design impacts sustainable community outcomes can be found in resources such as the [GreenSpace and EcoHealth Toolkit](#), created by EcoHealth Ontario in partnership with York Region.

The TGDS provides a comprehensive and holistic approach to sustainable community planning to protect and enhance the environment, improve social well-being, and support the local economy by encouraging city-builders to go above and beyond to achieve a better quality of life for present and future generations.

Complete, Healthy and Sustainable Community



HOW DO THE THINKING GREEN! DEVELOPMENT STANDARDS WORK?

All new Draft Plan of Subdivision and Site Plan applications submitted to the Town under the Planning Act, with the exception of Site Plan applications for single detached dwellings in the Oak Ridges Moraine, are required to address the Town's TGDS at the pre-consultation stage and as part of a complete application. At a minimum, applications are expected to achieve:

Level 1 - All applicable Targets, **AND EITHER**
Level 2 - Two (2) Targets – under each Theme
OR
Level 3 - One (1) Target – under each Theme

The TGDS Level 1 Targets represent the minimum required measures. The TGDS Level 2 and Level 3 Targets provide flexibility to applicants to choose which measures are best suited to their application. Town staff will review and work with applicants to secure their TGDS commitments.

All measures that contain Level 1 Targets require a detailed written explanation as to how the measure has been met or why the measure has not been met, including, if the measure is considered “not applicable” to the application. Where Level 2 and Level 3 Targets have been selected, a written explanation as to how the measure has been met to that Target Level is also required. Not all measures have a Target for each Level. Further details regarding how a Target is being achieved by an application may be requested or required at the discretion of the Town.

Applicants are encouraged to propose site-specific/custom Level 2 or Level 3 Targets. The ability to customize additional Targets is intended to provide flexibility to applicants to take advantage of unique opportunities while furthering the sustainable goals of the TGDS. The acceptance of site-specific/custom Targets proposed by an applicant will be subject to the discretion of the Town.

Exemptions from specific measures in the TGDS may be granted on a case by case basis at the discretion of the Town. Exemptions will be determined through the development application review process.

NOTE:

- The TGDS Assessment template contains an example in the first row for reference.
- Measures apply to all uses unless otherwise specified (**bolded**).
- Refer to the “Glossary” for defined terms (**green and underlined**) and helpful links.
- Digital submissions are preferred, however, the TGDS may be submitted in hard copy.

WHEN DO I NEED TO START THINKING ABOUT THE THINKING GREEN! DEVELOPMENT STANDARDS? RIGHT NOW!

Applicants are required to address the TGDS throughout the development review process:

DESIGN

1. Read through and integrate the TGDS measures into the earliest design stages of the Draft Plan of Subdivision or Site Plan application.

PRE-CONSULTATION

2. Fill-out and submit the Application Information Form and the Pre-Consultation TGDS Checklist as part of the Pre-Consultation Application Package. Applicants are expected to identify which measures and Target levels the application will achieve.
3. Speak to the TGDS at the pre-consultation meeting, providing an overview of the Targets that the application will achieve and answer questions of staff.

APPLICATION PREPARATION

4. Revise proposal based on staff feedback from the pre-consultation meeting.
5. Fill-out the Application Information Form and TGDS Assessment. Applicants are expected to identify which Targets the application will achieve and how the Targets will be met.

COMPLETE APPLICATION SUBMISSION

6. Submit the Application Information Form and the TGDS Assessment as part of a complete application to the Town.

TECHNICAL REVIEW

7. Staff will circulate and review the Application Information Form and the TGDS Assessment as part of the development review process. Comments on the application and the TGDS Assessment will be provided to the applicant.

APPLICATION REVISIONS/RESUBMISSION

8. Revise and resubmit plans, reports, and other materials based on comments through the overall evaluation of the development application. If any revisions are proposed to the TGDS, the revised TGDS Assessment must be included in the resubmission.

REPORT TO COUNCIL

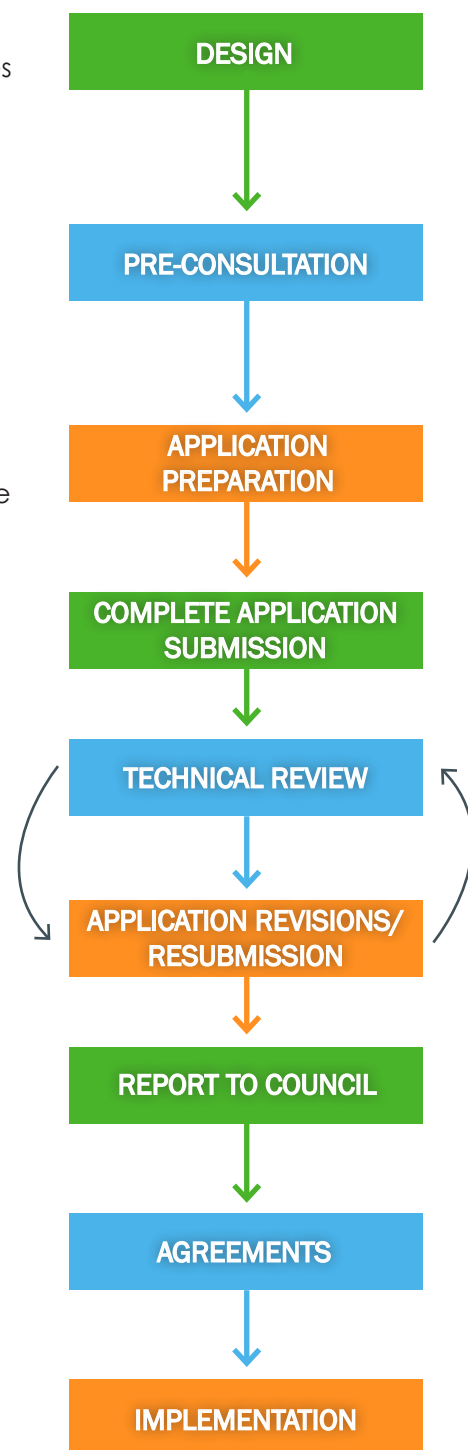
9. Planning staff reports will address the TGDS measures that an applicant has committed to in their development application.

AGREEMENTS

10. Pending approval of the development application, development agreements will contain specific conditions relating to the implementation of the TGDS measures that an applicant has committed to undertake in their approved TGDS Assessment.

IMPLEMENTATION

11. As development proceeds, the applicant will implement the approved TGDS Assessment commitments.



STEP BY STEP

PRE-CONSULTATION SUBMISSION

APPLICATION INFORMATION

1. Application Information Form

Fill out the application information, property information, and project details.

PRE-CONSULTATION TGDS CHECKLIST

2. Select the Appropriate Pre-Consultation TGDS Checklist to Complete

- Draft Plan of Subdivision or
- Site Plan

3. Confirm Level 1 Targets

Select "Yes", "No", or "N/A" for each Level 1 Target under the "L1" column to indicate whether each Level 1 Target is being met.

Exemptions from specific measures in the TGDS may be granted on a case by case basis at the discretion of the Town. Exemptions will be determined through the development application review process.

4. Choose Level 2 and Level 3 Targets

Select "Yes" for either two (2) Level 2 Targets under each Theme or one (1) Level 3 Target under each Theme.

An applicant may also choose to propose site specific / custom level 2 or 3 Targets which can be identified on the last page of each Pre-consultation TGDS Checklist.

An application may achieve Level 2 under one Theme and Level 3 under a different Theme.

5. Submit the Application Information Form and Pre-Consultation TGDS Checklist

Submit the Application Information Form and Pre-Consultation TGDS Checklist as part of the Pre-Consultation Application Package. Be prepared to speak to the TGDS at the pre-consultation meeting, providing an overview of the measures that the application is expected to achieve and answer questions of staff.

COMPLETE APPLICATION SUBMISSION

APPLICATION INFORMATION

1. Application Information Form

Fill out the application information, property information, and project details.

TGDS ASSESSMENT

2. Select the Appropriate Assessment to Complete

- Draft Plan of Subdivision or
- Site Plan

3. Confirm Level 1 Targets

Select "Yes", "No", or "N/A" for each Level 1 Target under the "L1" column to indicate whether each Level 1 Target is being met.

4. Choose Level 2 and Level 3 Targets

Select "Yes" for either two (2) Level 2 Targets under each Theme or one (1) Level 3 Target under each Theme.

An applicant may also choose to propose site specific / custom level 2 or 3 Targets which can be identified on the last page of each TGDS Assessment.

An application may achieve Level 2 under one Theme and Level 3 under a different Theme.

5. Explain

Provide a detailed explanation as to how each measure is being met and to which Target Level under the "Comments" column.

All measures that contain Level 1 Targets require a detailed written explanation as to how the measure has been met or why the measure has not been met, including, if the measure is considered "not applicable" to the application. Where Level 2 and Level 3 Targets have been selected, a written explanation as to how the measure has been met to that Target Level is also required. Not all measures have a Target for each Level. Targets apply to all uses unless otherwise specified (**bolded**). Further details regarding how a Target is being achieved by an application may be requested or required at the discretion of the Town.

Exemptions from specific measures in the TGDS may be granted on a case by case basis at the discretion of the Town. Exemptions will be determined through the development application review process.

6. Reference

Provide the plan number or report name that demonstrates how or where each measure is met under the "Reference Plan Number or Report Name" column. For reports, provide specific page numbers.

7. Submit/Resubmit the Completed Assessment to the Town

Submit/Resubmit the Application Information Form and TGDS Assessment.

The Town will evaluate the submission, conduct peer review(s) as necessary, and complete an assessment of the application. As part of the Town's overall development application review details of the TGDS will be included in reports to Council on the application. Draft Plan of Subdivision Agreements and Site Plan Agreements will contain specific conditions relating to the implementation of the TGDS measures that an applicant has committed to undertake in their approved TGDS Assessment.

GLOSSARY

Accessibility for Ontarians with Disabilities Act (AODA)

An Act to benefit all Ontarians by developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025; and providing for the involvement of persons with disabilities, of the Government of Ontario and of representatives of industries and of various sectors of the economy in the development of the accessibility standards.

Click [here](#) to be linked to the Accessibility for Ontarians with Disabilities Act (AODA)

Active Transportation and Trails Master Plan (ATTMP)

A Plan developed to facilitate the Town-wide network of active transportation and trail facilities over the next 25+ years. The ATTMP proposes planning, design and operations guidelines as well as supporting policies, recommendations and programs to encourage active transportation including walking and cycling as well as trail related activities.

Click [here](#) to be linked to the Active Transportation and Trails Master Plan (ATTMP) Resource

Affordable Housing

In the case of ownership housing, the least expensive of:

- a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low or moderate income households; or
- b. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

In the case of rental housing, the least expensive of:

- a. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- b. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition, "low- and moderate-income households" means, in the case of ownership housing, households

with incomes in the lower 60 percent of the income distribution for the regional market area or, in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Click [here](#) to be linked to the Town's Official Plan

Click [here](#) to be linked to the Ministry of Municipal Affairs and Housing Website

Click [here](#) to be linked to York Region's 10-Year Housing Plan. Progress reports and other materials on affordable housing are available through [York Region's website](#).

Bird Friendly Design

A compilation of best practices in design to mitigate and prevent the deaths of birds by collision.

Click [here](#) to be linked to the City of Toronto Bird Friendly Guidelines

Combined Heat and Power (CHP)

An on-site integrated energy system that generates both electricity and thermal energy to be used for space or water heaters, or for manufacturing processes.

Click [here](#) to be linked to the Hydro One Combined Heat and Power Resource

Cool Roof

A roof with high solar reflectance that reduces heat build-up from the sun's thermal energy.

Click [here](#) to be linked to the United States Department of Energy Guidelines for Selecting Cool Roofs

Crime Prevention Through Environmental Design (CPTED)

CPTED is a proactive design philosophy built around a core set of principles that is based on the belief that the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime as well as an improvement in the quality of life.

Click [here](#) to be linked to the Crime Prevention Through Environmental Design Principles website.

District Energy System (DES)

A system of infrastructure providing thermal energy (heating and/or cooling) through a piped system, from a central plant, or network of plants to buildings for which such infrastructure is owned, operated and managed either by the Town, or by the Town in partnership with private parties subject to the approval of Council. Such system may include electricity generation and distribution through the process of co-generation or combined heat and power (CHP).

Click [here](#) to be linked to the Town's Official Plan

Energy Star®

A program which provides certification to buildings and consumer products which meet certain standards of energy efficiency.

Click [here](#) to be linked to the Energy Star® website.

Engineering Standards and Design Criteria

A guideline for the production of designs for roads and services for all and development projects within the Town of East Gwillimbury.

Click [here](#) to be linked to the Town Development Resources (See Municipal Design Criteria)

FlexHousing™

An approach to designing homes that are versatile and flexible, and can be adapted to meet the varying and changing needs of a household. FlexHousing™ meets the needs of all ages and abilities and makes it possible for people to stay in their homes through the later stages of their lives without having to undertake costly renovations or move to another home. It's a practical approach allowing residents to convert space to meet their changing needs. FlexHousing™ is based on the principles of adaptability, accessibility, affordability and healthy housing.

Click [here](#) to be linked to the Canada Mortgage and Housing Corporation for more details on FlexHousing™

Green Roof

A roof surface that supports the growth of vegetation that contains a waterproofing membrane, a drainage layer, an organic growing medium (soil) and a vegetative layer. Green roofs provide shade and remove heat from the air through evapotranspiration, reducing temperatures of the roof surface and the surrounding air. Green roofs absorb heat and act as insulators for buildings, reducing energy needed to provide cooling and heating.

Click [here](#) to be linked to the Low Impact Development Stormwater Management Planning and Design Guide (See Green Roofs – Chapter 4, Section 4.2)

Click [here](#) to be linked to the City of Toronto Green Roof Policy

GreenSpace and EcoHealth Toolkit

A toolkit which provides information and resources for municipal planners to promote an approach that advances the linkages between people and communities and their biophysical, social and economic environments.

Click [here](#) to be linked to the GreenSpace and EcoHealth Toolkit

Light-Emitting Diode (LED)

Semi-conductor devices that produce visible light when an electrical current passes through them. LED lighting products produce light approximately 90% more efficiently than incandescent light bulbs.

Click [here](#) to be linked to the Energy Star® LED Bulbs Resource

Low Impact Development (LID)

An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. LID can include: bio-swales, permeable pavement, rain gardens, green roofs, and exfiltration systems. LID often employs vegetation and soil in its design, however, that does not always have to be the case.

Click [here](#) to be linked to the Credit Valley Conservation Authority Low Impact Development Stormwater Management Planning and Design Guide

Click [here](#) to be linked to the South Georgian Bay Lake Simcoe SPP

Native Plant Species

A plant that originated and naturally occurs in a specific region.

Click [here](#) to be linked to the Ontario Trees List of Native Species

Natural Heritage Evaluation (NHE)

An evaluation to determine the potential impacts on the Natural Heritage System (NHS) from development and site alteration proposals.

Click [here](#) to be linked to the Town's Official Plan

Natural Heritage System (NHS)

A system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems.

The boundaries of the Town's NHS are identified in Schedule D of the Town's Official Plan.

Click [here](#) to be linked to the Town's Official Plan

Natural Resources Canada EnerGuide

The official mark of the Government of Canada for its energy performance rating and labeling program for key consumer items - houses, light-duty vehicles, and certain energy-using products. The information provided by EnerGuide allows consumers to compare different models with confidence. The data may be a rating number based on a standard measure or a verified average of energy consumption. EnerGuide works with Canada's Energy Efficiency Regulations and the Energy Star® Initiative in Canada to promote energy efficiency in the Canadian marketplace.

Click [here](#) to be linked to the Natural Resources Canada EnerGuide in Canada Resource.

Official Plan

A Plan which describes the municipal council policies on how land in the community should be used. It helps to ensure that future planning and development will meet the specific needs of the Town.

Click [here](#) to be linked to the Town's Official Plan

Ontario Building Code (OBC)

A regulation under the Building Code Act that establishes detailed technical and administrative requirements as well as minimum standards for building construction.

Click [here](#) to be linked to the Ontario Building Code

Ontario Heritage Act

A document which gives municipalities and the provincial government powers to preserve the heritage of Ontario. The primary focus of the Act is to protect heritage properties and archaeological sites.

Click [here](#) to be linked to the Ontario Heritage Act

Permeable Materials

An alternative to traditional impervious pavement to allow stormwater to drain through the pavement and into a stone reservoir where it is infiltrated into the underlying native soil or temporarily detained. Permeable materials and pavement can be used for parking lots, driveways, pedestrian plazas, and walkways.

Click [here](#) to be linked to the Low Impact Development Stormwater Management Planning and Design Guide (See Permeable Pavement – Chapter 4, Section 4.7)

Qualified Professional

A professional who is recognized as an authorized persons to undertake work in a specific field at the discretion of the Town.

Register of Cultural Heritage Properties

A registry comprised of those properties which have been listed or designated or identified as potentially being of cultural heritage value or interest in the Town of East Gwillimbury.

Click [here](#) to be linked to the Town Heritage Resources

Renewable Energy Systems

The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, solar and geothermal energy, or as more specifically defined by the Green Energy Act.

Click [here](#) to be linked to the Town's Official Plan

Restoration and Enhancement Plan

A plan to address opportunities for restoration and enhancement of natural heritage features and consideration for opportunities to reconnect the landscape. The plan is to build upon the NHS, and identify and prioritize opportunities to reconnect habitat through the development of a landscape connectivity framework that together will contribute to the overall enhancement of the NHS.

Click [here](#) to be linked to the Town Official Plan Background Studies (see Natural Heritage System Update and Restoration and Securement Strategy)

Solar Ready

The design and installation of elements made by builders to new attached and detached homes in preparation for the installation of a future solar system, including solar domestic hot water systems (SDHWS) and/or solar photovoltaic systems (solar PV) conduits, plumbing connections, etc.

Click [here](#) to be linked to the Natural Resources Canada Solar Ready Guidelines

Walking Distance

The distance along public sidewalks and/or trails (not as the crow flies) between one property (as the origin) and another property (as the destination).

WaterSense®

An Environmental Protection Agency (EPA) program designed to encourage water efficiency through the use of a special label on consumer products.

Click [here](#) to be linked to the WaterSense website

Zoning By-law

The in force zoning by-law adopted and approved by the Town.

Click [here](#) to be linked to the Town's Zoning By-law Resource