



Town of
East Gwillimbury

Committee of the Whole/
Council Workshop

Monday July 14th, 2008



Sustainable Policy and Criteria

Discussion Paper



2008

FCM

2007/2008 NATIONAL
AWARD WINNER



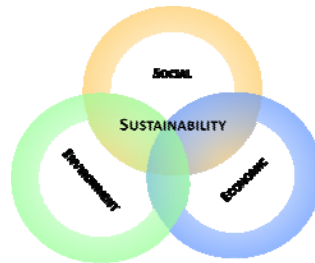
2007 NATIONAL
AWARD WINNER



Towards a Truly Sustainable Community

PURPOSE OF WORKSHOP

- To outline the general direction of staff in terms of the Sustainable Development Policy work associated with the Official Plan Review.
- To generate helpful discussions to inform and direct the focus and additional work in policy areas.
- Identify gaps, weaknesses and areas to strengthen.
- Discuss the merits of a different policies and criteria for different areas.



Social Sustainability	Environmental Sustainability	Economic Sustainability
<p>Complete Communities</p> <ul style="list-style-type: none"> • Walkable Communities • Street Design • Housing Options • Accessibility • Sense of Place <p>Diverse Inviting Communities</p> <ul style="list-style-type: none"> • Cultural Heritage • Programs, Facilities and Institutions • Safety and Sense of Community 	<p>Natural Environment</p> <p>Energy and Supply Use</p> <ul style="list-style-type: none"> • Green Energy Supply • Renewable Power Generation for Buildings <p>Efficient Buildings</p> <ul style="list-style-type: none"> • Green Building Materials <p>Sustainable Transportation</p> <ul style="list-style-type: none"> • Active Transportation • Parking <p>Water Supply and Conservation</p> <ul style="list-style-type: none"> • Water Conservation and Efficiency • Stormwater Management <p>Municipal Solid Waste Management and Reduction</p>	<p>Employment and Mixed Use Corridors</p> <p>Rural Economy and Agriculture</p> <p>East Gwillimbury University</p> <p>Tourism</p>

Issue for Further Discussion

- The identification of criteria should form part of the Town's Official Plan
- The identification of criteria and standards which should be incorporated in the Town's Sustainable Development Evaluation System (Dillon—Phase II)
- The need to develop different sets of policies and criteria for development areas

SOCIAL SUSTAINABILITY

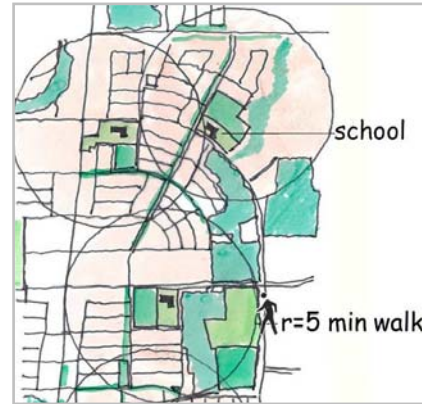
Complete Communities

Each neighbourhood will provide a mix of residential, employment, institutional, commercial and retail uses organized around compact nodes of activity and oriented to transit corridors

Walkable Communities

Establish a connected pedestrian network (composed of trails, walkways and sidewalks), throughout all existing and new development areas to provide mobility choices and reduce dependency on the automobile

- All residential units are within 400 m walking distance of daily shopping needs, personal services and small active parks and playgrounds, and at least 2 of the following amenities:
 - * Entertainment
 - * Educational facilities
 - * Government services or other civic buildings
 - * Offices
 - * Medical facilities
- Each block perimeter does not exceed 550m (the perimeter includes the properties bounded by the sidewalk and publicly accessible walkways, but does not include sidewalks) Where a block perimeter exceeds 550m, a through block pedestrian linkage must be provided
- Neighbourhood blocks should be 250m maximum in length to encourage walking
- All new development shall be designed to ensure at least three separate connections from the development to sidewalks or all-weather pathways in surrounding neighborhoods
- Sidewalks shall be provided along both sides of all collector and local streets and along at least one side of all arterials
- The Town shall designate car-free zones in village core areas
- Discourage cul-de-sacs and permit only in locations that cannot be easily served by a connected street system or to help preserve environmental features



Housing Options

New development shall achieve a range of mix of housing types, densities, sizes and tenure to meet the existing and projected demographic and housing market requirements of current and future residents of the Town

- All new development shall achieve a housing mix of 65% low density housing forms and 35% medium and high density housing forms.
- The Town should explore density bonusing for the provision of affordable housing units
- All new development shall provide housing options for those with special needs such as seniors and the physically and mentally challenged. In particular, the Town will:
 - * require non-profit and co-operative housing developments to provide a minimum of 5% of their units for those with special needs; and,
 - * require development to provide a wide variety of housing options for seniors to accommodate "aging in place" (e.g. the provision of residential accommodation in one location which meets the needs of seniors at different stages of the aging process);
 - * permit garden suites on sufficiently large lots in rural and urban areas using a temporary use by-law;
 - * permit Group Homes in accordance with the provisions of the Official Plan.
- Accessory dwelling units shall be permitted in all residential designations



SOCIAL SUSTAINABILITY

Complete Communities

Accessibility

The Town shall ensure access for all citizens with disabilities to participate in a barrier free community so that all residents live in a barrier free environment

- The Town shall work with the Region of York to ensure that human service and transit facilities are located and designed to be accessible to all people
- The Town shall optimize transit passenger convenience and accessibility including accessibility for persons with disabilities by:
 - * Providing weather protection for transit users along major transit routes;
 - * Providing clear signage identifying the location of transit stops;
 - * Requiring that transit facilities, such as transit shelter locations, are included in roadway design proposals and can be conveniently accessed by all users including persons with disabilities;
 - * Designing transit stops and transfer locations to minimize walking distances and to facilitate easy access by all users including persons with disabilities;
 - * Providing continuous sidewalks along all the roads with transit routes that are accessible to all users including persons with disabilities.
- All new development shall incorporate appropriate accessibility measures in accordance with the Ontarians with Disabilities Act and conform with the Town's Accessibility Standards through the consideration of:
 - * Dedicated disabled parking spots and passenger loading zones
 - * Curb cuts shall have a maximum slope of 1:12 on the main ramp with flared sides with a slope of 1:10 - minimum width of 1m
 - * Walkways shall be at least 1.5m wide and a clearance height of 2.14m
 - * Ramps must have a minimum width of 1.2m between handrails
 - * Flight of stairs should not exceed 2.4m without a landing
 - * At least 1 primary entranceway must be accessible to all persons
 - * Waiting and rest areas should have a bench with a minimum length of 1.2m and 0.56m in height
 - * Elevators and washrooms



Street Design

The design of streetscapes shall integrate various elements to create visually attractive, high quality public spaces and help reinforce the Town's local character and identity.

- All new development shall accommodate streetscape amenities such as: benches, street trees, waste receptacles, pedestrian scaled street lighting, shelter at public areas, such as awnings
- In village cores and main street areas, sidewalks should be wide enough (8.5m) to allow for pedestrian passage, retail displays, outdoor dining, street furniture, and landscaping
- Street trees shall be no more than 30ft apart
- In residential areas, garages should not be dominant features in the streetscape and should not project beyond the house facade. Laneways should be provided in appropriate areas to minimize front driveways crossing sidewalks

SOCIAL SUSTAINABILITY

Diverse Inviting Communities

Sense of Place

Respect and enhance the existing built, social, and environmental context to instil a sense of pride and identity and contribute to the stability and vitality of the community

- Residential & commercial buildings shall be within 400m walking distance of a public space, such as a park, or town square
- Public institutions or landmark buildings shall be located at high visibility locations and serve as land marks
- Building locations should create views and vistas to visible landmarks
- Views and vistas shall terminate in natural or built features
- Community spaces shall be located adjacent to natural features where appropriate
- Public art shall be integrated into the public realm and private space
- Public spaces are required to be comfortable in terms of sun, shade, wind & weather protection



Programs, Facilities and Institutions

Promote community support infrastructure (places of worship, open space, medical offices, post offices)

Continue to liaise with other government agencies and community groups to ensure that sufficient social and medical services and facilities (such as fire and ambulance stations) are provided to keep pace with development and population growth

Encourage the integration of arts, cultural and recreational facilities with local businesses, health and social services, schools, parks and civic buildings.

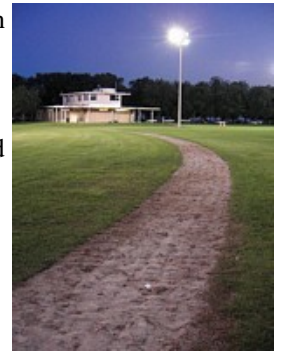
- Neighbourhood plans shall designate 1 site of at least 1 ha for each 6,000 persons of planned population in new residential areas for places of worship
 - * Sites identified in subdivision/site plan agreements with provisions requiring site(s) be set aside for a minimum reserve period
 - o 5 years from date of approval of Neighbourhood Plan or
 - o 3 years from date of registration of subdivision agreement (whichever is longer)
 - * Site(s) shall be appropriately zoned with “hold” provisions
 - * Site(s) shall be graded, serviced, grassed and appropriately fenced to limit costs to worship group that acquires it
 - * In the event that 1 ha is not required, Council may consider and give preference to use any or all of the site for: a daycare centre, residential uses, institutional uses serving the wider community or high density non-profit seniors housing
 - * Land prices should be based on the land value established by the YR School Board’s Education DC by-law
- Elementary school sites should be located within a certain distance of residential development, to encourage walking
- Residential development shall be located adjacent to an existing elementary school to serve/accommodate the population OR designate an elementary school site which can serve/accommodate the population

SOCIAL SUSTAINABILITY

Diverse Inviting Communities

Safety and Sense of Community

- The Town will encourage the application of Crime Prevention Through Environmental Design (CPTED) principles in development standards to achieve improved design and effective use of the built environment for crime reduction
- To ensure fire safety and rapid deployment of fire and emergency services, due regard shall be given to fire safety and emergency services considerations in the planning and development of all land uses, roads and infrastructure
- All new development shall incorporate CPTED principles, including, but not limited to:
 - * Orient building and windows to provide maximum surveillance of exterior areas
 - * Design parking lots to allow a high degree of observation from buildings & streets
 - * Plan entryways that are visible to adjacent neighbors or passers-by; discourage secluded alcoves
 - * Design interior shelf height in retail and commercial uses to no more than five feet
 - * Utilize windows and vision panels in management offices and rear doors to provide surveillance and observation
 - * Locate benches throughout common use or employee areas to enhance observation and supervision of surrounding areas
 - * Place child play areas in maximum observation locations
 - * Restrict number of entry/exits for better supervision.
 - * Use landscape such as low hedges and flowerbeds to identify points of entry and movement on property.
 - * Use signage and symbolic barriers to direct vehicular and pedestrian traffic.
 - * Designate boundaries between public, semi-public and private spaces.
 - * Use light to guide movement.
 - * Install devices to prohibit general access to unauthorized areas.
 - * Locate public paths in direct routes to points of entry.
- Promote open, inclusive connected communities; gated communities are prohibited
- All ground-level non-residential interior spaces that face a public space shall 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 shall be longer than 10.0m along sidewalks
- All residential units shall require sprinkler systems to be installed
- The location of fire stations shall be determined based on the advice of Emergency Services.
- The Town shall, during the Neighbourhood Plan stage, identify appropriate locations for store front police stations based on the needs and requirements of York Regional Police.



Cultural Heritage

- Conserve the cultural heritage resources of the Town for the enjoyment of existing and future generations;
- Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscape, including significant public views; and
- Promote public awareness and appreciation of East Gwillimbury's heritage and involve the public in heritage resource decision affecting the Town.
- Heritage structures shall be retained &, where appropriate, restored through adaptive reuse
- Explore opportunities to celebrate community's vibrant culture and heritage through festivals, events and celebrations.
- Retain significant views of existing institutions as features of the Town's cultural heritage



ENVIRONMENTAL SUSTAINABILITY

Natural Environment

Minimize the Town's ecological footprint through environmental sustainability practices and the protection and enhancement of natural features and systems

The overall environmental footprint of development will be minimized and significantly lower than minimum traditional provincial requirements with respect to energy, water and materials, as well as wastewater production

Target a 30% canopy cover Town-wide, through tree planting initiatives and innovative landscaping techniques

Promote green building standards that help to improve the air quality both indoors and outdoors.

- All new development shall be subject to an analysis based on quantifying net impact to the natural environment, including the calculation of greenhouse gas emissions resulting from development, phosphorus loadings and other impacts to the surface and ground water systems and outlining appropriate mitigation and enhancement measures
- All development must adhere to the Town's 3 level NHS policy section of the OP
- The project will be required to establish a management plan for a period longer than 10 years for any significant PPS features and create a guaranteed funding source for the implementation of the management plan
- The natural undulations of the existing topography are to be retained as much as possible to reduce cut and fill operations
- All existing trees that are 30cm or more DBH (diameter at breast height) must be retained
- Developers must adhere to minimum protection distances and standards for tree protection barriers during construction
- Native soil shall be retained on site or replaced with local soil of equal or better quality



Energy Supply and Use

- Town will establish a Community Energy Plan by 2010, that all development will have to conform to
- The Town will aim to be carbon neutral with the lowest greenhouse gas emissions in Canada by 2031

Green Energy Supply

The Town will explore and promote the use of energy conservation and alternative energy generation sources that promote renewable energy systems, reduce overall energy consumption, result in sustainable forms of energy production, and promote programs and practices that will produce increasingly sustainable development in the Town. Such policies shall consider district energy, ground source heating, geothermal energy, and renewable energy sources such as solar.

- Development shall incorporate alternative energy sources (wind, solar, biomass)
- Wind and large scale solar power generation will be permitted uses in rural and agricultural areas
- Large-scale wind and/or solar farms are subject to site plan control and supporting studies (ie. noise, visual impact, shadow flicker, bird and bat studies, etc.)
- All new planning districts will be required to complete a district energy feasibility study
- All flat-roofed ICI development is required to incorporate photovoltaic panels (solar power) or a green roof
- LED or solar powered lighting will be required for all parks, signage, streetlights, etc.

Renewable Power Generation for Buildings

- On-site renewable energy sources shall be provided to meet 10% of the building's energy needs
- The development shall be designed, engineered and wired to accommodate installation of photovoltaic (PV) in the future.



ENVIRONMENTAL SUSTAINABILITY

Efficient Buildings

In order to minimize the environmental impact of the built form and in working towards zero-footprint development, the Town will promote green building standards that will establish a minimum standard for all new development.

The Town will promote building styles, designs and construction techniques which conserve energy and include high-efficiency heating/cooling and lighting systems, fixtures and appliances

- Energy Star standards shall be required for all residential developments as a minimum with provisions for development bonusing for higher building standards
- LEED certification for ICI and multi-unit residential development shall be required as a minimum with provisions for development bonusing for higher building standards
- Energy Star appliances and standards are required
- The installation of clotheslines a minimum of 10 m in length may be installed on each property to facilitate a reduction in the use of clothes dryers
 - * Alternatively to a straight clotheslines, umbrella styles may be permitted
- Development must maximize use of natural ventilation with operable windows and doors to reduce reliance on building heating and cooling systems
- Heat recover ventilation systems (HRV) shall be installed in all homes via the simple connection method
- Domestic hot water distribution piping shall be insulated with a minimum 12mm of insulation for its entire length
- Domestic hot water tanks shall have the thermostat set to a maximum of 45 degrees C
- Daylight sensors or timers shall be installed on all outdoor lighting, including front and rear porch lights in single family homes.
- Light coloured materials must be used for at least 50% of the hardscape, including surface parking, walkways, etc.
 - * High albedo driveways of concrete or interlocking stones shall be installed
 - * Concrete driveways shall be constructed using recycled aggregate
- Light-colored, high-albedo materials and/or an open-grid pavement with a minimum Solar Reflective Index of 0.6 shall be used for at least 30 percent of the site's hardscaped area.
- 40-year or life-long roofing material or asphalt shingles shall be required
- Recycled content roofing materials (at least 50% post-consumer content) are required
- The use of outboard insulation materials to achieve the required insulation levels shall result in a minimum of 25% of the required insulation being placed on the outboard side of wall assemblies
- Wall stud spacing should be a maximum to reduce the number of studs in a wall and the number of potential thermal bridges
- Single top plates shall be used in loadbearing walls when loadbearing elements from above bear directly above a stud
- Single top plates shall be used for all interior non loadbearing walls
- In non loadbearing wall applications, finger jointed studs and plates shall be used
- Forest Certification Council (FCS) (or equivalent) certified sustainable dimensional or engineered lumber is required
- All windows shall have an energy rating not less that 17 for operable windows and 20 for fixed windows



Foam insulation application
CPI (2008) Product Catalog

ENVIRONMENTAL SUSTAINABILITY

Efficient Buildings

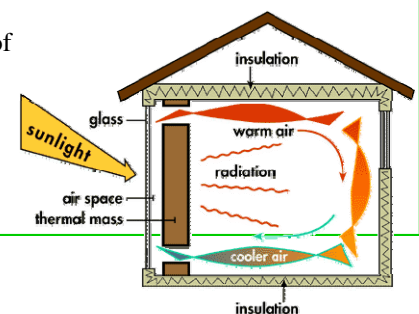
- Windows shall be constructed with warm edge spacers, low e coating and have the air space filled with argon gas
- Doors separating heated from unheated space shall have a minimum thermal resistance of RSI 1.0(R-5.6)
- Door shall have an air infiltration rate that is 25% less than OBC standards
- Interior lighting shall consist of compact fluorescent light (CFLs) bulbs or Energy Star fixtures in 66% of all lighting fixtures
- Composite wood, agrifibre products and adhesives used to fabricate laminated assemblies containing these products must contain no added urea-formaldehyde resins
- Fly ash shall be used in concrete to achieve a reduction in Portland cement needed
- Regionally produced concrete (within 800 km) shall be used
- Regional brick and/or stone (within 800 km) shall be used
- Carpets are not to be used in below grade living spaces, entryways, laundry rooms, bathrooms, kitchens or utility rooms. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet, pad and carpet adhesives.
- All interior paints and primers must comply with current Green Seal standards for low VOC
- Tankless hot water heaters shall be installed
- Exterior lighting is required to be high-efficiency lighting that is full cut-off and/or contains a cut-off shield to help reduce light pollution
- Developers must prepare and distribute a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops and other neighborhood conveniences, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials, alternate measures for pest control, and purchase of green power



Tankless Water Heater

The Town will promote innovative subdivision and site plan designs that minimize energy consumption through road design and lot layouts which maximize passive solar energy opportunities and other alternative energy sources

- Neighbourhood Plans shall require a report describing how passive solar gain has been accommodated considering street/lot orientation to maximize solar gain
- Neighbourhood Plan shall require a report describing how energy efficiency and elimination of light intrusion has been accommodated considering for example, lumen output, alternative energy sources (e.g. solar power) and analysis of light intrusion/appropriate levels outside of property limits
- Shading should be provided on east, west and south windows with overhangs, awnings and/or deciduous trees
- 0.5m roof overhang is required on south, west and east faces to minimize solar heat gain and reduce cooling energy requirements
- Windows placed in a wall facing within 45 degrees of due north shall be limited to 20% of the floor area served
- Buildings are designed and oriented to take advantage of natural lighting so ambient daylight in 75% of internal spaces is 150 Lux
- Trees or other plantings are located to provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of a home



ENVIRONMENTAL SUSTAINABILITY

Sustainable Transportation

Active Transportation

Provide a balanced & integrated multi-modal transportation system that gives priority to transit & pedestrians but also contributes to the efficient movement of goods and services

To provide for a mix of transportation options and alternatives to the use of private automobiles including walking, cycling and using public transit.

- A Neighbourhood Plan shall require a Transportation Demand Management Plan
- The Phasing plan must provide roads required for transit in the first phase
- The Town shall require adequate right-of-way reservation for future high capacity transit and HOV projects for all new Regional arterial roads
- Opportunities for cycling are encouraged through :
 - * A cycling network plan composed of on and off street routes that are integrated with the Town's trail system and regional cycling network
 - * Bicycle lanes provided on all major roads with trip-end facilities at transit terminus and at civic facilities, where possible
 - * Bicycle parking, racks and storage lockers provided
- Each residential unit shall receive a one-year transit pass at no additional cost
- For all the roads serviced by transit, transit stops shall be located at 200m to 250m intervals
- Transit stops are located within 500m of a large office building
- All bus stops are required to have shelters with benches and enhanced transit amenities (such as solar powered lighting, bike racks at stops if appropriate, etc)
- Two-thirds of the proposed intensity (residential and non-residential density) is located within 250m walking distance of an existing/planned transit stop
- The design of the street pattern and walkway connections enables 90% of proposed residents, jobs and service uses within:
 - * 400m walking distance of an existing transit stop
 - * 50% within 250m of transit stop



Parking

Ensure the provision of parking areas and facilities related to development that encourages the efficient functioning of the transportation system; and,

Restrict parking supply, where appropriate, to support transit, transportation demand management measures and reduce development costs.

- A Neighbourhood Plan shall require a Transportation Demand Management Plan
- Encourage joint use parking structures (consider different peak times)
- For high density development, minimize surface parking by providing at least 40% of parking underground or structured
- Surface parking lots shall include sustainable features, such as permeable pavement, pedestrian links, bioswales, appropriately sized landscaped islands that support vegetation and/or other stormwater retention systems
- Water-permeable materials are used for 50 percent or more of the paved parking areas.
- Priority parking spots are designated for green vehicles (ie. alternative fuel vehicles and carpool vehicles)
- Where surface parking is proposed, the developer must design for the long-term phase out of the surface parking and subdivide the lot with road rights-of-way to facilitate future intensification
- One bicycle storage or parking space per 100m² residential space and 5 bicycle spaces per 1000m² of non-residential floorspace, as well as showers shall be required



ENVIRONMENTAL SUSTAINABILITY

Water Supply and Conservation

- * Maintain and improve water quality and address the long-term impacts of development on the watershed;
- * Conserve water resources, minimize water use and the physical impacts of human activities upon natural water systems.

- Development shall limit per capita consumption of potable water to 150 L per person per day for residential units and 25L per person per day for commercial water consumption
- All water closets shall be dual flush toilets with a flush cycle of 5 litres or less
- Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; Mandatory showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM
- All development is required to use native species for 100% of the landscaped area. The developer will be required to provide a tree or plant list certified by an Architect or Landscape Architect, that the selection of new trees and plants are appropriate to the site's soils and microclimate and do not include invasive species.
- Stormwater/greywater recycling to be used to capture and reuse at least 25% on site
- If irrigation is necessary:
 - * use recycled gray water or rain water harvested and contained in rain barrels or underground cisterns on-site, OR
 - * use a highly efficient irrigation system including : plant beds with a drip irrigation system; separately zoned turf and bedding types; a watering zone timer/controller; moisture sensor controller.
- Smart Controllers shall be mandatory for all agricultural operations by 2015 to help conserve water
- With respect to agricultural water conservation and efficiency, encourage a step-wise efficiency increase every 5 years to encourage farmers to seek federal and provincial funding to replace old inefficient irrigation systems with newer models that help to conserve water
- The plan incorporates a program for landowner education and outreach on safe pesticide and fertilizer use



Stormwater Management

- To ensure that stormwater management systems are designed and constructed in accordance with sound environmental and engineering practices, having regard to downstream impacts.
 - To pursue and implement sound stormwater management practices which will ensure adequate protection from flooding and erosion, maintain and/or improve water quality and enhance the environmental, aesthetic and recreational potential of watercourses.
- Maintain water balance by retention of the 5mm design storm event on site
 - Capture, retain, infiltrate and/or harvest the first ½ inch of rainfall that falls in a 24-hour period.
 - Erosion control provided by on-site detention of 25mm design storm event for minimum of 24 hours
 - A minimum of 35% of the site should be pervious
 - Use permeable materials for paved areas that achieves 25%-50% increase in permeability relative to conventional methods
 - All stormwater management work shall have no net increase in total phosphorus load with respect to post-development conditions
 - Prohibit point discharge of stormwater to any tributaries
 - Require consideration of open shallow ditch stormwater management to reduce ponds and increase permeability
 - Retain stormwater on-site to same level of annual volume of overland runoff allowable under pre-development conditions



Stormwater Management - Low Impact Development example

ENVIRONMENTAL SUSTAINABILITY

Municipal Solid Waste Management & Reduction

- Ensure efficient and economic local waste management that safeguards the physical, environmental and social health of the community; and,
 - Minimize the impact of solid waste disposal on the environment by optimizing the amount of resource recovery and recycling from solid waste.
 - Waste management will include waste diversion (composting and recycling), waste disposal and waste as a potential resource. The Town will continue to support and/or develop and implement programs to further promote waste diversion plan
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- Proponents of new multi-unit, condominium and ICI developments will be required to submit a waste management plan demonstrating best practice of waste management through on-site separation and storage for all recyclables
 - Require waste audit and waste reduction plans (as defined in Ontario Regulation 102/94) as a background study to be submitted with development applications.
 - The Town will continue to support and promote its Source Separated Organics program with an objective of meeting a waste diversion rate of 75%.
 - Promote and encourage on-site composting for each detached dwelling unit as a means of reducing SSO collection
 - The Town will work with recycling service providers to consider developing and implementing an Source Separated Organics (SSO) pick-up recycling program for ICI developments and multi-unit residential developments.
 - Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent.
 - For high density residential development, site plan must show recycling deposit as more convenient than garbage disposal



ECONOMIC SUSTAINABILITY

Overall Objective

The Town will move towards an activity rate of 50%, making the population to employment ratio target at 2:1 in order to provide a balanced community with opportunities for local employment and sustainable tax base. In doing so the Economic Development strategy will diversify, balance and expand the municipality's assessment and employment base

- In order to achieve the desired balanced growth objectives, the Town will ensure that non-residential development is provided as a condition of residential development.
 - * As a condition of development, the Town will require construction of 600ft² of commercial, office, industrial or major institutional floor area for every residential unit.
 - * As an alternative to the above, Council may consider 1 or combination of the following:
 - o Monetary contributions to help develop the Town's Economic Development Strategy;
 - o The provision of water and sanitary servicing to future employment lands;
 - o The posting of capital contributions equivalent to the realty assessment associated with commercial/ industrial floor area noted above
 - o Water and sanitary servicing of downtown village core areas to assist with downtown revitalization
- The Town will require a detailed fiscal impact analysis as part of a Neighbourhood Plan, to address the full capital and operating costs of development and any implications to the municipal tax base.
- New development shall be subject to the Town's Community Capital Contribution policy to ensure that growth pays for complete community growth.

Employment and Mixed Use Corridor

The Town will ensure "shovel-ready" lands for the purposes of facilitating a range of appropriate commercial, industrial and office uses.

- Ensure infrastructure servicing to the employment corridors within the initial phases of growth in the Town
- Work with York Region to develop extensive transit services leading in and out of employment corridors
- Provide walkways, trails and bikeway linkages to employment areas, as an alternative to the automobile
- Develop telecommunications infrastructure
- Reserve transit corridors, commuter rail areas, and highway interchange locations for major office uses



Rural Economy and Agriculture

Policies and programs encourage and promote the agricultural and rural economy through the development of land use policies which will protect highly productive lands from non-agricultural uses and reduce possible conflict between farming operations and other land owners.

- Develop land use policies which permit value-added secondary uses associated with farm activities
- Require that any Town or Regional road projects in rural areas consider design elements to accommodate the movement of farm vehicles
- Require that retail grocers set-aside specific areas for local agriculture and food producers
- Provide for the safe and efficient extraction of aggregate resources in high priority aggregate resource areas.
- Develop farmer's markets promoting local agriculture



ECONOMIC SUSTAINABILITY

Village Core and Downtown Areas

The Town will provide commercial and community amenities in core areas to provide day-to-day goods and services for residents and employees in the area.

- Implement Tax Increment Financing (TIFs) to promote private sector improvements to building stock
- Develop and support Business Improvement Areas (BIAs) for downtown core areas
- Require the YRT and VIVA services and programming expand to core and downtown areas
- Require Community Capital Contributions for new growth to help implement or provide funds to downtown revitalization projects

East Gwillimbury University

The Town will work to ensure the development of the East Gwillimbury University site to provide a post-secondary education facility to serve the residents of the Town and larger regional area.

Tourism

The Town will encourage and promote tourism through developing, enhancing and expanding a series of local events, the promotion of a theme for the town, encouraging assets such as arts, heritage features, cultural facilities, historical attractions and recreational attractions while developing extensive communication with surrounding communities.

- Create attractions based on East Gwillimbury's culture and heritage
- Provide land use policy to permit the development of a hotel or similar facility to provide overnight options for tourists at appropriate locations in the Town's mixed use or employment areas.
- Develop a comprehensive Community Capital Contribution for new development to help implement a Town-wide trail system
- Continue to provide for rural recreational opportunities in the rural areas of the Town (ie. Golf courses)

