



Town of East Gwillimbury

DEVELOPMENT SERVICES REPORT P2012-06

To: Committee of the Whole Council

Date: February 6, 2012

Subject: Thinking Green! Development Standards

Origin: Development Services –Planning Branch

RECOMMENDATIONS

1. **THAT** Development Service – Planning Branch Report P2012-06, dated, February 6, 2012, regarding the Thinking Green! Development Standards, be received;
2. **THAT** Council endorse the Thinking Green! Development Standards (Appendix 1) and that these standards replace the Town's current Energy Star and LEED requirements;
3. **THAT** the Thinking Green! Development Standards be reviewed on an annual basis and updated as necessary;
4. **THAT** a copy of this Report be made available on the Town's website and forwarded to development industry representatives and external agency stakeholders (such as the Region of York and local School Boards);
5. **THAT** Development Services staff work with the Director of Communications to develop and implement a communications strategy to help promote the Town's Thinking Green! Development Standards.

PURPOSE

The purpose of this report is to present the Thinking Green! Development Standards (TGDS) for Council's endorsement (see Appendix 1). The TGDS were endorsed by Committee of the Whole Council on November 7, 2011, but then this resolution and a second motion were defeated at the November 21, 2011 Council meeting. While council did not provide direction to staff through a resolution, based on discussions at Council, staff met with the TGDS working group to discuss the optional elements again. Staff continue to recommend Council endorsement of the TGDS and that only the applicable required elements be mandatory for all new development applications at this time.

BACKGROUND

Thinking Green Development Standards have been in development for over three years

As part of the Official Plan (OP) review and update process, Dillon Consulting was retained to undertake a two-phased assignment to help develop policies and criteria for inclusion in the OP to advance the Town's sustainability objectives.

Phase 1 of Dillon's assignment was the preparation of a Sustainable Development Background Study which was presented to Council in June 2008. The study contained a series of policy approaches and recommendations which have been incorporated into the Consolidated OP (June 2010).

Phase 2 of the Dillon work included the establishment of sustainable development criteria and preparation of an evaluation system to help assess development applications and ensure proposed development meets the sustainability objectives of the new OP. As part of this process, Town staff worked with the consultant to conduct a background scan, review and evaluation of rating systems and checklists which have been developed and implemented in other jurisdictions. Both local (ie. Pickering & Markham Centre) and national (ie. Port Coquitlam, BC) examples were reviewed. In addition, a detailed review of the Town's existing green building policies (Energy Star and LEED) was undertaken.

A Sustainable Policy discussion paper was presented by staff at a Council Workshop in July 2008. Subsequently, the Draft Sustainable Development Evaluation System (SDES) was presented and discussed at Council Workshops in May & October 2009.

A stakeholder consultation workshop was held in October 2010 and then a small development industry/staff working group was established to focus discussions and refine the system. Revised draft TGDS were presented to Council in April 2011 and circulated for further review and comment.

Council received staff recommendation report in November of 2011

On November 7, 2011, the TGDS were presented to Committee of the Whole Council (CWC) for endorsement. CWC passed a resolution in support of staff's recommendations to endorse the TGDS, but this resolution and a second motion were defeated at Council on November 21, 2011 by a tie vote. While council did not provide direction to staff through a resolution, based on discussions at Council, staff met again with the TGDS working group to discuss the optional elements again. In response to these discussions, the development industry submitted a letter in support of Council's approval of the TGDS as presented in November (Appendix 2). This issue is discussed in more detail later in this report.

DISCUSSION

As outlined in the Town's new Consolidated Official Plan (OP), the vision for the Town of East Gwillimbury is to develop into a complete, healthy and sustainable community that will provide opportunities for residents at all like stages to live, work, play, shop and learn. The Town's OP contains a series of policies which are intended to ensure sustainable development and provide the framework for the Thinking Green! Development Standards (TGDS). The TGDS are intended to work in conjunction with the policies outlined in the Town's OP and all development is subject to the Town's OP policies and Zoning By-law requirements. The TGDS is to be used as a checklist, providing a useful tool to evaluate sustainability of proposed development.

TGDS Provides Flexibility as an Alternative to LEED certification as a Mandatory Requirement

The Town's existing Energy Star and LEED policies were approved by Council as part of the Town's Thinking Green strategy initiatives and commitment to ensuring a sustainable community. There have been some issues with the implementation of the Town's current LEED policy and varied degrees of success. Industry concerns with the Town's LEED policy generally relate to the cost and onerous nature of the LEED certification process. The TGDS, as enabled through the policies of the Town's new OP, are intended to replace and update previously approved green building policies and provide a more holistic approach to sustainable community design and development by considering more than the energy efficiency of buildings. The TGDS are designed to help influence the design, layout, and construction of new development to maximize energy and water efficiency of buildings, reduce auto-dependency and create walkable, vibrant and diverse development and communities.

While the TGDS continues to promote and permit LEED Certification as an option, the TGDS include minimum benchmarks for energy and water conservation which would not necessarily require LEED Certification. The recommended policy approach is not intended to weaken the Town's sustainable development requirements but rather amend them in order to better meet the Town's goals and ensure optimal performance levels in key areas, such as energy consumption and water use. The TGDS are intended to provide a more cost effective and flexible system to applicants, while maintaining the Town's sustainability objectives.

TGDS Checklists to be Used to Assess Sustainability of Future Development Proposals

The TGDS are 3 separate checklists related specifically to the following planning stages:

1. Secondary Plan/Community Design Plan
2. Subdivision Plan
3. Site Plan

Submission of a completed TGDS checklist will be required as part of a complete application for these development applications under the Planning Act. Town staff will use the TGDS to evaluate and assess the sustainable features of development proposed.

Each TGDS checklist consists of a comprehensive listing of requirements organized under 3 general theme areas:

1. Natural Environment Protection & Enhancement
2. Built Environment
3. Active Transportation and Mobility

The TGDS are composed of minimum requirements which reflect existing approved regulatory development standards, but will continue to advance reasonably progressive improvements over the 2012 Ontario Building Code in the area of water conservation for new buildings. Other required elements of the TGDS are designed to influence sustainable design elements in a variety of categories.

In December 2009, Town Council adopted the Community Energy Plan (CEP). Some of the TGDS requirements are designed to address the Town's objectives and targets set out in the Town's CEP.

A summary of some of the key requirements in the TGDS are outlined below. The detailed requirements are included in Appendix 1:

- Energy conservation measures
- Water conservation measures
- Mix of uses and walkable communities
- Passive solar gain and solar ready housing
- Recycled and local materials
- Active transportation options

TGDS to be Implemented Through Pre-Consultation, Complete Application and Development Approval Processes

The TGDS have been prepared in the form of a checklist that contains a list of key measures and targets to be addressed during the development application review and

approval process. A completed TGDS checklist will be required as part of a complete application for Community Design Plan, Subdivision Plan, and Site Plan applications. Town staff will then use the TGDS to evaluate and assess the sustainable features of development proposals.

The TGDS (Appendix 1) includes a series of required and optional design elements. It is proposed that development approvals be linked to an applicant's ability to meet all *Required (R) Elements* applicable to the development. The series of *Optional (O) Elements* allow for innovation and provides an opportunity for a development to achieve a higher standard of sustainability. The Optional Elements are weighted in terms of their individual value or importance to achieving the sustainable development objectives of the Town. Incentives, such as a bonus in height and density, servicing allocation, Development Charge rebates for employment uses, or expedited development approvals; may be considered by the Town for development applications that achieve Optional Elements.

As outlined in Policy 8.10.2 of the Town's new OP, Town staff encourage the development industry to adopt an integrated design process (IDP) as an approach to development proposals. This approach would assist in the implementation and achievement of the TGDS. An IDP brings together key stakeholders and design professionals to work collaboratively and interactively based on a holistic understanding of the project, from the early planning stages through to building occupation.

The applicable TGDS checklist will be discussed at the Pre-Consultation meeting and based on this review, the applicant will finalize the checklist and prepare a Sustainability Report, addressing the matters identified by staff and providing an explanation of how the sustainability measures will be achieved. In this manner, sustainable development considerations and the critical aspects of integrated design are brought forward for discussion early in the development review process. This will assist both the applicant and staff by ensuring that features identified in the TGDS are given consideration before final planning and design decisions are made.

Staff recommend that Council approve the Town's TGDS, which is intended to replace the Town's current Energy Star and LEED policies. The Town's previously approved green building policies have enjoyed some level of success and have helped to advance East Gwillimbury as a leader in sustainable development. While these policies help to promote green buildings, the proposed TGDS provides a broader set of requirements that represent a more holistic and comprehensive approach to sustainable community development which goes beyond green buildings. The TGDS is intended to continue to move sustainable development forward in a progressive fashion while providing some flexibility and optional elements which are designed to promote and encourage innovation.

Transitional Application of the TGDS

The TGDS is a new set of development requirements and introduces a new dynamic to the development review process. As outlined in the Town's new OP, all new development applications will be required to provide a comprehensive report addressing the TGDS to indicate how the required elements will be achieved. For applications currently in progress and those with existing approvals, the OP contains transitional policies providing a more relaxed approach to the application of the TGDS. In terms of development with existing approvals in place and no further planning approvals required (ie. draft approved subdivisions); the TGDS will not be applied. With respect to development applications which are in progress or significantly advanced in the development review process, the OP provides policies that require proponents of such application to consider and incorporate the elements of the TGDS as deemed appropriate. Therefore, the TGDS will generally only apply to new institutional, commercial and industrial (ICI) development in the short term and it will not apply to the draft approved subdivisions in Holland Landing, Sharon and Queensville.

Periodic Review and Updates

It is recommended that the TGDS be subject to annual reviews and updates if necessary. As the TGDS is implemented, it is anticipated that the shortcomings and benefits of the system will be revealed and areas where the system could be enhanced or improved will be identified. It is intended that the TGDS will be reviewed by staff and the development industry to ensure continuous improvements are incorporated. In this manner, the Town will be able to respond to changing circumstances, regulatory changes (ie. Building Code updates) and technological innovations in the development industry.

Optional Elements and Incentives

Staff continue to recommend that only the applicable required elements be mandatory for all new development applications at this time and that staff explore potential incentives to help encourage the development industry to incorporate some of the optional elements. The required elements of the proposed TGDS set a high benchmark for new development within the Town to achieve and it is a dynamic process that will evolve over time.

Staff recommend Council endorsement of the TGDS, so we can start implementing the standards and see how the system works. The TGDS will continue to be reviewed on an annual basis and updated as necessary to address any shortcomings and ensure development is achieving a higher level of sustainability within the Town.

NEED FOR PUBLIC & STAKEHOLDER CONSULTATION

The TGDS has undergone significant review and analysis at the staff level and has been subject to Council workshops in August 2008, June 2009, and October 2009. A comprehensive stakeholder consultation workshop was held in October 2010, and additional sessions were held with a number of development and agency stakeholders.

Development industry buy-in and support is important to the successful implementation of the TGDS. A small development industry/staff working group was established to help focus discussions and refine the TGDS over the last year. The working group, made up of Town staff and representatives from the development industry, met on a regular basis to help move this initiative forward and work towards industry buy-in and production of an implementable system. The TGDS will continue to be reviewed and updated on a regular basis, with cooperation from the development industry.

As part of the implementation process, the Development Services Department will investigate options for integrated design and sustainable development training for development review staff and the development industry. Staff will also work with the Director of Communications to develop a marketing strategy to help promote the Town's TGDS.

FINANCIAL IMPLICATIONS

There are no anticipated budget implications that would result from the recommendations contained in this report.

ALIGNMENT TO STRATEGIC PLAN

This report supports the Town's new Strategic Plan, particularly with respect to Managing Growth for a Community that is Environmentally Responsible and Provides Healthy Places to Live, Work, Play and Learn.

ATTACHMENTS

Appendix 1: Thinking Green! Development Standards (TGDS) dated January 2012
(to be distributed under separate cover on CD)

Appendix 2: Correspondence received on behalf of the Development Industry

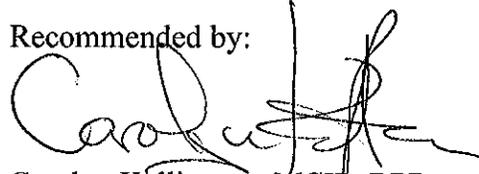
This Report has been reviewed by the senior management team.

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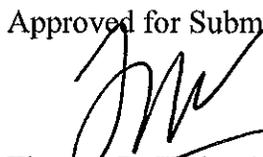
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Approved for Submission:



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Town of
East Gwillimbury

THINKING GREEN! DEVELOPMENT STANDARDS



JANUARY 2012

THINKING GREEN! DEVELOPMENT STANDARDS

Introduction

The Town of East Gwillimbury is committed to integrating sustainability into the planning process. In order to ensure that a sustainable community vision is achieved, the principles of sustainability have been embedded in the Town's new Official Plan. Specific objectives, based on the triple bottom line, underpin the policies in the Official Plan (OP) and subsequent related implementation tools (e.g. Zoning By-laws, Urban Design Guidelines). These 'made in EG' Thinking Green! Development Standards are the product of a two phase process, which included an extensive internal review and external consultation process.



The first phase of the project was the completion of a Background Paper on Sustainable Development Policy in June 2008, which helped to establish a vision for sustainability for the Town, illustrated a wide range of sustainability related OP policy areas and recommended policy directions.

The Thinking Green! Development Standards were developed with Town staff and build on York Region's "New Communities" criteria and "Sustainability Strategy." In addition, multiple sources were consulted in order to customize an evaluation system that addresses the needs of the Town of East Gwillimbury. Sources consulted include the Toronto Green Standard; LEED® for Neighbourhood Development - Pilot Version (LEED® ND) and LEED® Canada for New Construction (LEED® NC); Regent Park Redevelopment Sustainable Community Design; City of Pickering Sustainable Development Guidelines; and other municipal sustainable design guidelines (i.e. Seaton, Hinton, Markham Centre).

Through the use of this evaluation system for new developments, the Town of East Gwillimbury aims to improve social well-being, enhance and protect the environment and support the local economy. Sustainability by definition refers to a perspective that considers all aspects of a community together - the social (e.g. character, safety, community facilities), economic (e.g. tax rates, local economy) and environmental (e.g. terrestrial and aquatic systems). In practice, it refers to an approach to planning that considers such interactions as:

- how infrastructure decisions affect the structure & character of neighbourhoods;
- how protection of the environment leads to healthier people;
- how employment location and success influence transit patterns and people's satisfaction with their community;
- how community form (density, layout and mix of uses) affects the walkability, success of transit, accessibility of services and vitality of neighbourhoods.

RELATIONSHIP TO THE TOWN'S OFFICIAL PLAN

The Town's new Official Plan (OP), adopted in June 2010, provides a policy framework for the Town in regards to managing growth and land use decisions to 2031. Growth in the Town will increase to 86,400 people and 34,400 jobs. The Town will transition from a 'community of communities' to a connected urban area surrounded by a rural countryside. The vision of the Town is to develop into a complete, healthy, and sustainable community.

Section 2.4 - Towards a Sustainable Community of the OP contains a series of high level objectives towards achieving a sustainable community. These objectives include:

- i) Reduce the per-capita consumption of energy, water, land and other non-renewable resources;*
- ii) Promote a compact urban form and develop an energy-efficient mix of land uses to provide liveable, healthy communities;*
- iii) Develop policies and programs designed to achieve a target reduction of two-thirds of greenhouse gas emissions per capita by 2031;*
- iv) Promote cost-effective energy conservation, energy distribution and alternative energy supply sources and other approaches that result in significantly lower levels of per capita energy use and associated greenhouse gas emissions;*
- v) Maximize opportunities for the use of active transportation and energy efficient modes of travel and reduce energy consumption for motor vehicles within the Town;*
- vi) Encourage efficient site planning design and construction techniques that minimize space heating and cooling energy consumption;*
- vii) Promote a reduction in energy consumption in all sectors by encouraging the upgrading/retrofitting of existing buildings and facilities.*



The OP includes policies that provide for the development of Thinking Green! Development Standards (TGDS) designed by the Town to measure specific requirements for development applications. The TGDS are intended to work in conjunction with the policies outlined in the Town's OP and all development is subject to the Town's OP and Zoning By-law policies and requirements.

While all development must comply with the Ontario Building Code (OBC) and any other applicable law, the TGDS include performance standards that exceed minimum standard requirements which may be established through other jurisdictions. Examples of such instances include minimum energy and water efficiency performance for building where the TGDS requirement is designed to address the Town's objectives and targets set out under the Community Energy Plan.

HOW TO USE THE DEVELOPMENT STANDARDS CHECKLIST

The Thinking Green! Development Standards (TGDS) have been prepared in the form of a checklist that contains a list of key measures and targets to be addressed during the development application process. The TGDS checklist is required as part of a complete application for all development applications under the Planning Act (ie. Community Design Plan, Subdivision Plan, Site Plan). Town staff will use the TGDS to evaluate and assess the sustainable features of development applications.

Development approvals will be linked to an applicant's ability to satisfy 100% of all *Required (R) Elements* applicable to the development. The Town recognizes that specific requirements may not be applicable to all applications, depending on the use and nature of the application, and site conditions. Therefore, compliance will be based on fulfilling the applicable requirements, as discussed during the pre-consultation meeting.

The series of *Optional (O) Elements* allow for innovation and provide an opportunity for a development to achieve a higher standard of sustainability. The *Optional Elements* are weighted in terms of their individual value or importance to achieving the sustainable development objectives of the Town. Incentives, such as a bonus in height and density, servicing allocation, Development Charge rebates for employment uses, or expedited development approvals; may be considered by the Town for development applications that achieve *Optional Elements*.

DEVELOPMENT APPLICATION PROCESS

To assist with implementation, Town staff encourage the adoption of an integrated design process (IDP) as outlined in policy 8.10.2 of the Town's Official Plan. An IDP brings together key stakeholders and design professionals to work collaboratively based on a holistic understanding of the project, from the early planning stages through to building occupation.

1. Choose the appropriate checklist to complete:
 - Secondary Plan/Community Design Plan
 - Draft Plan of Subdivision
 - Site Plan
2. Submit a preliminary copy of the checklist prior to the required Pre-Consultation meeting
3. The checklist will be discussed at the Pre-Consultation meeting and based on this review, the applicant will finalize the draft checklist and prepare a Sustainability Report, addressing the matters identified by staff and providing an explanation of how the sustainability measures will be achieved.
4. Resubmit the final checklist with a Sustainability Report as part of a complete planning application.
5. Town staff will evaluate the submission, conduct peer review(s) as necessary, and complete an assessment of the application. The applicant may be requested to amend the application, submit additional information and/or modify their plans to integrate appropriate changes and comments. Results of the evaluation will be included as part of staff's overall development application review and approval process, including a report to Council.

3 THEME AREAS FOR SUSTAINABLE DEVELOPMENT

The sustainability elements of the checklist have been grouped around 3 main categories:

1. Natural Environment Protection and Enhancement

This section ensures that development has minimal disturbance on the land. This includes minimizing cut and fill, using native species for new landscaping, and best management practices for stormwater management.

2. Built Environment

These criteria are designed to ensure that new developments contain a mix of amenities and housing types. A complete community includes opportunities to live, work, shop, and play within walking distance, providing opportunities for residents and employees to meet their day-to-day needs.

This section ensures that new developments put minimal strain on energy and water demand and that community design incorporates a range of uses and activities to ensure a complete community. New buildings and communities shall be designed with a focus on maximizing energy conservation and efficiency, incorporating the most current technology and innovations to achieve this objective. New developments should also make use of on-site renewable energy sources and control the management of waste and consumption by-products. Infrastructure should be built using reused, local, and/or long-lasting materials.

In addition, the requirements of this section are designed to ensure that the Town achieves its objective of creating a balanced community and matching employment opportunities and non-residential growth with housing development in the community.

3. Active Transportation and Mobility

These criteria ensure that residents are provided with a range of transportation options. Communities shall be designed to provide for active transportation (pedestrians, cyclists) and public transit, in order to reduce the reliance on the automobile. Communities also need to accommodate a range of physical abilities by providing sloped ramps onto sidewalks, benches, and frequent bus stops. In order to encourage alternative methods of transportation, communities shall be designed to make walking and cycling pleasant by providing a safe, accessible and a pleasing environment.

Innovation

In addition to specific elements, the system also includes innovation credits, to provide credit for new ideas, emerging technology and innovative elements not contemplated in the checklist. This also allows for the development industry to express its creativity by bringing forward new approaches, technologies and innovations that advance the Town's objectives to achieve a sustainable community.

SECONDARY PLAN/COMMUNITY DESIGN PLAN CHECKLIST*

CHECK	MEASURE
A. Natural Environment	
<input type="checkbox"/>	1. Natural Heritage System (NHS) features and associated vegetation protection zones are designated for protection through a Natural Heritage Evaluation
<input type="checkbox"/>	2. A Restoration & Enhancement Plan is established that contributes to the overall enhancement of the NHS in accordance with the Town's Restoration & Securement Strategy
<input type="checkbox"/>	3. Plan creates views and vistas to visible landmarks, including NHS features, whenever possible
<input type="checkbox"/>	4. Plan ensures connectivity between natural heritage areas and enhances accessibility to natural areas
B. Built Environment	
<input type="checkbox"/>	1. Within <i>Community Areas</i> , all new residential areas are designed to be within an approximate 800m walking distance of at least 3 of the following existing or planned amenities: <ul style="list-style-type: none"> • Publicly-funded educational facility, • Entertainment use, • Government or other civic building, • Cultural facility, • Office use, • Retail/convenience commercial use, • Medical facility, • Institutional use (daycare), • Recreational facilities, including parks
<input type="checkbox"/>	2. Residential and commercial areas are designed to be within an approximate 800m walking distance of a meeting spot accessible to the public, such as a park or square
<input type="checkbox"/>	3. Within <i>Community Areas</i> , residential areas are designed to ensure at least 2 of the following housing types exist within an approximate 400m radius: <ul style="list-style-type: none"> • Single-detached or Semi-detached • Dedicated rental housing units • Townhouses • Apartments • Live-work units
<input type="checkbox"/>	4. Within <i>Community Areas</i> , school site(s) are designated to serve/accommodate the projected population, promote walkability and reduce the need for busing, as determined by the School Boards
<input type="checkbox"/>	5. School sites are located adjacent to public parks &/or community facilities, where possible
<input type="checkbox"/>	6. Within <i>Community Areas</i> , sites are identified for place(s) of worship in accordance with the Town's Place of Worship Site Reservation Policy
<input type="checkbox"/>	7. Public/community spaces are located adjacent to natural features, where possible

CHECK	MEASURE
<input type="checkbox"/>	8. Public institutions or landmark buildings are located at highly visible locations
<input type="checkbox"/>	9. Within <i>Employment Areas</i> , all employment buildings are designed to be within an approximate 800m walking distance of at least 2 of the following existing or planned amenities: <ul style="list-style-type: none"> • Retail uses, • Entertainment use, • Daycare, • Government or other civic building, • Offices, • Medical facilities, • Health club or public recreational facility, • Parks and open space.
<input type="checkbox"/>	10. Plan addresses and complies with Town-approved Urban Design Guidelines and Architectural Control standards
<input type="checkbox"/>	11. Passive solar gain has been considered in the design/orientation of the street/lot layout
<input type="checkbox"/>	12. Plan outlines opportunities for district energy, heating and cooling
<input type="checkbox"/>	13. A Fiscal Impact Analysis shall be completed to address the full capital and operating costs of development and any implications to the municipal tax base
<i>C. Active Transportation</i>	
<input type="checkbox"/>	1. Plan includes a connected pedestrian & cycling network composed of trails, walkways, sidewalks and/or bike lanes, connecting the area with surrounding neighbourhoods and with existing or planned public transit routes
<input type="checkbox"/>	2. Street and block patterns emphasize interconnection and walkability through a grid or modified grid network, discouraging the use of cul-de-sacs, P loops, crescents etc., except where necessary due to grading & topography <ul style="list-style-type: none"> • Where a cul-de-sac is necessary, the need for a pedestrian and/or bicycle through connection should be reviewed in the context of connectivity
<input type="checkbox"/>	3. Block perimeters should generally not exceed 550m, but where necessary, a through block pedestrian and/or bicycle linkage is provided
<input type="checkbox"/>	4. Local street sections are scaled to achieve functional requirements while being pedestrian-related, and promoting traffic calming
<input type="checkbox"/>	5. Plan includes roads with bike lanes and/or off-road cycling and/or multi-use trails that are integrated with the Town's trail system
<input type="checkbox"/>	6. Plan is designed to comply with York Region's Transit-Oriented Development Guidelines
<i>D. Innovation in Design</i>	
<input type="checkbox"/>	1. Innovative design has been considered for additional/innovative performance or design not specifically addressed by this checklist

*All measures are required

DRAFT PLAN OF SUBDIVISION CHECKLIST

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
A. Natural Environment			
<input type="checkbox"/>	R	1. Natural Heritage System (NHS) features and associated vegetation protection zones are designated for protection through a Natural Heritage Evaluation	
<input type="checkbox"/>	R	2. Existing healthy trees are maintained on site in accordance with the approved Tree Preservation Plan	
<input type="checkbox"/>	R	3. A Restoration and Enhancement Plan is included that contributes to the overall enhancement of the NHS in accordance with the Town's Restoration and Securement Strategy	
<input type="checkbox"/>	R	4. Plan maintains balance of cut and fill to use existing topography where possible	
<input type="checkbox"/>	R	5. Plan maximizes views and vistas to visible landmarks, including NHS features, whenever possible	
<input type="checkbox"/>	R	6. Plan includes connectivity between natural heritage areas and enhances accessibility to natural areas	
<input type="checkbox"/>	R	7. Roadway design incorporates habitat corridors where appropriate	
<input type="checkbox"/>	R	8. Trees and/or landscaping sufficient to reduce the heat island effect are existing and/or provided (working toward a target of one tree for every 100m ² of impermeable surface, including roads, parking lots and walkways)	
<input type="checkbox"/>	R	9. Design incorporates CPTED (Crime Prevention Through Environmental Design) standards	
<input type="checkbox"/>	R	10. Native species are used for at least 75% of the new landscaping (including grassed areas)	
<input type="checkbox"/>	O	11. Native species are used for 100% of the new landscaping (including grassed areas)	1
<input type="checkbox"/>	O	12. A non-potable watering system is utilized for irrigation purposes	2
<input type="checkbox"/>	R	13. A Stormwater Management Plan is submitted and implemented, demonstrating at least 80% removal of total suspended solids on an annual loading basis (LSRCA level 1 enhanced treatment)	
<input type="checkbox"/>	R	14. Retaining rainfall on site through infiltration and/or on-site retention is considered	
<input type="checkbox"/>	O	15. Post-development runoff reduction to no more than 50% of annual precipitation (approx. 10mm rainfall event retention) is achieved	1
<input type="checkbox"/>	O	16. Plan retains stormwater run-off up to level of the 2 year storm for 95% of the site footprint	2
<input type="checkbox"/>	O	17. Water-permeable materials are used for at least 50% of parking areas	3

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
B. Built Environment			
<i>Residential Development</i>			
<input type="checkbox"/>	R	1. Within <i>Community Areas</i> , all new residential units are within an approximate 800m walking distance of at least 3 of the following existing or planned amenities: <ul style="list-style-type: none"> • Publicly-funded educational facility, • Entertainment use, • Government or other civic building, • Cultural facility, • Office use, • Retail/convenience commercial use, • Medical facility, • Institutional use (daycare), • Recreational facilities, including parks 	
<input type="checkbox"/>	O	2. All residential units are within 800m walking distance of at least 5 amenities listed above	2
<input type="checkbox"/>	O	3. All residential units are within 800m walking distance of at least 7 amenities listed above	5
<input type="checkbox"/>	R	4. Within <i>Community Areas</i> , residential areas are designed to ensure at least 2 of the following housing types exist within an approximate 400m radius: <ul style="list-style-type: none"> • Single-detached or semi-detached • Dedicated rental housing units • Townhouses • Apartments • Live-work units 	
<input type="checkbox"/>	R	5. Plan locates residential, commercial or mixed use buildings within an approximate 800m walking distance of a meeting spot accessible to the public, such as a park or square	
<input type="checkbox"/>	O	6. Plan locates residential, commercial or mixed use buildings within 400m walking distance of a meeting spot accessible to the public, such as a park or square	2
<input type="checkbox"/>	R	7. Within <i>Community Areas</i> , the Plan contains or abuts an existing or designated/planned publicly funded school site as determined by the School Board(s) and promotes walkability	
<input type="checkbox"/>	R	8. School site(s) are located adjacent to public parks and /or community facilities, where possible	
<input type="checkbox"/>	R	9. Within <i>Community Areas</i> , sites are identified for place(s) of worship in accordance with the Town's Place of Worship Site Reservation Policy	
<input type="checkbox"/>	R	10. Public/community spaces are located adjacent to natural features, where possible	
<input type="checkbox"/>	R	11. Public institutions or landmark buildings are located at highly visible locations	
<input type="checkbox"/>	R	12. Plan includes relocation and/or adaptive reuse of heritage structures	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	O	13. Plan incorporates relocation and restoration of a heritage structure from another property.	2
<input type="checkbox"/>	R	14. Along arterial and collector roads, residential and mixed use buildings shall front directly on to the street with pedestrian access and/or incorporate rear lanes, wherever possible	
<input type="checkbox"/>	O	15. On local roads, rear laneways are provided for garages in residential areas	2
<input type="checkbox"/>	R	16. Low-rise residential dwellings are constructed according to Energy Star® for New Homes Technical Specifications or the Ontario Building Code energy efficiency requirements related to insulation levels, whichever is the higher standard	
<input type="checkbox"/>	O	17. Low-rise residential dwellings achieve LEED for Homes, Green House, Construction R2000 or other third party certification	5
<input type="checkbox"/>	R	18. For low & medium density residential development, each residential unit shall be constructed to be solar ready (ie. conduit installed from the roof to the mechanical room and increased structural capacity in the roof system to enable retrofit to solar energy)	
<input type="checkbox"/>	O	19. Building servicing is designed to accommodate rainwater harvesting systems, including internal or external cisterns and rainwater collection systems	2
<input type="checkbox"/>	R	20. Individual water meters are installed for multi-unit and condo residential units, with a bulk municipal reader	
<input type="checkbox"/>	R	21. 3 of the following green options are available to home buyers: <ul style="list-style-type: none"> • Rain barrel(s) with overflow to grade • A <i>xerophytic</i> and/or rain garden landscape package • LED lighting is used for 100% of the lighting fixtures • Occupancy sensors in interior lights • Active solar hot water and space heating • Other energy saving measures related to heating or cooling (ie. external awning over large windows, shade landscape package, thermal window blinds) • Geothermal ground source heating • Heat pump or other more energy efficient alternative in lieu of a traditional air conditioning unit • Tankless water heater • Drain water heat recovery 	
<input type="checkbox"/>	O	22. More than 3 of the green options listed above are made available to home buyers	1
<input type="checkbox"/>	R	23. A minimum of 35-year roofing material is utilized for residential development	
<input type="checkbox"/>	O	24. <i>Recycled content</i> roofing material is used for residential development	1
<input type="checkbox"/>	O	25. <i>Recycled content</i> roofing material is used (that contains at least 50% <i>post consumer material</i>) for residential development	1

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<i>Non-Residential Development</i>			
<input type="checkbox"/>	R	26. Within <i>Employment Areas</i> , all employment buildings are within an approximate 800 m walking distance of at least 2 of the following existing or planned amenities: <ul style="list-style-type: none"> • Retail use, • Entertainment use, • Daycare, • Government or other civic building, • Offices, • Medical facilities, • Health club or public recreational facility, • Parks and open space. 	
<input type="checkbox"/>	O	27. Within <i>Employment Areas</i> , all employment buildings are within 800m walking distance of at least 4 amenities listed above	2
<input type="checkbox"/>	R	28. Within Commercial & Mixed Use areas, the plan accommodates a variety of retail sizes and a range of commercial uses	
<input type="checkbox"/>	O	29. Within Commercial and Employment Areas, the plan facilitates shared service areas amongst adjoining or neighbouring buildings, which may include shared waste collection, recycling, shipping, receiving, parking and/or other services.	5
<input type="checkbox"/>	R	30. Plan offers safe, comfortable social areas for employees between buildings & natural areas, which may include green roofs	
<input type="checkbox"/>	R	31. Where feasible, <i>eco-industrial synergies</i> will be implemented (in accordance with the Ontario Building Code), such as: <ul style="list-style-type: none"> • Creating synergies between waste producers and companies that recycle or use waste as input • Exchanging energy and water between businesses/users (coordinating energy peak uses) • Connecting material flows on production processes • Sharing facilities (ie. daycare, restaurants, gyms) • Sharing parking, public transportation & car pool facilities • Combining logistics and/or truck delivery facilities • Sharing utilities (ie. waste management, water supply, water purification, energy supply, heat/power) 	
<input type="checkbox"/>	R	32. High capacity IT infrastructure is provided, where available	
<i>Applicable to all Development</i>			
<input type="checkbox"/>	R	33. Plan addresses and complies with Town-approved Urban Design Guidelines and Architectural Control standards.	
<input type="checkbox"/>	R	34. Accessibility measures and design features are provided in accordance with the <i>Accessibility for Ontarians with Disabilities Act (AODA)</i> and the Town's <i>Accessibility Standards</i>	
<input type="checkbox"/>	R	35. A Sustainability Assessment is provided demonstrating how the development supports the goals and objectives of the Town's Community Energy Plan & maximizes energy efficiency	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	R	36. Passive solar gain is considered as part of the Sustainability Assessment report, describing how passive solar gain can be accommodated through site layout & building placement	
<input type="checkbox"/>	R	37. Buildings are designed and oriented to take advantage of natural lighting wherever possible, that doesn't produce internal glare issues	
<input type="checkbox"/>	O	38. The development is designed and oriented to ensure at least 75% of the project's blocks, one axis of each block is within 15 degrees of geographical east/west and the east/west length of each block is at least as long as the north/south	3
<input type="checkbox"/>	R	39. Where district energy is available for hook-up, the necessary infrastructure and a connection to the district energy plant and system is provided	
<input type="checkbox"/>	O	40. A District Energy or other communal energy plant and system is constructed for heating and/or cooling	25
<input type="checkbox"/>	R	41. <i>Dark sky</i> compliant practices are utilized for exterior lighting	
<input type="checkbox"/>	R	42. LED or other energy efficient fixtures and/or alternative energy sources (ie. solar powered) are utilized in all private and public spaces (ie. parking areas, traffic lights, etc)	
<input type="checkbox"/>	R	43. Mid to high-rise residential and non-residential buildings achieve at least 25% energy efficiency improvement over the Model National Energy Code for Buildings (MNECB), as demonstrated by a qualified professional	
<input type="checkbox"/>	O	44. Mid to high-rise residential and non-residential buildings achieve at least 40% energy efficiency improvement over the Model National Energy Code for Buildings (MNECB), as demonstrated by a qualified professional	5
<input type="checkbox"/>	O	45. Mid to high-rise residential and non-residential buildings achieve at least 50% energy efficiency improvement over the Model National Energy Code for Buildings (MNECB), as demonstrated by a qualified professional	10
<input type="checkbox"/>	O	46. Non-residential or high density residential development achieves LEED (NC) Silver certification	5
<input type="checkbox"/>	O	47. The development achieves LEED ND certification	5
<input type="checkbox"/>	R	48. Where supplied, all Energy Star eligible appliances must be Energy Star compliant	
<input type="checkbox"/>	R	49. 75% of lighting fixtures are Energy Star compliant	
<input type="checkbox"/>	R	50. Developers shall distribute a Town-approved sustainability handout to all new homeowners/tenants, outlining sustainability features, such as green building materials, waste management programs, transit stop locations & encouraging other activities (low-water gardening, green cleaning materials, alternate pest control measures, purchasing green power)	
<input type="checkbox"/>	R	51. A minimum of 75% of all building materials (based on cost) are harvested and recovered, manufactured, extracted within an 800km radius of the project site, subject to availability	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	R	52. A minimum of 25% of wood-based materials and products used are certified in accordance with the <i>Forest Stewardship Council's</i> (FSC) principles and criteria, if available	
<input type="checkbox"/>	R	53. At least 45% of materials used are low-emitting/low VOC (including adhesives, sealants, paints and coatings, carpets, composite wood and agrifiber products)	
<input type="checkbox"/>	R	54. At least 5% of the building materials (based on total material cost) are comprised of <i>recycled content</i>	
<input type="checkbox"/>	O	55. At least 10% of the building materials (based on total material cost) are comprised of <i>recycled content</i>	1
<input type="checkbox"/>	O	56. At least 5% of the building materials (based on total cost) are comprised of salvaged, refurbished or reused materials	1
<input type="checkbox"/>	O	57. At least 10% of the building materials (based on total cost) are comprised of salvaged, refurbished or reused materials	2
<input type="checkbox"/>	R	58. At least 10% (by volume) of the aggregate base and sub-base utilized for roadways, surface parking lots, sidewalks and curbs consists of recycled aggregate materials	
<input type="checkbox"/>	O	59. Any asphalt concrete pavement is <ul style="list-style-type: none"> • minimum of 15% (by volume) recycled asphalt pavement; • Where possible, hot mix asphalt pavements should include recycled crumb rubber modified asphalt cement to maximum allowable according to current industry standards, and • minimum 5% (total weight) pre-consumer or post-consumer asphalt roofing shingles 	2
<input type="checkbox"/>	O	60. Concrete pavement is used that contains recycled mineral and mixtures (such as coal fly ash) to reduce by at least 25% the concrete mix's typical content of aggregate and a minimum of 10% (by volume) reclaimed concrete mineral aggregate	3
<input type="checkbox"/>	R	61. A construction waste management plan is submitted and implemented to demonstrate diversion of approximately 50% or more of construction, demolition and land clearing waste from landfill	
<input type="checkbox"/>	O	62. The construction waste management plan required demonstrates diversion of at least 75% of construction, demolition and land clearing waste from landfill	2
<input type="checkbox"/>	R	63. At least one recycling or reuse station is provided during construction, dedicated to separation, collector and storage of materials for recycling (at a minimum, wood and gypsum board, paper, corrugated cardboard, glass, plastics & metals)	
<input type="checkbox"/>	R	64. At least 75% of non-hazardous construction & demolition debris is recycled	
<input type="checkbox"/>	R	65. Plan meets the Town's <i>Sustainable Development Program Implementation Guidelines</i> and/or York Region's <i>SHIP</i> standards	
<input type="checkbox"/>	R	66. The plan contributes to the Town's employment linkage policies and objectives, in accordance with the Official Plan policies	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	R	67. Waste diversion initiatives are implemented: <ul style="list-style-type: none"> • High-rise residential buildings - Handling & storage facilities for recyclable & organic materials (ie. a 3 stream chute system) • Non-residential buildings - Handling and storage facilities for recyclable materials 	
<i>Optional Elements</i>			
<input type="checkbox"/>	O	68. The development incorporates community or on-site renewable energy production (ie. wind, solar, geothermal) to provide at least 10% of the development's predicted energy requirements. Up to 50% of this target (ie. 5% of the total energy needs) can be achieved through energy conservation/efficiency technologies that exceed the minimum energy efficiency requirements outlined in the TGDS	20
<input type="checkbox"/>	O	69. On-site renewable sources of power provide for 15% or more of the energy needs of all buildings and uses and communally owned infrastructure in the project	5
<input type="checkbox"/>	O	70. The development purchases grid-source green energy (ie, Bullfrog Power)	2
<input type="checkbox"/>	O	71. A system that recovers and uses non-sewage or grey water is used for flushing and irrigation purposes	5
<input type="checkbox"/>	O	72. Integrated water infrastructure systems are utilized (eg. using treated wastewater for appropriate industrial processes, wetland flow stabilization and irrigation)	2
<input type="checkbox"/>	O	73. The plan includes <i>affordable housing</i> units that contribute to the targets set out in the OP	3
<input type="checkbox"/>	O	74. Within <i>Community Areas</i> , the plan including housing options specifically designed for seniors to accommodate their needs (including bungalows)	2
<input type="checkbox"/>	O	75. Within <i>Community Areas</i> , the plan provides for a range of tenure (ownership and rental units)	2
<input type="checkbox"/>	O	76. Within <i>Community Areas</i> , sprinklers are provided in all low-density, ground-oriented dwelling units	2
<input type="checkbox"/>	O	77. Within <i>Community Areas</i> , residential units are provided for Habitat for Humanity or a similar agency	3
<input type="checkbox"/>	O	78. Community gardens are planned for, encouraging the growth and sale of local produce	2
<input type="checkbox"/>	O	79. Plan includes a commitment to contribute to programs and/or services at the South Lake Regional Health Care Centre	3
<input type="checkbox"/>	O	80. Within <i>Employment Areas</i> , the plan incorporates mixed use buildings with employment and office/service uses	2
<input type="checkbox"/>	O	81. Within <i>Employment Areas</i> , the plan includes a range of employment building types and sizes to facilitate transition of use (ie. mixed use buildings, ancillary uses, amenities)	2
<input type="checkbox"/>	O	82. Plan provides shared facilities amongst businesses (ie. daycare, sport facilities, restaurants, cafes, outdoor lunch areas, bank)	3
<input type="checkbox"/>	O	83. Plan includes functional building entries every 22m, on average, along non-residential or mixed-use blocks	2

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	O	84. Wide boulevards are provided in <i>Village Core Areas and Local Centres</i> to allow for pedestrian circulation, street furniture, outdoor dining and landscaping	2
<input type="checkbox"/>	O	85. Plan provides for & incorporates public art into the public realm	2
<input type="checkbox"/>	O	86. Plan includes a commitment to contribute to a public art fund established by the Town	1
<input type="checkbox"/>	O	87. Public washrooms are provided for within private developments or public centres within mixed use areas, <i>Village Core Areas & Local Centres</i>	3
<input type="checkbox"/>	O	88. A hotel or similar facility that supports tourism is developed in accordance with the OP	3
C. Active Transportation & Mobility			
<input type="checkbox"/>	R	1. For non-residential development, a Transportation Demand Management (TDM) plan shall be submitted and implemented	
<input type="checkbox"/>	R	2. Plan includes a connected pedestrian & cycling network composed of multi-use trails, walkways, sidewalks and/or bike lanes, connecting the area with surrounding neighbourhoods and with existing or planned public transit routes	
<input type="checkbox"/>	R	3. Street and block patterns emphasize interconnection and walkability through a grid or modified grid network, discouraging the use of cul-de-sacs, P loops, crescents etc., except where necessary due to grading & topography <ul style="list-style-type: none"> • Where a cul-de-sac is necessary, the need for a pedestrian and/or bicycle through connection should be reviewed 	
<input type="checkbox"/>	R	4. Block perimeters should generally not exceed 550m, but where necessary, a through block pedestrian and/or bicycle linkage is provided	
<input type="checkbox"/>	O	5. Maximum block length in the development is 250m	2
<input type="checkbox"/>	R	6. Local street sections are scaled to achieve functional requirements while being pedestrian-related and promoting traffic calming	
<input type="checkbox"/>	R	7. Streetscape amenities are provided, such as benches, street trees, waste receptacles, pedestrian-scaled street lighting, shelter at public areas (ie. awnings, arcades) and curb cuts for accessibility, as determined as part of an approved Streetscaping Plan	
<input type="checkbox"/>	R	8. Plan is designed to comply with York Region's Transit-Oriented Development Guidelines	
<input type="checkbox"/>	R	9. Development is designed to provide for transit stops within 500m of 90% of residents and 200m of 50% of residents	
<input type="checkbox"/>	O	10. For non-residential development, joint use/shared parking facilities are utilized	2
<input type="checkbox"/>	O	11. Surface parking is minimized by providing structured or underground parking	3
<input type="checkbox"/>	O	12. The use of public transit is encouraged through initiatives such as providing a one-year transit pass to each residential unit at no additional cost.	2

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	O	13. The development's main entrance is located within 200m of an existing or planned transit stop	2
<input type="checkbox"/>	O	14. Travel lanes are provided for small, on-site low-impact transportation modes (ie. electric delivery or small landscape maintenance vehicles)	3
<input type="checkbox"/>	O	15. Low density residential development is pre-wired for Level 2 (240V, 40 amp) charging stations for electric vehicles (EV)	10
<input type="checkbox"/>	O	16. Facilities are provided for alternative fuel re-fuelling	2
<i>D. Innovation in Design</i>			
<input type="checkbox"/>	O	1. Innovative design credit to recognize additional/innovative performance or design not specifically addressed by this checklist	5

Required Elements – 63

Optional Points Available – 205

*All draft plans of subdivision are required to achieve all of the applicable required (R) elements.

Incentives may be provided to projects that achieve more than 50 points under the optional elements.

SITE PLAN DEVELOPMENT CHECKLIST

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
A. Natural Environment			
<input type="checkbox"/>	R	1. Natural Heritage System (NHS) features and associated vegetation protection zones are designated for protection through a Natural Heritage Evaluation	
<input type="checkbox"/>	R	2. Existing healthy trees are maintained on site in accordance with the approved Tree Preservation Plan	
<input type="checkbox"/>	R	3. A Restoration and Enhancement Plan is included that contributes to the overall enhancement of the NHS in accordance with the Town's Restoration and Securement Strategy	
<input type="checkbox"/>	R	4. Plan maintains balance of cut and fill to use existing topography, where possible	
<input type="checkbox"/>	R	5. Plan maximizes views and vistas to visible landmarks, including NHS features, whenever possible	
<input type="checkbox"/>	R	6. Plan includes connectivity between natural heritage areas and enhances accessibility to natural areas	
<input type="checkbox"/>	R	7. Design incorporates CPTED (Crime Prevention Through Environmental Design) standards	
<input type="checkbox"/>	R	8. Native species are used for at least 75% of the new landscaping (including grassed areas)	
<input type="checkbox"/>	O	9. Native species are used for 100% of the new landscaping (including grassed areas)	1
<input type="checkbox"/>	R	10. Drought-tolerant, low-maintenance landscaping is used for at least 50% of the landscaped area	
<input type="checkbox"/>	O	11. Drought-tolerant, low-maintenance landscaping is used for at least 75% of the landscaped area	1
<input type="checkbox"/>	O	12. Drought-tolerant, low-maintenance landscaping is used for at least 100% of the landscaped area	2
<input type="checkbox"/>	O	13. A non-potable watering system is utilized for irrigation	2
<input type="checkbox"/>	R	14. A Stormwater Management Plan is submitted and implemented, demonstrating at least 80% removal of total suspended solids on an annual loading basis (LSRCA level 1 enhanced treatment)	
<input type="checkbox"/>	O	15. Building servicing is designed to accommodate rainwater harvesting systems, including internal or external cisterns and rainwater collection systems	2
<input type="checkbox"/>	R	16. Retaining rainfall on site through infiltration and/or on-site retention is considered	
<input type="checkbox"/>	O	17. Post-development runoff reduction to no more than 50% of annual precipitation (approx. 10mm rainfall event retention) is achieved	1
<input type="checkbox"/>	O	18. Plan retains stormwater run-off up to level of the 2 year storm for 95% of the site footprint	2
<input type="checkbox"/>	O	19. Water-permeable materials are used for at least 50% of parking areas	3

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	R	20. A Stormwater Management plan demonstrates that the development incorporates sustainable features to help reduce stormwater run-off, such as: <ul style="list-style-type: none"> • Permeable materials (ie. permeable pavers, asphalt or concrete) for paved areas • Bioswales and/or naturalized swales for parking lots • Landscaped islands that support vegetation or other Stormwater retention systems • Flat roof storage • Greening of impervious areas • Rain barrels • Infiltration trenches/bioretenion • Rain gardens/absorbent landscaping 	
B. Built Environment			
<i>Non- Residential Development</i>			
<input type="checkbox"/>	R	1. Within <i>Employment Areas</i> , all employment buildings are within an approximate 800m walking distance of at least 2 of the following existing or planned amenities: <ul style="list-style-type: none"> • Retail uses, • Entertainment use, • Daycare, • Government or other civic building, • Offices, • Medical facilities, • Health club or public recreational facility, • Parks and open space. 	
<input type="checkbox"/>	O	2. All employment buildings are within 800m walking distance of at least 4 amenities listed above	2
<input type="checkbox"/>	R	3. Within Commercial or Mixed Use areas, the plan accommodates a variety of retail sizes and a range of commercial uses	
<input type="checkbox"/>	R	4. Non-residential buildings are designed and built so that each building has a front façade adjacent to the sidewalk, with at least one funtional entrance that faces a publicly accessible space, such as a street or square (ie. ‘no back walls’)	
<input type="checkbox"/>	R	5. Where permitted, large retail stores are combined with street-related retail components in mixed-use buildings, in accordance with the OP	
<input type="checkbox"/>	O	6. Within Commercial and <i>Employment Areas</i> , the plan facilitates shared service areas amongst adjoining or neighbouring buildings, which may include shared waste collection, recycling, shipping, receiving, parking and/or other services.	5
<input type="checkbox"/>	R	7. Plan includes lanes or private drives in mixed-use or retail areas at the rear of street-related retail for service and loading	
<input type="checkbox"/>	R	8. Plan offers safe and comfortable social areas for employees between buildings and natural areas. This may be provided through the use of green roofs.	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	R	9. In non-residential development, recycling and composting stations are provided in employee areas	
<input type="checkbox"/>	R	10. High capacity IT infrastructure is provided in <i>Employment Areas</i> , where available	
<input type="checkbox"/>	R	11. Where feasible, <i>eco-industrial synergies</i> are implemented (in accordance with the Ontario Building Code), such as: <ul style="list-style-type: none"> • Synergies between waste producers and companies that recycle or use waste as input • Exchanging energy and water between businesses/users (coordinating energy peak uses) • Connecting material flows on production processes • Shared facilities (ie. daycare, restaurants, gyms) • Shared parking, public transportation and car pool facilities • Combined logistics and/or truck delivery facilities • Shared utilities (ie. waste management, water purification, energy supply, heat/power) 	
<i>Applicable to all Development</i>			
<input type="checkbox"/>	R	12. Residential, commercial or mixed use buildings are within an approximate 800m walking distance of a meeting spot accessible to the public, such as a park or square	
<input type="checkbox"/>	O	13. Residential, commercial, or mixed use buildings are within 400m walking distance of a meeting spot accessible to the public, such as a park or square	2
<input type="checkbox"/>	R	14. Public/community spaces are located adjacent to natural features, where available	
<input type="checkbox"/>	R	15. Plan includes relocation and/or adaptive reuse of heritage structures	
<input type="checkbox"/>	O	16. Plan incorporates relocation and restoration of a heritage structure from another property.	2
<input type="checkbox"/>	R	17. Individual water meters are installed for multi-unit and condo residential units, with a bulk municipal reader	
<input type="checkbox"/>	R	18. Within Commercial Mixed Use and Community Commercial areas, the following is provided: <ul style="list-style-type: none"> • A concept plan for future intensification to meet the long term vision of the Town; • Restrictions on the establishment of certain long-term, low-intensity uses at key intersections; • Zoning for full intensification, including holding zones for higher density mixed uses at key locations; • Provision for essential infrastructure for full intensification that considers adjacent lands 	
<input type="checkbox"/>	R	19. For flat-roofed buildings, heat island reduction measures, such as cool roofing, high-albedo (light-coloured) or green roofs, are utilized for 50% of the roof area	
<input type="checkbox"/>	O	20. For flat-roofed buildings, heat island reduction measures, such as cool roofing, high-albedo (light-coloured) or green roofs, are utilized for at least 75% of the roof area	2

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	O	21. Building(s) incorporate a green roof that covers at least 75% of the roof area	3
<input type="checkbox"/>	R	22. Heat island reduction measures, such as tree shading, permeable pavement and high-albedo (light-coloured) materials, are utilized for 25% of the site's non-roof hardscape (ie. surface parking areas, walkways and other hard surfaces)	
<input type="checkbox"/>	R	23. Plan addresses and complies with Town-approved Urban Design Guidelines and Architectural Control standards	
<input type="checkbox"/>	R	24. Accessibility measures and design features are provided in accordance with the <i>Accessibility for Ontarians with Disabilities Act (AODA)</i> and the Town's <i>Accessibility Standards</i>	
<input type="checkbox"/>	R	25. A Sustainability Assessment is provided demonstrating how the design of the development supports the goals of the Town's Community Energy Plan & maximizes energy efficiency	
<input type="checkbox"/>	R	26. Passive solar gain is considered as part of the Sustainability Assessment report, describing how passive solar gain can be accommodated through site layout and building placement	
<input type="checkbox"/>	R	27. Buildings are designed and oriented to take advantage of natural lighting wherever possible, that doesn't produce internal glare issues	
<input type="checkbox"/>	R	28. Where district energy is available for hook-up, the necessary infrastructure and a connection to the district energy plant and system is provided	
<input type="checkbox"/>	O	29. A District Energy or other communal energy plant and system is constructed for heating and/or cooling	25
<input type="checkbox"/>	R	30. <i>Dark sky</i> compliant practices are utilized for exterior lighting	
<input type="checkbox"/>	R	31. LED or other energy efficient fixtures and/or alternative energy sources (ie. solar powered) are utilized in all private and public spaces (ie. parking areas, traffic lights, etc)	
<input type="checkbox"/>	R	32. Mid & high-rise residential and non-residential buildings are designed to achieve at least 25% greater energy efficiency over the Model National Energy Code for Buildings (MNECB), as demonstrated by a qualified professional	
<input type="checkbox"/>	O	33. Mid & high-rise residential and non-residential buildings are designed to achieve at least 40% greater energy efficiency over the Model National Energy Code for Buildings (MNECB), as demonstrated by a qualified professional	5
<input type="checkbox"/>	O	34. Mid & high-rise residential and non-residential buildings are designed to achieve at least 50% greater energy efficiency over the Model National Energy Code for Buildings (MNECB), as demonstrated by a qualified professional	10
<input type="checkbox"/>	O	35. Non-residential and high-density residential development achieves LEED(NC) Silver certification	5
<input type="checkbox"/>	R	36. Where supplied, all Energy Star eligible appliances must be Energy Star compliant	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	R	37. 75% of lighting fixtures are Energy Star compliant	
<input type="checkbox"/>	R	38. Developers shall distribute a Town-approved sustainability handout to all new building owners/tenants, outlining sustainability features, such as green building materials, waste management programs, transit stop locations & encouraging other activities (low-water gardening, green cleaning materials, alternate pest control measures, purchasing green power)	
<input type="checkbox"/>	R	39. A minimum of 75% of all building materials (based on cost) are harvested and recovered, manufactured, extracted within an 800km radius of the project site, subject to availability	
<input type="checkbox"/>	R	40. A minimum of 25% of wood-based materials and products used are certified in accordance with the <i>Forest Stewardship Council's</i> (FSC) principles and criteria, if available	
<input type="checkbox"/>	R	41. At least 45% of materials used are low-emitting/low VOC (including adhesives, sealants, paints and coatings, carpets, composite wood and agrifiber products)	
<input type="checkbox"/>	R	42. At least 5% of the building materials (based on total material cost) are comprised of <i>recycled content</i>	
<input type="checkbox"/>	O	43. At least 10% of the building materials (based on total material cost) are comprised of <i>recycled content</i>	1
<input type="checkbox"/>	O	44. At least 5% of the building materials (based on total cost) are comprised of salvaged, refurbished or reused materials	1
<input type="checkbox"/>	O	45. At least 10% of the building materials (based on total cost) are comprised of salvaged, refurbished or reused materials	2
<input type="checkbox"/>	R	46. At least 10% (by volume) of the aggregate base and sub-base utilized for roadways, surface parking lots, sidewalks and curbs consists of recycled aggregate materials	
<input type="checkbox"/>	O	47. Any asphalt concrete pavement is: <ul style="list-style-type: none"> • minimum of 15% (by volume) recycled asphalt pavement; • Where possible, hot mix asphalt pavements should include recycled crumb rubber modified asphalt cement to maximum allowable according to current industry standards; • minimum 5% (total weight) pre-consumer or post-consumer asphalt roofing shingles 	2
<input type="checkbox"/>	O	48. Concrete pavement is used that contains recycled mineral and mixtures (such as coal fly ash) to reduce by at least 25% the concrete mix's typical content of aggregate and a minimum of 10% (by volume) reclaimed concrete mineral aggregate	3
<input type="checkbox"/>	R	49. A construction waste management plan is submitted and implemented to demonstrate diversion of approximately 50% or more of construction, demolition and land clearing waste from landfill	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	O	50. The construction waste management plan required demonstrates diversion of at least 75% of construction, demolition and land clearing waste from landfill	2
<input type="checkbox"/>	R	51. At least one recycling or reuse station is provided during construction, dedicated to separation, collector and storage of materials for recycling (at a minimum, paper, corrugated cardboard, wood, gypsum board, glass, plastics & metals)	
<input type="checkbox"/>	R	52. At least 75% of non-hazardous construction and demolition debris is recycled	
<input type="checkbox"/>	R	53. Plan meets or exceeds the Town's <i>Sustainable Development Program Implementation Guidelines</i> and/or York Region's <i>SHIP</i> standards where appropriate	
<input type="checkbox"/>	R	54. Waste diversion initiatives are implemented: <ul style="list-style-type: none"> • High-rise residential buildings - Handling & storage facilities for recyclable & organic materials (ie. a 3-stream chute system) • Non-residential buildings - Handling & storage facilities for recyclable materials 	
<input type="checkbox"/>	O	55. For non-residential buildings, handling and storage facilities for recyclable and organic materials (ie. a 3-stream waste system) is provided	3
<i>Optional Elements</i>			
<input type="checkbox"/>	O	56. New buildings or building additions with a gross floor area of 1,000m ² or greater incorporate community or on-site renewable energy production (ie. wind, solar, geothermal) to provide at least 10% of the development's predicted energy requirements. Up to 50% of this target (ie. 5% of the total energy needs) can be achieved through energy conservation/efficiency technologies that exceed the minimum energy efficiency requirements outlined in the TGDS	20
<input type="checkbox"/>	O	57. On-site renewable sources of power provide for 15% or more of the energy needs of all buildings and uses and communally owned infrastructure in the project	5
<input type="checkbox"/>	O	89. The development purchases grid-source green energy (ie, Bullfrog Power)	2
<input type="checkbox"/>	O	58. A system that recovers and uses non-sewage or grey water is used for flushing and irrigation purposes	5
<input type="checkbox"/>	O	59. Integrated water infrastructure systems are utilized, such as using treated wastewater for appropriate industrial processes, wetland flow stabilization and irrigation	2
<input type="checkbox"/>	O	60. Dual-flush high efficiency toilets &/or waterless urinals are installed	2
<input type="checkbox"/>	O	61. A drain water heat recovery unit is installed.	2
<input type="checkbox"/>	O	62. The plan includes a variety of tenure (ownership and rental units)	2
<input type="checkbox"/>	O	63. Residential units are provided for Habitat for Humanity or a similar agency	3

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	O	64. Plan includes a commitment to contribute to programs and/or services at the South Lake Regional Health Care Centre	3
<input type="checkbox"/>	O	65. Plan provides for shared facilities amongst businesses (ie. daycare, sport facilities, restaurants, cafes, outdoor lunch areas, bank, etc)	3
<input type="checkbox"/>	O	66. 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 10m along sidewalks	1
<input type="checkbox"/>	O	67. Plan includes functional building entries every 22m, on average, along non-residential or mixed-use blocks	2
<input type="checkbox"/>	O	68. Street-related retail components are provided at the ground floor of mixed-use multi-storey structures with residential, office or institutional uses on upper storeys	2
<input type="checkbox"/>	O	69. Wide boulevards are provided in <i>Village Core Areas and Local Centres</i> to allow for pedestrian circulation, street furniture, outdoor dining and landscaping	2
<input type="checkbox"/>	O	70. Plan provides for & incorporates public art into the public realm	2
<input type="checkbox"/>	O	71. Plan includes a commitment to contribute to a public art fund established by the Town	1
<input type="checkbox"/>	O	72. Public washrooms are provided within private developments or public centres in mixed use areas, <i>Village Core Areas</i> and <i>Local Centres</i>	3
<input type="checkbox"/>	O	73. A hotel or similar facility that supports tourism is developed in accordance with the OP	3
C. Active Transportation & Mobility			
<input type="checkbox"/>	R	1. For non-residential development, a Transportation Demand Management (TDM) plan shall be submitted and implemented	
<input type="checkbox"/>	O	2. For non-residential development, arrangements have been made for participation in a Transportation Management Association (eg. Smart Commute)	2
<input type="checkbox"/>	R	3. Plan includes a connected pedestrian & cycling network composed of trails, walkways, sidewalks and/or bike lanes, connecting the area with surrounding neighbourhoods and with existing or planned public transit routes	
<input type="checkbox"/>	R	4. Streetscape amenities are provided, such as benches, street trees, waste receptacles, pedestrian-scaled street lighting, shelter at public areas (ie. awnings, arcades) and curb cuts for accessibility, as determined as part of an approved Streetscaping Plan	
<input type="checkbox"/>	R	5. For non-residential buildings with 20+ parking spaces, 3% of the total number of parking spaces is dedicated to carpool parking	
<input type="checkbox"/>	R	6. Each non-residential building provides 1 preferential parking spot for every 20 required parking spaces (minimum 1 space) for alternative fuel vehicles	
<input type="checkbox"/>	R	7. For high density residential buildings, covered bicycle racks are provided for 30% or more of the building's units	

CHECK	REQUIRED/ OPTIONAL	MEASURE	POINTS
<input type="checkbox"/>	R	8. For non-residential development, a dedicated bicycle parking area/rack is provided per 100m ² of gross floor area (GFA) with at least 1 space provided as a minimum, or for sites with a GFA greater than 1,000m ² at least 10 spaces are provided	
<input type="checkbox"/>	R	9. For industrial and office buildings, at least 1 bicycle parking space is provided per 15 employees, with a minimum of 5 spaces	
<input type="checkbox"/>	O	10. For non-residential, mixed use or high density residential buildings, bicycle visitor parking is provided	1
<input type="checkbox"/>	R	11. Plan is designed to comply with York Region's Transit-Oriented Development Guidelines	
<input type="checkbox"/>	O	12. For non-residential development, joint use/shared parking facilities are utilized	2
<input type="checkbox"/>	O	13. Surface parking is minimized by providing structured or underground parking	3
<input type="checkbox"/>	O	14. For non-residential and mixed use buildings, one trip-end facility (ie. showers and a change room) is provided for each gender for every 30 bicycle parking spaces (min. 1 facility when more than 5 bicycle parking spaces provided)	2
<input type="checkbox"/>	O	15. For non-residential and mixed use buildings, bicycle parking for employees is provided in a weather protected, secure area with controlled access	2
<input type="checkbox"/>	O	16. The use of public transit is encouraged through initiatives such as providing a one-year transit pass to each residential unit at no additional cost.	2
<input type="checkbox"/>	O	17. The development's main entrance is located within 200m of an existing or planned transit stop	2
<input type="checkbox"/>	O	18. Travel lanes are provided for small, on-site low-impact transportation modes (ie. electric delivery or small landscape maintenance vehicles)	3
<input type="checkbox"/>	O	19. For non-residential or high-density residential areas, electrical service connections are provided for 5 to 10% of the minimum required parking spaces to allow for connections to be made to electric vehicle (EV) charging stations (ie. electric car hook-up stations)	10
<input type="checkbox"/>	O	20. Facilities are provided for alternative fuel re-fuelling	2
<i>D. Innovation in Design</i>			
<input type="checkbox"/>	O	1. Innovative design credit to recognize additional/innovative performance or design not specifically addressed by this checklist	5

Required Elements – 59

Optional Points Available – 190

*All site plans are required to achieve all of the applicable required (R) elements. Incentives may be provided to projects that achieve more than 50 points under the optional elements.

GLOSSARY

Affordable Housing – as defined in the Town’s Official Plan

Community Areas – areas intended for residential and population-related jobs, as identified on Schedule A of the Town’s Official Plan

Dark Sky lighting - use of full-cutoff fixtures that cast little or no light upward, intended to help reduce light pollution and to cut down on energy usage

Eco-industrial synergies – positive environmental effects resulting from the collaboration of enterprises based on industrial ecology principles, or a group of enterprises that cooperate for an efficient recovery of resources and for mutual recovery of the generated waste.

Employment Areas – areas intended for business, industrial and other employment uses, as identified on Schedule A of the Town’s Official Plan

Forest Stewardship Council - an international certification and labeling system that guarantees that the forest products you purchase come from responsibly managed forests and verified recycled sources

Pre-consumer material - generated by manufacturers and processors, and may consist of scrap, trimmings and other by-products that were never used in the consumer market.

Post-consumer material - an end product that has completed its life cycle as a consumer item and would otherwise have been disposed of as a solid waste. Post-consumer materials include recyclables collected in commercial and residential recycling programs, such as office paper, cardboard, aluminum cans, plastics and metals.

Recycled-content - products may contain some *pre-consumer* waste, some *post-consumer* waste or both. A product does not have to contain 100 percent recovered materials to be considered “recycled,” but clearly the higher the percentage of recycled content, the greater the amount of waste that is diverted from disposal

VOC - Volatile Organic Compounds are chemicals which emit vapours while evaporating, which have negative effects on the environment and human health

Xerophytic - plants that need very little water and are able to withstand prolonged drought

January 19, 2012

Town of East Gwillimbury
19000 Leslie Street
Sharon, Ontario
L0G 1V0

ATTN: Robin Prentice, Environmental Planner

Dear Madam:

**RE: SUSTAINABLE DEVELOPMENT EVALUATION STANDARDS (SDES)
TOWN OF EAST GWILLIMBURY**

On behalf of the Sharon, Holland Landing and Queensville communities, we wish to respond to the Development Services Planning Branch Report P2011-76, dated Nov. 7, 2011 which failed to be approved at Council's Nov. 21, 2011 meeting. Staff have recently reviewed this report with the development industry. The following points on context are important in understanding the industry's response:

- The goal of the SDES was to establish guidelines that would achieve results that were beyond the current practice – a stretch goal.
- We're not aware that there is any other Municipality in Ontario with such a comprehensive list of mandatory and optional solutions so East Gwillimbury should be proud that they have advanced this initiative faster and further than any other Municipality and in fact have achieved the stretch goal.
- The guidelines apply to future development that is not already approved and as stated in the report, the guidelines will be reviewed annually and updated as required.
- Over the past 18 months, representatives of the industry and Town staff worked very hard on what was presented to you, involving numerous meetings and obtaining expert advice. We achieved a consensus.

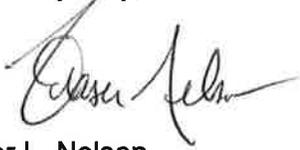
With this context, we asked that Council be asked to adopt these guidelines as currently drafted.

.../2

Metrus Development Inc
Town of East Gwillimbury
Robin Prentice
January 23, 2012
Page 2

We trust that you understand our position and would be prepared to speak to the matter when it is before the Committee of the Whole.

Yours very truly,



Fraser L. Nelson
GM & Sr. Vice President

FLN:dw
FN/QP/EG SDES

C: Val Shuttleworth – GM Planning & Building Services, East Gwillimbury
Joanne Barnett – VP Planning Operations, Kerbel Group
Norm Godfrey – Yorkwood Homes