







Guideline	Points Available	Points Achieved	Rationale
1.0 PRE CONSULTATION AND ON-GOING CONSULTATION			
<p>1.1 COMPLETION OF EXTENSIVE PRE-CONSULTATION ON SUSTAINABILITY ELEMENTS (O)</p> <ul style="list-style-type: none"> The proponent can demonstrate a pre-consultation process that exceeds Planning Act or other approval requirements and has obtained input regarding the sustainable community planning elements in the Guideline. 	3		Consultation helps to build support for sustainable community development and will enhance the potential for long-term implementation of the strategies.
<p>1.2 ON-GOING EDUCATION PROGRAM (O)</p> <ul style="list-style-type: none"> The plan incorporates a resident education program regarding sustainability elements and provides long-term secured funding (e.g. minimum 10 years). Program may include opportunities for environmental inspections, home maintenance education/programs/incentives 	5		An on-going education program will help to ensure a long-term understanding of and commitment to the sustainability practices in the community.
2.0 ENVIRONMENTAL PROTECTION			
<p>2.1 WATERSHED AND SUB-WATERSHED PLANNING (R)</p> <ul style="list-style-type: none"> The plan implements objectives and targets for comprehensive environmental protection identified in watershed and/or sub-watershed planning plans completed for the entire planning area. 	Required		Watershed and sub-watershed planning provides the foundation for environmental planning in southern Ontario. Sustainability strategies for a particular development should build on the objectives and targets of this bio-regional scale analysis.


<p>2.2 MASTER ENVIRONMENTAL SERVICING PLAN (MESP), (R)</p> <ul style="list-style-type: none"> • The Plan implements the objectives and targets of the Master Environmental Servicing Plan. 	<p align="center">Required</p>	<p align="center"></p>	<p>An MESP is a required, comprehensive analysis that integrates information on the natural heritage system with hard infrastructure requirements in a manner that ensures both protection of the function of the natural system and a cost effective and efficient infrastructure plan.</p>
<p>2.3 CONSERVATION AUTHORITY REGULATIONS (R)</p> <ul style="list-style-type: none"> • The Plan implements the objectives and requirements of all Conservation Authority regulations including the Generic Regulations 	<p align="center">Required</p>	<p align="center"></p>	<p>All developments must adhere to the Generic Regulations as a requirement of approval.</p>
<p>2.4 OAK RIDGES MORaine PLAN (R)</p> <ul style="list-style-type: none"> • The Plan reflects and implements the objectives and targets of the Oak Ridges Moraine Plan 	<p align="center">Required</p>	<p align="center">N/A</p>	<p>All developments must adhere to the ORM Plan as a requirement of approval.</p>
<p>2.5 GREENBELT PLAN (R)</p> <ul style="list-style-type: none"> • The Plan reflects and implements the objectives and targets of the Provincial Greenbelt Plan. 	<p align="center">Required</p>	<p align="center">N/A</p>	<p>All developments must adhere to the Greenbelt Plan as a requirement of approval.</p>
<p>2.6 CONFORMANCE TO PROVINCIAL POLICY STATEMENT (PPS) FOR BUILDING STRONG COMMUNITIES (R)</p> <ul style="list-style-type: none"> • The Plan reflects the requirements and intent of the PPS with respect to building strong communities. 	<p align="center">Required</p>	<p align="center"></p>	<p>All developments must conform to the PPS as a requirement of approval.</p>



<p>2.7 CONFORMANCE TO PPS FOR WISE USE AND MANAGEMENT OF RESOURCES(R)</p> <ul style="list-style-type: none"> • The plan reflects requirements and intent of the PPS with respect to : <ul style="list-style-type: none"> o Natural heritage o Water o Agriculture o Minerals and petroleum o Mineral aggregate resources o Cultural heritage and archaeology 	<p align="center">Required</p>	<p align="center"></p>	<p>All developments must conform to the PPS as a requirement of approval.</p>
<p>2.8 CONFORMANCE TO PPS FOR PROTECTING PUBLIC HEALTH AND SAFETY (R)</p> <ul style="list-style-type: none"> • The plan reflects requirements and intent of the PPS with respect to : <ul style="list-style-type: none"> o Natural Hazards o Human Made Hazards 	<p align="center">Required</p>	<p align="center"></p>	<p>All developments must conform to the PPS as a requirement of approval.</p>
<p>2.9 STORMWATER QUALITY (R)</p> <ul style="list-style-type: none"> • A stormwater management plan is implemented to capture and treat the stormwater run-off to maintain run-off quality based on targets established in the neighbourhood plan and MESP. 	<p align="center">Required</p>	<p align="center"></p>	<p>Stormwater management is required by the Conservation Authorities and the Province. These targets build on those requirements.</p>
<p>2.10 MAINTAIN OR REDUCE STORMWATER RUNOFF RATES (R)</p> <ul style="list-style-type: none"> • A stormwater management plan is implemented to meet or exceed stormwater runoff targets established in the neighbourhood plan and MESP. 	<p align="center">Required</p>	<p align="center"></p>	<p>Stormwater management is required by the Conservation Authorities and the Province. These targets build on those requirements.</p>
<p>2.11 WATER BALANCE AND SOURCE WATER PROTECTION (R)</p> <ul style="list-style-type: none"> • Targets for water balance and source water protection established in the MESP and Neighbourhood Plan are implemented. 	<p align="center">Required</p>	<p align="center"></p>	<p>Meeting targets for water balance and source water is fundamental to the environmental protection and enhancement goals of the City, Conservation Authority and Province.</p>

<p>2.12 GROUND WATER PROTECTION PLAN (R)</p> <ul style="list-style-type: none"> The plan meets or exceeds established groundwater targets and complies with any use prohibitions as defined in an area ground water protection study. 	<p align="center">Required</p>	<p align="center"></p>	<p>Ground water protection plans have been completed for most of southern Ontario including the City of Pickering. Individual plans must adhere to these plans to meet PPS requirements as well as to ensure the long-term health of the ground water system.</p>
<p>2.13 INTEGRATED ENVIRONMENTAL SYSTEMS PROTECTION (O)</p> <ul style="list-style-type: none"> The plan contains innovative elements that integrate various environmental objectives. Achievement will be evaluated by the City in consultation with TRCA. 	<p align="center">3</p>	<p align="center"></p>	<p>An important overall objective for planning is to consider the interrelationships among system elements in achieving a high level of overall sustainability. One example would be to design public spaces to enhance aesthetic and natural heritage values as well as meet surface and ground water balance targets and reduce water and energy consumption.</p>
<p>2.14 EXCEEDING REGULATORY REQUIREMENTS (O)</p> <ul style="list-style-type: none"> The plan goes beyond requirements of Provincial or Conservation Authority and MESP requirements in a deliberate attempt to protect the features and functions of the natural heritage system. Achievement will be evaluated by the City in consultation with TRCA. The plan goes beyond requirements of Provincial or Conservation Authority and MESP requirements in a deliberate attempt to minimize stormwater impacts, increase permeability and achieve re-use of stormwater. 	<p align="center">3</p>	<p align="center"></p>	<p>One objective of the Guidelines is to “move the yardstick” with respect to sustainable design. Existing provincial regulation and policy define comprehensive requirements that contribute to sustainability. The City would like to encourage proposals that go beyond these regulated standards and show commitments and innovation with respect to protecting the natural heritage system within the existing built area (through infill/redevelopment) or in new development areas. Examples may include advanced urban forestry practices, enhanced buffers, integrated stormwater management and park/open space system elements. The TRCA will provide input and advice on this performance target.</p>



<p>2.15 BIODIVERSITY PROTECTION AND ENHANCEMENT (O)</p> <ul style="list-style-type: none"> Plan goes beyond requirements of Federal, Provincial or Conservation Authority legislation and requirements in a deliberate attempt to protect and enhance biodiversity through an aquatic and terrestrial natural heritage strategy. Achievement will be evaluated by the City in consultation with TRCA. 	3	N/A	<p>The protection of rare species and ecological communities maintains and enhances biodiversity. Development proposals that go beyond existing requirements reflect desirable leadership and innovation.</p>																																																																						
<p>2.16 NATURAL HERITAGE PROTECTION (O)</p> <ul style="list-style-type: none"> The project establishes a management plan for a period longer than 10 years for any significant PPS features and their buffers located within the plan area, and creates a guaranteed funding source for the implementation of the management plan. 	3	N/A	<p>The Planning approval process establishes the starting point for environmental protection. An on-going management plan and funding process provides greater assurance that the plan is successfully implemented, monitored and continuously improved as necessary.</p>																																																																						
<p>2.17 REQUIRED RESIDENTIAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)</p> <ul style="list-style-type: none"> The following summarizes the provisions for paved areas for different lot width categories. <table border="1" data-bbox="61 1205 651 1344"> <thead> <tr> <th colspan="5">Single Detached Houses</th> </tr> <tr> <th>Type</th> <th>Lot Width</th> <th>Garage Capacity</th> <th>Paved Driveway Capacity</th> <th>Max Paved Driveway Width</th> </tr> </thead> <tbody> <tr> <td>Small Lots</td> <td>Less than 10.4m</td> <td>1 car</td> <td>1 car</td> <td>3.7 m</td> </tr> <tr> <td>Mid-Sized Lots</td> <td>10.4 to 11.6m</td> <td>1 car + storage</td> <td>2 cars</td> <td>4.6 m</td> </tr> <tr> <td>Mid-Large Sized Lots</td> <td>11.6m to 14m</td> <td>2 cars</td> <td>2 cars</td> <td>5.5 m</td> </tr> <tr> <td>Large Lots</td> <td>Greater than 14.0m</td> <td>2 cars + above</td> <td>2 cars</td> <td>6.5 m</td> </tr> </tbody> </table> <table border="1" data-bbox="61 1367 651 1551"> <thead> <tr> <th colspan="5">Semi-Detached Houses & Townhomes</th> </tr> <tr> <th>Type</th> <th>Lot Width</th> <th>Garage Capacity</th> <th>Paved Driveway Capacity</th> <th>Max Paved Driveway Width</th> </tr> </thead> <tbody> <tr> <td>Semi</td> <td>7.2m-8.2m</td> <td>1 car</td> <td>1 car</td> <td>2.5m</td> </tr> <tr> <td>Semi</td> <td>8.2m-9.2m</td> <td>1 car</td> <td>1 car</td> <td>3.1m</td> </tr> <tr> <td>Townhouse</td> <td>6-7m</td> <td>1 car</td> <td>1 car</td> <td>2.5m</td> </tr> <tr> <td>Townhouse</td> <td>7-8m</td> <td>1 car</td> <td>1 car</td> <td>3.1m</td> </tr> <tr> <td>Lots with Rear Yard Parking</td> <td>Greater than 11.6</td> <td>1 car +</td> <td>1 car</td> <td>3.1m</td> </tr> <tr> <td>Lots with Laneways</td> <td>NA</td> <td>NA</td> <td>NA</td> <td>NA</td> </tr> </tbody> </table>	Single Detached Houses					Type	Lot Width	Garage Capacity	Paved Driveway Capacity	Max Paved Driveway Width	Small Lots	Less than 10.4m	1 car	1 car	3.7 m	Mid-Sized Lots	10.4 to 11.6m	1 car + storage	2 cars	4.6 m	Mid-Large Sized Lots	11.6m to 14m	2 cars	2 cars	5.5 m	Large Lots	Greater than 14.0m	2 cars + above	2 cars	6.5 m	Semi-Detached Houses & Townhomes					Type	Lot Width	Garage Capacity	Paved Driveway Capacity	Max Paved Driveway Width	Semi	7.2m-8.2m	1 car	1 car	2.5m	Semi	8.2m-9.2m	1 car	1 car	3.1m	Townhouse	6-7m	1 car	1 car	2.5m	Townhouse	7-8m	1 car	1 car	3.1m	Lots with Rear Yard Parking	Greater than 11.6	1 car +	1 car	3.1m	Lots with Laneways	NA	NA	NA	NA	Required	N/A	<p>Increased areas of permeability protect water balance by increasing infiltration and reduce irrigation water needs.</p>
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<p>2.18 OPTIONAL RESIDENTIAL SITE DESIGN TO MAXIMIZE PERMEABILITY (O)</p> <ul style="list-style-type: none"> • Use permeable materials for paved areas that achieves: <ul style="list-style-type: none"> o 25% increase in permeability relative to conventional methods; o 50% increase in permeability relative to conventional methods; 	<p>2 3</p>	<p>✓</p>	<p>Increased areas of permeability protect natural water balance by increasing infiltration and reduce irrigation water needs.</p>
<p>2.19 REQUIRED COMMERCIAL/EMPLOYMENT/INSTITUTIONAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)</p> <ul style="list-style-type: none"> • A minimum of 25% of the site area not occupied by a building is permeable unpaved area. 	<p>Required</p>	<p>✓</p>	<p>Increased areas of permeability protect natural water balance by increasing infiltration and reduce irrigation water needs.</p>
<p>2.20 REQUIRED COMMERCIAL/EMPLOYMENT/INSTITUTIONAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)</p> <ul style="list-style-type: none"> • Use permeable materials for paved areas that achieves a 25% increase in permeability relative to conventional methods. 	<p>Required</p>	<p>✓</p>	<p>Increased areas of permeability protect natural water balance by increasing infiltration and reduce irrigation water needs.</p>
<p>2.21 NATIVE SPECIES & PLANTING (O)</p> <ul style="list-style-type: none"> • The project uses native species for 50% of the landscaped area. OR • The project uses native species for 75% of the landscaped area. OR • The project uses native species for 100% of the landscaped area. OR • The project incorporates a site design for native species documented in a Landscape Master Plan 	<p>2 3 4 2</p>	<p>TBC at SPA Stage</p>	<p>Plantings of native species enhance the potential for urban forests to work as a natural system with surrounding native landscapes and have lower maintenance requirements for water and energy.</p>
<p>2.22 LANDFORM CONSERVATION (R)</p> <ul style="list-style-type: none"> • The project maximizes Landform Conservation through detailed design that minimizes substantial re-grading of natural topography, while conforming with the Municipality's requirements for site drainage and grading. 	<p>Required</p>	<p>N/A</p>	<p>Retention of natural topography helps to protect natural water and heritage systems as well as the aesthetic appeal of cultural heritage landscapes.</p>




<p>2.23 NET ENVIRONMENTAL GAIN (O)</p> <ul style="list-style-type: none"> The Neighbourhood Plan establishes extraordinary opportunities to achieve a net environmental gain to the watershed to compensate for any unavoidable impacts (e.g. road/utility crossings of features, CO2 production, habitat/food land loss). Achievement will be evaluated by the City in consultation with TRCA. 	<p align="center">3</p>	<p align="center"></p>	<p>One objective of the Guidelines is to “move the yardstick” with respect to sustainable design. This target provides an opportunity for proponents to apply innovation in design to produce a net gain to the watershed through the development process. The net gain must be within the watershed. The TRCA will provide input and advice on this performance target. The target will be met through production of a report describing the net gain analysis and outcome.</p>
<p>2.24 PESTICIDE AND FERTILIZER USE (O)</p> <ul style="list-style-type: none"> The plan includes a process to implement safe and minimal use of pesticides and fertilizers on public and/or private lands. The plan incorporates a program for landowner education and outreach on safe pesticide and fertilizer use. 	<p align="center">2</p>	<p align="center">TBC at SPA Stage</p>	<p>Reduced pesticide and fertilizer use contributes to improved water quality, a healthy environment and safer habitats for vegetation and wildlife species.</p>
<p>2.25 MINIMIZE CONSTRUCTION RELATED ENVIRONMENTAL IMPACTS (R)</p> <ul style="list-style-type: none"> The plan identifies the limits of building area through the creation of building footprint zones and includes requirements that limit disturbance beyond the footprint. 	<p align="center">Required</p>	<p align="center">TBC at SPA Stage</p>	<p>Construction related impacts have significant longterm implications for the surrounding natural environment. These impacts are reduced through directed development to already built-up areas so that impacts may even be reduced over existing and/or limiting construction disturbance. Common construction practices significantly limit the potential for vegetation and in particular for trees to thrive due to soil compaction and/or inadequate soil depth. The objective of these targets is to encourage proponents to adjust construction practices to limit disturbance and enhance the urban landscape to reflect the surrounding natural areas.</p>




<p>2.26 COMPENSATION FOR UNAVOIDABLE IMPACTS (O)</p> <ul style="list-style-type: none"> • In order to compensate for any unavoidable impacts of the plan (e.g. road/utility crossings of features), the Plan implements the opportunity to restore native habitat off-site or purchase of land or conservation easements on off-site locations equal to or larger than 100% of the area impacted by the project or three hectares, whichever is larger. The plan also includes provisions for the long-term protection of these areas. The land selection will be conducted with the conservation authority and possibly the MNR and should reflect the larger area Conservation Authority or Municipal natural heritage systems plan mapping and objectives, be within the same watershed as the project and be identified as important for conservation for natural or cultural purposes. Achievement will be evaluated by the City in consultation with TRCA. 	<p align="center">3</p>	<p align="center"></p>	<p>Some impacts to natural heritage are unavoidable in order to provide for needed linear public infrastructure facilities. These impacts can be offset through off-site habitat restoration or purchase.</p>
<p>2.27 EROSION AND SEDIMENTATION CONTROL (C)</p> <ul style="list-style-type: none"> • The draft plan/rezoning/site plan is supported by a sedimentation and erosion control plan specific to the proposal demonstrating prevention of soil loss during construction through a program to limit extent of soil stripping at one time, to limit stormwater runoff and/or wind, to limit and manage sedimentation of storm sewer or receiving streams and prevent polluting of the air with dust and particulates, including a monitoring and maintenance program. The plan complies with recommendations in the Erosion and Sediment Control Guideline for Urban Construction, 2006 TRCA. 	<p align="center">Required</p>	<p align="center"></p>	<p>This target builds on the requirements of the PPS to further encourage strategies to limit erosion and soil loss.</p>
<p>3.0 LOCATION OF DEVELOPMENT/ SELECTION OF LANDS</p>			




<p>3.1 SITE TYPOLOGY (O)</p> <p>The plan pertains to lands that are:</p> <ul style="list-style-type: none"> • on previously developed lands at a higher density; • on a greenfield site adjacent to existing development; • on a vacant infill site; or, • on a brownfield site that was either undeveloped or previously developed and may be contaminated. 	<p>3</p> <p>5</p> <p>3</p> <p>3</p>	<p>✓</p>	<p>The Provinces' Growth Plan for the Greater Golden Horseshoe directs future growth to Urban Growth Centres and lands within the existing built boundary (which can include previously developed sites and brownfield sites). The Provincial Policy Statement directs new greenfield development to areas that are adjacent to existing development.</p>
<p>4.0 DESIGN OF DEVELOPMENT – LAND USE AND DISTRIBUTION</p>			
<p>4.1 DIVERSITY OF USES (R)</p> <ul style="list-style-type: none"> • The subject lands are less 3 ha (7 ac), i.e. small development. OR • A residential development is located within 800m (10 min. walking distance) of existing jobs equal to or greater than 50% of the proposed number of dwelling units. For the purpose of this target, jobs that will be in existence within 6 months of completion of the dwelling units may be considered as existing jobs. OR • A commercial or employment related development is located within 800m or 10 min. walking distance of existing dwelling units. The number of jobs provided in the new development must equal at least 50% of the number of existing dwelling units. For the purpose of this target, dwelling units that are completed within 6 months of completion of new jobs may be considered as existing dwellings. 	<p>Required</p>	<p>✓</p>	<p>The City's Official Plan promotes a diversity of uses and the creation of public spaces that complement and support activity generated by the surrounding buildings. The Regional Official Plan along with the Places to Grow Plan and Provincial Policy Statement all promote development that has the ability to foster close live-work arrangements and access to public amenity space. A distance of 800 metres represents an average walking time of 10 minutes which is considered the maximum comfortable walking distance.</p>
<p>4.2 CONSTRUCTION PHASING (R)</p> <ul style="list-style-type: none"> • The plan implements the neighbourhood plan requirement to include both a residential and a non-residential component being constructed at the same time. 	<p>Required</p>	<p>✓</p>	<p>The Provincial Policy Statement directs development phasing to provide community services to meet both current and future needs. Also, phasing that considers the implementation of non-residential uses and residential uses at the same time will help to prevent potential land use conflicts.</p>



<p>4.3 RESIDENTIAL & NON-RESIDENTIAL PHASING (O)</p> <ul style="list-style-type: none"> • The plan includes both a residential and a non-residential component being constructed at the same time, and the non-residential component consists of additional neighbourhood amenities provided in mixed use focal nodes or corridors. 	<p align="center">3</p>	<p align="center"></p>	<p>The target ensures that residential communities that are being constructed prior to commercial areas serving those communities are serviced by convenient commercial uses in the interim.</p>
<p>4.4 PROXIMITY TO SCHOOLS (R)</p> <ul style="list-style-type: none"> • The lands subject of the draft plan/ rezoning/ site plan abut an existing elementary school which can serve/accommodate the population. OR • The lands subject of the draft plan/rezoning/site plan abut a designated elementary school site which can serve/accommodate the population. OR • The plan contains a block or blocks for an elementary or secondary school. AND • The plan is designed to place at least 75% of the residences within 800 metres walking distance of a school that is (or will be) open to the public. 	<p align="center">Required</p>	<p align="center"></p>	<p>Schools should be located in proximity to new residential developments to ensure that residents have access to schools and a variety of transportation options (walking, cycling, transit). 800 metres is a 10-minute walking distance which is considered to be the maximum comfortable distance to walk to a destination. 400m (5 min.) is preferred, especially for smaller children.</p>





<p>4.5 PROVISION OF MIXED USES AND COMMERCIAL STREETScape ENVIRONMENTS</p> <p>The neighbourhood plan's provision of mixed use is implemented through the following:</p> <ul style="list-style-type: none"> o The plan contains a block for, or the lands are located such that all residential areas are within 400 m walking distance, of at least 2 of the following amenities: Retail uses, Entertainment, Educational facilities, Government services, or other civic buildings, offices, Medical Facilities, and Recreational facilities. <p>OR</p> <ul style="list-style-type: none"> • The plan locates all new residential uses within 800m of main street mixed use commercial development with multiple community amenities. (Radius indicates 400m) <p>OR</p> <ul style="list-style-type: none"> • The plan contains a block for, or the lands are located within 800 metres walking distance of 6 services and amenities. 	<p align="center">Required</p>	<p align="center"></p>	<p>The Growth Plan for the Greater Golden Horseshoe supports the idea of mixed use development that is pedestrian friendly. The City of Pickering's Official Plan is also supportive of pedestrian access to mixed use areas.</p>
<p>4.6 ENHANCED ACCESS TO AMENITIES (O)</p> <ul style="list-style-type: none"> • The plan contains a block for, or the lands are located such that all residential areas are within 400 m walking distance, of: <ul style="list-style-type: none"> o at least 4 of the amenities listed below: o at least 5 or more of the following amenities: <p>Retail uses Entertainment Educational facilities Government services or other civic buildings Offices Medical facilities Recreational facilities</p>	<p align="center">3 5</p>	<p align="center"></p>	<p>Communities that provide comfortable pedestrian access (5 min. walking distance) to convenient commercial uses encourage live/work possibilities, promote walking and reduce dependency on the car for short trips.</p>



<p>4.7 ENHANCED HOUSING DIVERSITY (R)</p> <ul style="list-style-type: none"> • The plan provides a variety of residential housing types/sizes within the project or within 400m of the project. Housing categories are as follows: <ul style="list-style-type: none"> o single-detached, o semi-detached, o townhouses, o multiple family units, o apartments, o accessible units, o accessory units, o small/large tenure 	<p>Required</p>	<p></p>	<p>Provincial planning policy requires a mix of housing types to meet a variety of lifestyles and incomes. Planning for a wide variety of housing within the community enables citizens from a range of economic levels, age groups and family structures to live within the same community, creating a balanced social diversity/cross section.</p>
<p>4.8 RENTAL AND FOR-SALE HOUSING AFFORDABILITY (O)</p> <p>The plan includes a portion of rental units priced for households earning below area median income such that:</p> <ul style="list-style-type: none"> • 20% of units are priced for 50% of area median income; • at least 40% of total units are priced for up to 80% or area median income; • at least 10% of for-sale housing priced for households up to 100% of the area median income; • at least 20% for-sale housing priced for households up to 120% of the area median income. 	<p>3 3 3 3</p>	<p></p>	<p>This target enables citizens from a wide range of economic levels and age groups to live within a community and therefore creates a balanced social diversity/cross section.</p>
<p>4.9 RETAIL PARCEL SIZES (R)</p> <ul style="list-style-type: none"> • The plan implements the neighbourhood distribution of retail uses to foster pedestrian environments by permitting the division of commercial lands into small commercial parcels; OR • Parcels shall be a maximum of 2.5ha accommodating a variety of retail sizes within a single commercial block that is configured to foster pedestrian development and a diverse retail experience. 	<p>Required</p>	<p></p>	<p>Flexibility with respect to commercial block size and use will allow plans to accommodate a variety of forms and sizes of retail development and therefore streetscape diversity. Commercial nodes are scaled to produce a pedestrian oriented environment.</p>



<p>4.10 COMMERCIAL CONCENTRATION (R)</p> <ul style="list-style-type: none"> • The plan locates commercial functions as street-related retail. Where large retail anchors are provided at block interiors, these are to be combined with street related retail components. 	<p align="center">Required</p>	<p align="center"></p>	<p>The Provincial Policy Statement directs municipalities to plan for a variety of employment types. Flexibility with respect to commercial block size and use will allow plans to accommodate a variety of forms and sizes of retail development.</p>
<p>4.11 MIXED USE COMMERCIAL CONCENTRATION (O)</p> <ul style="list-style-type: none"> • Street related commercial nodes should be within a 5 to 10 minute walk (400 to 800m) from residential areas. • Street related retail components are provided at the ground floor of mixed-use multi-storey structures with residential, office or institutional uses at upper storeys. 	<p align="center">1 3</p>	<p align="center"></p>	<p>Smaller retail units located at the street edges promote walking along sidewalks for shopping trips, as opposed to driving from store to store within a large retail site or sites.</p>
<p>4.12 PROXIMITY TO PUBLIC SPACES (R)</p> <ul style="list-style-type: none"> • The main front entrance of residential or commercial buildings are within 800 metres walking distance of a publicly accessible public space, such as a park, plaza, or town square. OR • The plan contains a block for publicly accessible space, such as a park, plaza, or town square. 	<p align="center">Required</p>	<p align="center"></p>	<p>Parks, plazas, public squares and other public open spaces provide a focus for neighbourhoods and mixed use centres. The integration of these spaces with the surrounding environment will ensure that the spaces are well used, vibrant places. They share the ability to accommodate many different types of uses and people. They are meeting and gathering places, places for markets and entertainment, places to see and be seen.</p>


<p>4.13 APPLY REGIONAL PRECEDENTS IN URBANISM AND ARCHITECTURE (O)</p> <ul style="list-style-type: none"> • Where possible the plan integrates or reflects local and regional historical patterns of neighbourhood development. • Incorporate into the project one or more buildings that have been designated as historic and rehabilitate the buildings. 	<p>2</p> <p>2</p>	<p></p>	<p>The reflection/interpretation of local and regional development patterns within a new development provides continuity between the past and the existing context and reinforces distinctive cultural heritage features. This is encouraged in the CPDP as a means to preserve Pickering’s rich native and euro-centred settlement patterns. Rehabilitation/ preservation or re-use of historic buildings fulfill sustainable development objectives of redevelopment and re-use of existing infrastructure. Preservation of historic building materials and form contributes to creating communities with distinct elements that are reflective or unique to the cultural history of the area.</p>
<p>5.0 DESIGN OF DEVELOPMENT – DENSITY AND COMPACT BUILT FORM</p>			
<p>5.1 RESIDENTIAL DENSITY (R)</p> <ul style="list-style-type: none"> • The plan implements the net net density achieved at the Neighbourhood Plan level. 	<p>Required</p>	<p></p>	<p>The overall density of a site excluding public roads and widenings, public parks, natural environment areas, school sites and similar public land areas is referred to as “net net density”.</p>
<p>5.2 INCREASED RESIDENTIAL DENSITY (O)</p> <ul style="list-style-type: none"> • The plan exceeds the average net net density for residential areas by achieving: May 2007 – For Consultation <ul style="list-style-type: none"> o 25-30uph for low density designated areas; o 60-80uph for medium density designated areas; o Over 120 uph for high density designated areas. 	<p>2</p> <p>4</p> <p>6</p>	<p></p>	<p>Providing higher densities promotes the principles of compact form. Higher densities increase the activity level around developments, enabling efficiency of transit and walk-ability.</p>


<p>5.5 FUTURE INTENSIFICATION (R) Along major mixed-use corridors and at focal nodal areas, whenever phased development is proposed, the plan implements The Master Development Concept required for the neighbourhood plan. Future intensification and mixed use is accommodated for in initial phases through the following measures:</p> <ul style="list-style-type: none"> • The plan contains a concept plan for future intensification (to be registered on title in agreement) approved through development Guidelines for lands; • The plan restricts the establishment of certain long term, low intensity uses (such as gas stations) at key intersections for intensification (e.g., at intersections between Type A arterials; (can permit as mid block on Type A). • The plan establishes zoning for full intensification project; • The project installs essential infrastructure for a full intensification project; • The plan for draft plan/rezoning/site plan approval of the initial phase facilitates achievement of subsequent phases of the concept plan. 	<p>Required</p>	<p></p>	<p>To promote compact urban form, ensure that the project has potential for future intensification when development is to be phased and that initial phases of development do not preclude intensification.</p>
<p>6.0 DESIGN OF DEVELOPMENT - CONNECTIONS</p>			
<p>6.1 OPEN AND CONNECTED COMMUNITIES (R) • The plan designs streets, sidewalks and public spaces to be available for the general public, and not enclosed in a gated enclave.</p>	<p>Required</p>	<p></p>	<p>The creation of an open and well connected community can help to foster a strong sense of community, improve road network efficiency and safety. The creation of public roads ensures a consistent level of access, maintenance and reliability for all new development.</p>

<p>6.2 PROTECT LINKED OPEN SPACE SYSTEM (R)</p> <ul style="list-style-type: none"> • The Plan implements a linked open space system (may include natural features, parkettes, pedestrian linkages, and street boulevards) that interconnect allowing pedestrian, bicycle and other recreational activity continuously throughout the community. 	<p>Required</p>	<p></p>	<p>Linked open space systems have numerous benefits including encouraging healthy habits, habitat continuity, aesthetic improvement and encouraging non-auto modes of travel.</p>
<p>6.3 PROVISION OF INTERCONNECTED TRANSPORTATION NETWORK (R)</p> <ul style="list-style-type: none"> • The plan supports the neighbourhood plan for alternative methods of transportation by providing multiple routes for pedestrian, transit, cycle and vehicular traffic. 	<p>Required</p>	<p></p>	<p>A well connected street network promotes pedestrian, cycling and transit convenience by providing a variety of routes through the area.</p>
<p>6.4 SUPPORT FOR ALTERNATIVE TRANSPORTATION (O)</p> <ul style="list-style-type: none"> • The plan includes provisions for or promotes re-fuelling for alternative transportation. • The plan contains or promotes trip end facilities such as bike storage facilities and showers in commercial buildings. • The plan promotes the use of neighbourhood electric vehicles. 	<p>3 3 5</p>	<p></p>	<p>Sustainable design encourages the provision of a wide range of transportation choices, including walking, cycling, transit and alternative vehicles. This target will result in many advantages such as public health through exercise, air quality, et cetera.</p>
<p>6.5 STREET NETWORK (R)</p> <ul style="list-style-type: none"> • The plan supports the neighbourhood's connected street network by providing at least 40 intersections per square km of newly developed land. • The plan is designed to include a pedestrian or bicycle through connection in new cul-de-sacs. • The plan uses cul-de-sac streets sparingly and only in locations that cannot be easily served by a connected street system or to help preserve environmental features. 	<p>Required</p>	<p></p>	<ul style="list-style-type: none"> • A well connected street network creates multiple routes through the neighbourhood and thus promotes pedestrian and cycling convenience, and reduces traffic through alternative vehicular routes. • Through connections for pedestrians and bicycles provide a network which allows for easy and faster access to destinations.

<p>6.6 BLOCK PERIMETER (R)</p> <ul style="list-style-type: none"> • The plan is designed on the basis of medium to short block lengths with a recommended maximum block perimeter of 550 metres. The perimeter of each block includes the properties bounded by the sidewalk, or publicly accessible walkway, but does not include the sidewalks themselves. • Where block perimeters exceed 550 metres, a through block pedestrian linkage must be provided. 	<p>Required</p>	<p></p>	<p>Blocks of a maximum perimeter of 550m promote connectivity of neighbourhoods. They create a dense network of streets and should be flexible to accommodate both residential and commercial lot sizes. A good network of streets allows pedestrians to choose from a variety of routes to reach their destination.</p>
<p>6.7 LANES (O)</p> <ul style="list-style-type: none"> • The plan is designed to include lanes in residential areas at primary locations such as major streets and open spaces to provide streetscapes uninterrupted by garages. May 2007 – For Consultation • The plan is designed to include lanes or private drives in mixed-use or retail areas at the rear of street related retail for service and loading. 	<p>3 3</p>	<p></p>	<ul style="list-style-type: none"> • The inclusion of lane access at primary locations fosters pedestrian oriented streetscapes. At arterial roadways, lane access replaces the need for combined local and arterial roadways, creating a more pedestrian scale. • The use of lanes and private drives to service retail and mixed-use buildings improves the pedestrian experience at the street.
<p>6.8 CYCLING NETWORK (R)</p> <ul style="list-style-type: none"> • The plan contains roads with bike lanes as part of the City’s network and contains designated cycling paths. 	<p>Required</p>	<p>TBC at SPA Stage</p>	<p>The creation of bike lanes offers people a viable alternative to automobile travel and promotes a healthy lifestyle. The improvement of City’s bike infrastructure is consistent with the Official Plan.</p>



<p>6.9 TRANSIT AMENITIES (O)</p> <ul style="list-style-type: none"> • For all the roads serviced by transit the plan accommodates transit stops at 200 m to 250 m intervals. • The plan promotes/requires, in addition to signs with schedules and route information at each stop, all bus stops on Major Transit Spines and Minor Transit Spines to have shelters with benches. • The plan provides for enhanced transit amenities (examples include upgrading the adjacent bus stop shelters to include amenities such as solar powered lighting, bike racks at bus stops if appropriate, etc). 	<p>3</p> <p>3</p> <p>3</p>	<p></p> <p>(Bus stops along Kingston Road)</p>	<p>The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe promotes development that is transit supportive and provides enhanced transit amenities. The provision of bus shelters, ETA for buses or bike racks at high usage stops can increase transit ridership. 250 metres represents a 2-3 minute walk.</p>
<p>6.10 TRANSIT ORIENTED COMPACTNESS (O)</p> <ul style="list-style-type: none"> • The design of the plan locates two-thirds of the proposed intensity (residential density and non-residential density) within 250 metres walking distance of a transit stop/planned transit stop. • The design of the street pattern and walkway connections enables 90% of proposed residents, jobs and service uses within: <ul style="list-style-type: none"> o 400 metres walking distance of an existing transit stop; o 50% within 250 metres of transit stop; o 66% within 250 metres; • The project is designed such that short sides of blocks are oriented along transit route streets wherever possible. 	<p>2</p> <p>1</p> <p>2</p> <p>3</p> <p>3</p> <p>3</p>	<p></p>	<ul style="list-style-type: none"> • The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe encourage development along major corridors with access to transit. Access to transit is considered to be a fundamental aspect of neighbourhood design, as it offers residents and commuters an alternative to auto-oriented travel. Distances reflect incrementally reduced walking distances to transit. • Orienting the short sides of blocks to transit streets facilitates convenient and direct pedestrian access to transit stops.


<p>7.1 AMENITIES IN PROXIMITY (R)</p> <ul style="list-style-type: none"> • If the Neighbourhood Plan does not contain an area of convenience commercial uses (daily amenities) within 400-800m of the residential areas, the Subdivision Plan permits commercial convenience uses within a 5-10 minute walking distance along an interconnected local street system with pedestrian sidewalks. 	<p align="center">Required</p>	<p align="center"></p>	<p>Pedestrian oriented communities provide a better quality of life through increased physical exercise, stronger involvement in the community and less dependence on the car. Where it is not achieved at the Neighbourhood Plan level, the Subdivision Plan should incorporate convenient walking distance to local amenities.</p>
<p>7.2 PEDESTRIAN NETWORK (R)</p> <ul style="list-style-type: none"> • The Plan provides sidewalks of a minimum of 1.5 metre width on all sides of all streets except where density is less than 30 units per net hectare or on an industrial collector road. 	<p align="center">Required</p>	<p align="center">TBC at SPA stage</p>	<p>Sidewalks play an important role in social interaction between pedestrians and those living, working or shopping along the route. A minimum sidewalk width of 1.5m ensures equal access to pedestrian paths for all residents and allows equal access for individuals with mobility issues.</p>

<p>7.3 PEDESTRIAN SAFETY AND COMFORT (R)</p> <ul style="list-style-type: none"> • The plan designs local residential streets to achieve functional requirements while promoting an intimate pedestrian scale, slow traffic and optimized land use efficiency, including: <ul style="list-style-type: none"> – minimum of 18m right-of-way assuming 8.5m pavement width, – utilities in common trench; – sidewalk on one side only when density along street is less than 30 upnh. • Further reduction from 18m with municipal approval (a rear lane system may offer the opportunity for some utilities to be located along the lane thereby allowing the street R.O.W. to be reduced). • The plan will also accommodate for streetscape amenities such as: <ul style="list-style-type: none"> – benches – street trees – pedestrian scaled street lighting – shelter at public areas such as awnings, arcades and setbacks – curb cuts at intersections for accessibility 	<p>Required</p>	<p style="text-align: center;"></p>	<p>The Growth Plan for the greater Golden Horseshoe requires that new development be designed in a manner that creates street configurations, densities and an urban form that is compatible with pedestrian activities; Narrower pavement widths fulfill/promote many objectives such as compact form and efficient land use. They also create a sense of community through visual connection and proximity between pedestrians and buildings. It also contributes to creating a pedestrian-scaled “envelope” or “enclosure” to the street. 18.0m is an acceptable average local street width found in municipalities across southern Ontario. Some municipalities will consider R.O.W.’s less than 18.0m based on demonstrated community benefit (improved walkability).</p> <ul style="list-style-type: none"> • Benches play an important role in community public spaces by providing opportunities for relaxation, social interaction and community comfort at transit stops. • Street trees improve the quality of urban environment. They offer privacy screens, provide shade and absorb harmful gases and other pollutants. The hardiness of the tree species should be selected to withstand/survive the environmental impacts of their location, i.e. exposure to higher traffic volumes, snow removal, boulevard width and sidewalk planters. Wherever feasible, trees should be native species. • Pedestrian scaled lights improve walkway illumination for pedestrian traffic and enhance community safety and business exposure
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<p>7.4 PEDESTRIAN ORIENTED STREETSAPES</p> <ul style="list-style-type: none"> • The project’s commercial buildings are designed and built so that each building has a front façade and at least one entrance that faces a publicly accessible space (no ‘back walls’), such as a street, square or plaza. • All ground-level non-residential interior spaces that face a public space have transparent glass (dark or reflective glass not to be included) on at least 33% of the ground-level façade, and no stretches of blank walls longer than 10.0m along sidewalks; • The internal collector roads with street related retail should be in the range of 4-5 traffic lanes to support comfortable and safe pedestrian crossings. OR • The ratio of building height to distance across the street between building frontages should be a minimum of 1:3. • 30% of all building frontages are permitted within a 3.0m built-to zone of the front property line. • Mixed-use and commercial buildings are adjacent to the sidewalk. 	<p>Required</p>	<p>✓</p>	<p>Street widths, building heights and façade articulation that relate to the smaller scale of the pedestrian, as opposed to the movement and speed of the car, create attractive and comfortable environments that encourage pedestrian activity. For example, street widths that are narrow enough to cross quickly and safely encourage shopping on both sides of the street, or display windows with transparent glass convey an open and inviting exposure of businesses to shoppers, or buildings that are built close to the street property line with some setback variation create a close physical and visual connection to pedestrians, or building heights should be high enough to create a sense of “enclosure” to the street.</p>
<p>8.0 RESOURCE EFFICIENCY</p>			
<p>8.1 ENERGY PERFORMANCE FOR RESIDENTIAL BUILDINGS (O)</p> <ul style="list-style-type: none"> • At the time of submission of building permit applications and subsequent issuance of building permits the dwellings meet Energy Star for New Homes. Points will be awarded for the following Energuide ratings: <ul style="list-style-type: none"> o Energuide 80; o Energuide 82; o Energuide 84; o Energuide 86; 	<p>2 4 6 8</p>	<p>TBC at Permit Stage</p>	<ul style="list-style-type: none"> • Energy Star and Energuide are publicly accepted measures of energy performance. Energy Star for New Homes is being adopted voluntarily by a growing number of Ontario builders. • The Office of Energy Efficiency (OEE) website, Energuide ratings are described as follows: • Currently, an OEE Energuide rating of 78 is required to achieve an Energy Star for New Homes rating.

<p>8.2 ENERGY PERFORMANCE FOR COMMERCIAL BUILDINGS (O)</p> <ul style="list-style-type: none"> • Part 3 Buildings design and construct to comply with the requirements of LEED Canada-NC Version 1.0 EA Prerequisite 2: o Reduce the design energy consumption of commercial buildings to comply with Natural Resources Canada’s Commercial Building Incentive Program (CBIP) requirement for a 25% reduction relative to the consumption of the reference building designed to the Model National Energy Code for Buildings 1997 (MNECB). • 30% reduction • 35% reduction • 40% reduction • 45% reduction • 50% reduction • 55% reduction • 60% reduction. 	<p>2 3 4 5 6 7 8</p>	<p>TBC at Permit Stage</p>	<p>CBIP is a well accepted protocol for evaluating a building’s relative energy performance. The threshold of 25% is a prerequisite for both LEED and CBIP funding. The new Ontario Building Code (OBC) requirements result in buildings that achieve an energy rating that performs 16% to 18% better than the MNECB.</p>
<p>8.3 ENERGY EFFICIENT APPLIANCES (O)</p> <ul style="list-style-type: none"> • Where the builder is providing appliances, all Energy Star eligible appliances must be Energy Star compliant. 	<p>3</p>	<p>TBC at tender stage</p>	<p>Appliances consume a significant portion of the energy used in a residence. Energy Star appliances are readily available in the market and are likely the best accepted appliance energy rating system.</p>

<p>8.4 PASSIVE SOLAR GAIN (R)</p> <ul style="list-style-type: none"> The plan will include a report describing how passive solar gain has been accommodated in the plan/design considering street/lot orientation, fenestration on units and building height/separation distance. 	<p align="center">Required</p>	<p align="center">  TBC at SPA Stage </p>	<p>Passive solar gain reduces the heating and lighting requirements for buildings at no cost to the owners. This target encourages proponents to explicitly consider the opportunities for passive solar gain through street and building orientation, fenestration and building height/separation. With respect to orientation for example, the level of benefit will relate to the number of lots fronting on an east-west road versus the number fronting on a north-south road.</p>
<p>8.5 PRIVATE OUTDOOR LIGHTING (R)</p> <ul style="list-style-type: none"> The plan will include a report describing how energy efficiency and elimination of light intrusion has been accommodated in the plan/design considering for example, lumen output, alternative energy sources (e.g. solar power) and analysis of light intrusion/appropriate levels outside of property limits. (2 Private outdoor lighting refers to all lighting on private spaces, including parking areas, play areas etc.) 	<p align="center">Required</p>	<p align="center">  TBC at SPA stage </p>	<ul style="list-style-type: none"> This target encourages proponents to explicitly consider strategies that address two primary environmental impacts of exterior lighting: light pollution and energy consumption. It is recognized that outdoor lighting is important to allow the use of outdoor spaces at night, but by providing lights we limit visibility of the night sky, and disrupt the activities of nocturnal animals. Exterior lighting should be designed to provide adequate light only where it provides benefit by using full-cutoff fixtures that are positioned to direct light downward, contained within the site. • Energy Consumption – Outdoor lighting should be designed to minimize non-renewable energy use. This could include minimizing levels of illuminance, using timers and high efficiency lamps and fixtures, and providing power from renewables.


<p>8.6 REQUIRED WATER EFFICIENCY IN BUILDINGS (R)</p> <ul style="list-style-type: none"> The plan will include the following measure to maximize water efficiency: For multi-unit and condominium residential, design and construct multi-units and condominium residential with individual water metres. <p>AND</p> <ul style="list-style-type: none"> Design and construct with fixtures having the following maximum flow rates: 	<p align="center">Required</p>	<p align="center">TBC</p>	<p>The use of effective low flow fixtures can reduce water consumption with no impact on performance. Reducing water use lowers the strain on natural resources and infrastructure.</p>																		
<p>8.7 OPTIONAL WATER EFFICIENCY IN BUILDINGS</p> <ul style="list-style-type: none"> Achieve improved water saving as calculated using the attached spreadsheet (see Attachment B of sustainability chart): o 30% savings; o 40% savings. 	<p align="center">4 8</p>	<p align="center">TBC at SPA stage</p>	<table border="1"> <thead> <tr> <th>Fixture</th> <th colspan="2">Flow</th> </tr> </thead> <tbody> <tr> <td>Toilet</td> <td align="center">4.2</td> <td align="center">L/flush</td> </tr> <tr> <td>Urinal</td> <td align="center">1.9</td> <td align="center">L/flush</td> </tr> <tr> <td>Lavatory</td> <td align="center">6.8</td> <td align="center">L/min</td> </tr> <tr> <td>Kitchen Sink</td> <td align="center">6.8</td> <td align="center">L/min</td> </tr> <tr> <td>Shower</td> <td align="center">5.7</td> <td align="center">L/min</td> </tr> </tbody> </table>	Fixture	Flow		Toilet	4.2	L/flush	Urinal	1.9	L/flush	Lavatory	6.8	L/min	Kitchen Sink	6.8	L/min	Shower	5.7	L/min
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<p>8.8 WASTE MANAGEMENT - OPERATIONS (R)</p> <ul style="list-style-type: none"> The plan will: o Design and construct multi-unit and condominium residential in accordance with submitted waste management plan demonstrating best practice of residential waste management through on-site separation and storage. 	<p align="center">Required</p>	<p align="center">TBC at SPA stage</p>	<p>Multi-unit and condominium residences tend to have much lower diversion rates than single family dwellings. Targeting these structures should help to improve diversion rates.</p>																		
<p>8.9 WASTE REDUCTION - CONSTRUCTION (R)</p> <ul style="list-style-type: none"> The Plan follows a best practice for on site construction waste management and material/recycling/salvage with on-site separation. As a minimum this will include: o Developing a Waste Audit and Waste Reduction Plan as defined in Ontario Regulation 102/94; and o Divert from landfill a minimum of 50% of all waste generated on site. 	<p align="center">Required</p>	<p align="center"></p>	<p>Recycling of construction waste and use of recycled and regional materials reduces the demand for virgin materials and the environmental impacts associated with extraction, processing and transportation of resources.</p>																		

<p>8.10 REQUIRED MATERIAL SELECTION (R) Design and construct according to requirements of Material Selection (see Attachment A) for applicable building type (Part 3 or Part 9).</p>	<p align="center">Required</p>	<p align="center">TBC at SPA Stage</p>	<ul style="list-style-type: none"> • Reducing construction waste results in reduced costs from landfill tipping fees and reduces the need for landfill expansion, thus helping to protect open space. • The extraction of raw materials, fabrication, and transportation of products all have an impact on the environment. Product selection, therefore, can be carried out to reduce these inputs without impacting performance
<p>8.11 OPTIONAL MATERIAL SELECTION (O) • The plan incorporates eight (8) optional items from the Materials Selection found in Attachment A.</p>	<p align="center">3</p>	<p align="center">TBC at SPA stage</p>	<p>The extraction of raw materials, fabrication, and transportation of products all have an impact on the environment. Product selection, therefore, can be carried out to reduce these inputs without impacting performance.</p>

<p>8.12 GREEN UPGRADES AVAILABLE TO HOME BUYERS (O)</p> <ul style="list-style-type: none"> • At the time of submission of the plan the developer/builder includes one or more of the following green upgrade options: <ul style="list-style-type: none"> o Offer xerophytic landscape package; o Offer rain barrels with overflow to storm sewer (sizes to vary with lot size); o Offer native plant species; o Offer upgrade for net metering; o Offer upgrade for smart metering; o Offer upgrade to LED lighting for 20% of all fixtures; o Offer upgrade to occupancy sensors; <p>May 2007 – For Consultation B-41</p> <ul style="list-style-type: none"> o Offer upgrade to active solar hot water and space heating; o Offer other energy saving methods related to heating and cooling such as external awning over larger windows, shade landscape package, thermal window blinds; o Other innovative packages approved by the City; o Provision of a Homeowners’ Guide with information on the variety of green upgrades. 	<p>1 (for 1 or 2)</p> <p>3 (for 3)</p> <p>5 (for More than 3)</p>	<p>TBC at SPA stage</p>	<ul style="list-style-type: none"> • Offering optional green upgrades achieves two objectives: <ul style="list-style-type: none"> o Requires that developers develop an understanding of green technologies including costing and design strategies, and develop the capacity to deliver them; and o Educates purchasers regarding green strategies and gives them the option of incorporating them.
<p>8.13 ON-SITE POWER GENERATION (O)</p> <ul style="list-style-type: none"> • The plan will develop or incorporate on-site natural gas sources of power generation to meet 5% of the energy needs of all buildings and uses and commonly owned infrastructure in the project. 	<p>4</p>	<p>X</p>	<p>Local energy production:</p> <ul style="list-style-type: none"> o increases the resilience of the electrical grid; o increases residents’ awareness of where their power comes from; and o makes conversion to renewable energy sources simpler.
<p>8.14 ON-SITE RENEWABLE POWER GENERATION (O)</p> <ul style="list-style-type: none"> • The plan will develop or incorporate on-site renewable sources of power generation (wind, solar, biomass) to meet 5% of the energy needs of all buildings and uses and commonly owned infrastructure in the project. 	<p>8</p>	<p>X</p>	<p>Local green power production does all of the above, and it reduces emissions.</p>

<p>8.15 DISTRICT ENERGY (O)</p> <ul style="list-style-type: none"> The plan will include a design for a district energy system. 	<p align="center">4</p>	<p align="center">X</p>	<ul style="list-style-type: none"> The use of district energy can result in lower energy intensity. It makes the conversion to alternative and renewable energy sources simpler as compared to a decentralized system.
<p>8.16 GREEN BUILDING CERTIFICATION (O)</p> <ul style="list-style-type: none"> The plan will include documentation of, the intention to complete, or the completion of, a green building certification process (Acceptable certification programs include: LEED, and Green Globes). 	<p align="center">Optional</p>	<p align="center">TBC at SPA stage</p>	<p>The use of Green Building Certification systems results in a better educated industry and public, competition between developers, and typically higher performance buildings.</p>
<p>8.17 WASTE WATER MANAGEMENT (O)</p> <ul style="list-style-type: none"> The plan includes the following: <ul style="list-style-type: none"> Design and construct greywater and/or stormwater systems to capture and reuse at least 25% of greywater and stormwater. Additional Credit if 50% of greywater and stormwater is captured and reused on the site. Additional Credit if 75% of greywater and stormwater is captured and reused on the site. 	<p align="center">2 5 7</p>	<p align="center">TBC at SPA stage</p>	<p>Greywater re-use reduces the loading on infrastructure (both storm sewers and potable water systems).</p>
<p>8.18 HEAT ISLAND REDUCTION (O)</p> <ul style="list-style-type: none"> The plan provide shade within 5 years for at least 30% of non-roof impervious surfaces or the use of light-coloured/high-albedo materials for at least 30% of the non-roof impervious surfaces. 	<p align="center">3</p>	<p align="center">TBC at SPA Stage</p>	<p>The use of dark, non-reflective surfaces for roofs, parking areas and walkways contributes to heatisland effect by absorbing more solar radiation and emitting it back to surrounding areas as heat, raising ambient temperatures and increasing building cooling loads. Light coloured, reflective surfaces mitigate this effect.</p>

<p>8.19 HEAT ISLAND REDUCTION (ROOFING)</p> <ul style="list-style-type: none"> The plan provides for the use of Energy Star compliant and high emissivity roofing for a minimum of 75% of the roof surface of all buildings in the project or the installation of a green (“vegetated”) roof for at least 50% of the roof area of all buildings within the project or the combinations of high albedo and green roof can be used providing that they collectively cover 75% of the roof area of all buildings. 	<p>3</p>	<p>TBC at SPA Stage</p>	<p>Using highly reflective and emissive materials or installing green roofs can reduce heat island effects as described above.</p>
<p>8.20 DURABLE BUILDINGS</p> <ul style="list-style-type: none"> Part 9 Buildings: At the time of submission of the draft plan of subdivision/rezoning/site plan, submit a plan describing initiatives to be implemented that will specifically address building durabilities. Strategies to achieve durability should include (but are not limited to): <ul style="list-style-type: none"> o minimum roof overhangs; o perimeter drainage; o drainage plane behind exterior cladding; o flashing details. Part 3 Buildings: Prior to issuing the building design documentation for tender, develop a Capital Plan for the building as designed and obtain a sign-off from the land owner that the level of maintenance described is acceptable. 	<p>Required</p>	<p>TBC at tender stage</p>	<ul style="list-style-type: none"> A building’s durability can have a significant impact on waste (energy, materials, and money). The BC leaky condo crisis provides evidence of this. This requirement specifies some key cladding requirements and requires that the developer consider and plan how their project will address durability concerns. See above. In the case of commercial buildings, design options are too varied to prescribe specific design strategies. However, linking a building’s predicted maintenance requirements to design decisions, gives future users the opportunity to influence durability strategies.
<p>9.0 MONITORING AND PROCESS TO ADDRESS EXCEPTIONS</p>			
<p>9.1 MONITORING PLAN (O)</p> <ul style="list-style-type: none"> The plan incorporates a program for monitoring the sustainable design elements for a minimum of 10 years including a guaranteed funding mechanism. 	<p>3</p>	<p>X</p>	<p>A monitoring program can help to inform upon the effectiveness of the Guidelines in specific locations</p>

<p>9.2 EXCEPTIONS (O)</p> <ul style="list-style-type: none"> • Applicants may submit a request for exceptions to any of the above requirements to the City of Pickering staff for review. 	<p align="center">Optional</p>	<p align="center"></p>	<p>It is recognized that exceptions may exist that allow proponents to meet the objectives of a criterion in a unique or innovative manner. The City will consider whether submissions describing the rationale for exceptions and how the City's sustainability objectives are being met through an alternate design approach.</p>
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<p align="center">TOTAL POINTS</p>	<p align="center">TBC*</p>
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**Summary of points to be confirmed during more detailed phase of application review process.*

NOTE: The current development concept, as represented in the conceptual site plan drawings and development statistics prepared by Graziani + Corazza Architects, dated April 6, 2020, enclosed with this submission, is preliminary in nature and is subject to change. The current development concept, which represents a high-level master plan for a new mixed-use community, is primarily intended to form the basis of the proposed Draft Official Plan Amendment, which is required to facilitate the proposed density and Floor Space Index on the subject lands, as well as the proposed Draft Zoning By-law Amendment which is required to establish a new site-specific zoning framework that will implement the City's current land use vision for the subject lands. This proposed official plan and zoning by-law amendment framework is intended to provide flexibility in order to ensure that the development of the lands responds to market conditions and can result in implementation of plans and alternative plans to achieve principles of intensification based on good planning and urban design principles. As such, it is anticipated that the development concept as presented be considered conceptual and will be revised, as necessary, to account for new and/or evolving considerations related to the master-planned community.