

Schedule N

City of Pickering Sustainable Development Checklist

	Guideline	Response	Points
	<input type="checkbox"/> Pre-Consultation and Ongoing Consultation		
1.1	Completion of Extensive pre-Consultation on Sustainability Elements (O)	<ul style="list-style-type: none"> ▪ Pre-consultation meeting with City Staff was held on November 20th, 2017 	3
1.2	On-going Education Program (O)	<ul style="list-style-type: none"> ▪ Ongoing education/maintenance programs/incentives are not proposed. 	N/A
	<input type="checkbox"/> Environmental Protection		
2.1	Watershed and Sub-Watershed Planning (R)	<ul style="list-style-type: none"> ▪ The proposed Plan implements the applicable objectives and targets in the Petticoat Creek Watershed Plan. 	✓
2.2	Master Environmental Servicing Plan (MESP) (R)	<ul style="list-style-type: none"> ▪ The proposed Plan implements the objectives and targets of the Functional Servicing Study. (MESP not required) 	✓
2.3	Conservation Authority Regulations (R)	<ul style="list-style-type: none"> ▪ The Plan implements the objectives and requirements of Toronto Region Conservation Authority (TRCA) 	✓
2.4	Oak Ridges moraine Plan (R)	<ul style="list-style-type: none"> ▪ The subject site is located outside the Oak Ridges Moraine Plan Area. 	✓
2.5	Greenbelt Plan (R)	<ul style="list-style-type: none"> ▪ The subject site is located outside the Greenbelt Plan Area. 	✓
2.6	Conformance to Provincial Policy Statement (PPS) for Building Strong Communities (R)	<ul style="list-style-type: none"> ▪ The proposed Plan meets the requirements and intent of the PPS for Building strong communities. 	✓
2.7	Conformance to PPS for Wise Use and Management of Resources (R)	<ul style="list-style-type: none"> ▪ This development proposal conforms to the requirements and intent of PPS for Wise Use and management of Resources. 	✓

2.8	Conformance to PPS for Protecting Public Health and Safety (R)	<ul style="list-style-type: none"> The development proposal conforms to the requirements and intent of PPS for Protecting Public health and Safety 	✓
2.9	Stormwater Quality (R)	<ul style="list-style-type: none"> A Functional Servicing Study and Stormwater Management Report has been completed 	✓
2.10	Maintain or Reduces Stormwater Runoff Rates (R)	<ul style="list-style-type: none"> The proposed stormwater management approach will meet the required runoff rates. 	✓
2.11	Water Balance and Source Water Protection (R)	<ul style="list-style-type: none"> The proposed development will adequately achieve water balance and source water protection. 	✓
2.12	Ground Water Protection Plan (R)	<ul style="list-style-type: none"> The proposed development protects groundwater and complies with all Ministry Guidelines. 	✓
2.13	Integrated Environmental Systems Protection (O)	<ul style="list-style-type: none"> N/A 	N/A
2.14	Exceeding Regulatory Requirements (O)	<ul style="list-style-type: none"> N/A 	N/A
2.15	Biodiversity Protection and Enhancement (O)	<ul style="list-style-type: none"> N/A 	N/A
2.16	Natural Heritage Protection (O)	<ul style="list-style-type: none"> N/A 	N/A
2.17	Required Residential Site Design to Maximize Permeability (R)	<ul style="list-style-type: none"> The proposed development maximizes permeability to the extent possible for the type of development proposed. 	✓
2.18	Optional Residential Site Design to Maximize Permeability (O)	<ul style="list-style-type: none"> N/A 	N/A
2.19	Required Commercial/Employment/Institutional Site Design to Maximize permeability (R)	<ul style="list-style-type: none"> N/A as no commercial/employment/institutional uses are proposed 	N/A
2.20	Required Commercial/Employment/Institutional Site Design to Maximize Permeability (R)	<ul style="list-style-type: none"> N/A as no commercial/employment/institutional uses are proposed 	N/A
2.21	Native Species & Planting (O)	<ul style="list-style-type: none"> N/A 	N/A

2.22	Landform Conservation (R)	<ul style="list-style-type: none"> The site plan will minimize the need for grading on the property except where necessary to meet grading or drainage requirements. 	✓
2.23	Net Environmental Gain (O)	<ul style="list-style-type: none"> N/A 	N/A
2.24	Pesticide and Fertilizer Use (O)	<ul style="list-style-type: none"> The province has regulated the types of pesticides approved for use in residential areas, and as such this project will benefit from the use of substances more appropriate to human habitation. 	2
2.25	Minimize Construction Related Environmental Impacts (R)	<ul style="list-style-type: none"> Appropriate practices for construction will be identified in development agreements to minimize any construction related environmental impacts 	✓
2.26	Compensation for Unavoidable Impacts (O)	<ul style="list-style-type: none"> N/A 	N/A
2.27	Erosion and Sedimentation Control (R)	<ul style="list-style-type: none"> See Functional Servicing Report for details. More specific measures will be provided at the detailed design stage. 	✓
<input type="checkbox"/> Location of Development/Selection of Lands			
3.1	Site Typology (O)	<ul style="list-style-type: none"> The development proposal is for land within the built-up area of Pickering that is currently underutilized. The subject site is currently a vacant lot. The proposed development will provide dwellings at a higher density on previously developed lands. The proposed density conforms to City of Pickering's Official Plan. The proposed character of the development is in keeping with the existing uses and structures in the immediate vicinity. 	3
<input type="checkbox"/> Design of Development - Land Use and Distribution			

4.1	Diversity of Uses (R)	<ul style="list-style-type: none"> ▪ The total site area is approximately 0.51 ha in size which is a relatively small development. ▪ The subject lands abutt an existing residential area, with a commercial plaza located approximately 1.4km to the East at the corner of Finch Avenue and Rosebank Road 	✓
4.2	Construction Phasing (R)	<ul style="list-style-type: none"> ▪ This criteria is not applicable as it is a single-use proposal and will be constructed as one development at the same time. 	✓
4.3	Residential & Non-Residential Phasing (O)	<ul style="list-style-type: none"> ▪ N/A 	N/A
4.4	Proximity to Schools (R)	<ul style="list-style-type: none"> ▪ The closest schools to the subject site are Montessori Mantra (1.1km), Westcreek Public School (1.8km), and St. Elizabeth Seton Catholic School (2.7km) 	✓
4.5	Provision of Mixed Uses and Commercial Streetscape Environments (R)	<ul style="list-style-type: none"> ▪ This project will be within approximately 1.4km of the Rose Finch Plaza which has a variety of services and amenities including a karate school, a medical centre, a pharmacy, a dental office, a restaurant, and a convenience store 	✓
4.6	Enhanced Access to Amenities (O)	<ul style="list-style-type: none"> ▪ N/A 	N/A
4.7	Enhanced Housing Diversity (R)	<ul style="list-style-type: none"> ▪ The proposed development will provide 8 new single-detached dwellings which will increase the housing stock in the existing neighbourhood. 	✓
4.8	Residential and For-Sale Housing Affordability (O)	<ul style="list-style-type: none"> ▪ N/A 	N/A
4.9	Retail Parcel Sizes (R)	<ul style="list-style-type: none"> ▪ N/A as no commercial uses are proposed 	N/A
4.10	Commercial Concentration (R)	<ul style="list-style-type: none"> ▪ N/A as no commercial uses are proposed 	N/A
4.11	Mixed Use Commercial Concentration (O)	<ul style="list-style-type: none"> ▪ N/A as no commercial uses are proposed 	N/A
4.12	Proximity to Public Spaces (R)	<ul style="list-style-type: none"> ▪ Neighbourhood local park located approximately 210m from the subject property 	✓

		<ul style="list-style-type: none"> ▪ Beare Hill Park is located approximately 950m from the subject site ▪ Chickadee Park is located approximately 1.1 km from the subject site ▪ Altona Forest is located approximately 1.2km from the subject site ▪ Sequin Park is located approximately 1.2km from the subject site 	
4.13	Apply Regional Precedents in Urbanism and Architecture (O)	<ul style="list-style-type: none"> ▪ N/A 	N/A
<input type="checkbox"/> Design of Development - Density and Compact Built Form			
5.1	Residential Density (R)	<ul style="list-style-type: none"> ▪ The development proposes 8 dwelling units on 0.46379 ha ▪ The proposal calls for 17.2 units per hectare which is within the maximum 30 units per hectare allowed by Official Plan policies. 	✓
5.2	Increased Residential Density (O)	<ul style="list-style-type: none"> ▪ N/A 	N/A
5.3	Commercial Density (R)	<ul style="list-style-type: none"> ▪ This development has no commercial component. 	N/A
5.4	Increased Density and Mixed-Use (O)	<ul style="list-style-type: none"> ▪ This development has no mixed-use component. 	N/A
5.5	Future Intensification (R)	<ul style="list-style-type: none"> ▪ This criteria is not applicable as it is a single-use proposal and will be constructed as one development at the same time. 	N/A
<input type="checkbox"/> Design of Development - Connections			
6.1	Open and Connected Communities (R)	<ul style="list-style-type: none"> ▪ The sidewalk and street of the proposed development successfully connect and transition the proposed development into the existing adjacent community 	✓

		<ul style="list-style-type: none"> The proposed development will have sidewalks and streets that are open and accessible to the public 	
6.2	Protect Linked Open Space System (R)	<ul style="list-style-type: none"> The CPR rail corridor to the north is a hard barrier that does not allow for pedestrian/vehicular connectivity in that direction. The setback from the CPR rail line will provide space for animals to traverse the Rouge-Duffins Wildlife Corridor between the Rouge and Duffins valleys. 	✓
6.3	Provision of Interconnected Transportation network (R)	<ul style="list-style-type: none"> There are no public transit stops in proximity to the subject property 	✓
6.4	Support for Alternative Transportation (O)	<ul style="list-style-type: none"> N/A 	N/A
6.5	Street Network (R)	<ul style="list-style-type: none"> Subject property street network is connected to the local street, Nature Haven Crescent, connecting the proposed development to the existing neighbouring community. The proposed development partially fronts a minor collector, Finch Avenue, with three dwellings visible along Finch Avenue. 	✓
6.6	Block Perimeter (R)	<ul style="list-style-type: none"> The proposal is too small to require blocks to be designed (0.46379 ha) 	✓
6.7	Lanes (O)	<ul style="list-style-type: none"> This proposal will not include lanes 	N/A
6.8	Cycling network (R)	<ul style="list-style-type: none"> As a residential development with 8 individual internal driveways, this proposal will not add to the City's network of bike lanes 	✓
6.9	Transit Amenities (O)	<ul style="list-style-type: none"> N/A 	N/A
6.10	Transit Oriented Compactness (O)	<ul style="list-style-type: none"> N/A 	N/A

6.11	Parking Management (O)	<ul style="list-style-type: none"> N/A 	N/A
6.12	Parking Location (R)	<ul style="list-style-type: none"> All parking is located in the interior of the property minimizing detrimental impacts of parking on streetscapes. 	✓
6.13	Corridor Frontage (R)	<ul style="list-style-type: none"> Two of the dwellings will be fronting Finch Avenue, both with internal parking in the garage and minimal parking on the driveway. 	✓
<input type="checkbox"/> Design of Development - Pedestrian Oriented Community			
7.1	Amenities in Proximity (R)	<ul style="list-style-type: none"> The subject land is within 650m of Master's Futbol Academy The subject land is within 1.5km of commercial amenities, including the Stafford Forestview Plaza The subject land is within 1.5km from a pharmacy and medical centre, as well as a dental office 	✓
7.2	Pedestrian Network (R)	<ul style="list-style-type: none"> The proposed density is lower than 30 units per hectare, therefore a sidewalk is not needed. 	✓
7.3	Pedestrian Safety and Comfort (R)	<ul style="list-style-type: none"> Pedestrian access will be provided along the adjacent existing sidewalk on Nature Haven Crescent 	✓
7.4	Pedestrian Oriented Streetscapes (R)	<ul style="list-style-type: none"> Commercial elements are not proposed 	N/A
<input type="checkbox"/> Resource Efficiency			
8.1	Energy Performance for Residential buildings (O)	<ul style="list-style-type: none"> N/A 	N/A
8.2	Energy performance for Commercial Buildings (O)	<ul style="list-style-type: none"> N/A the proposal is for residential development only 	N/A
8.3	Energy Efficient Appliances (O)	<ul style="list-style-type: none"> N/A 	N/A

8.4	Passive Solar Gain (R)	<ul style="list-style-type: none"> The proposed buildings and dwellings units are designed, located and oriented to receive adequate natural lighting and heating. 	✓
8.5	Private Outdoor Lighting (R) ²	<ul style="list-style-type: none"> Will be dealt with through SPA process to determine adequate and necessary lighting 	✓
8.6	Required Water Efficiency in Buildings (R)	<ul style="list-style-type: none"> The proposed development will aim to meet the maximum flow rates, and a metre room is proposed. 	✓
8.7	Optional Water Efficiency Buildings (O)	<ul style="list-style-type: none"> N/A 	N/A
8.8	Waste Management - Operations (R)	<ul style="list-style-type: none"> Regional collection will be provided 	✓
8.9	Waste Reduction - Construction (R)	<ul style="list-style-type: none"> Will be included as part of the construction management plan. 	✓
8.10	Required Material Selection (R)	<ul style="list-style-type: none"> The design and construction will be in accordance with the requirements of Material Selection. 	✓
8.11	Optional Material Selection (O)	<ul style="list-style-type: none"> N/A 	N/A
8.12	Green Upgrades Available to Home Buyers (O)	<ul style="list-style-type: none"> N/A 	N/A
8.13	On-Site Power Generation (O)	<ul style="list-style-type: none"> N/A 	N/A
8.14	On-Site Renewable Power Generation (O)	<ul style="list-style-type: none"> N/A 	N/A
8.15	District Energy (O)	<ul style="list-style-type: none"> N/A 	N/A
8.16	Green Building Certification (O)	<ul style="list-style-type: none"> N/A 	N/A
8.17	Waste Water management (O)	<ul style="list-style-type: none"> N/A 	N/A
8.18	Heat Island Redguiduction (O)	<ul style="list-style-type: none"> N/A 	N/A
8.19	Heat Island Reduction (Roofing) (O)	<ul style="list-style-type: none"> N/A 	N/A

8.20	Durable Buildings (R)	<ul style="list-style-type: none"> ▪ The buildings will be designed to be deemed durable as per the City of Pickering's requirements 	✓
<input type="checkbox"/> Monitoring and Process to Address Exceptions			
9.1	Monitoring Plan (O)	<ul style="list-style-type: none"> ▪ N/A 	N/A
9.2	Exceptions (O)	<ul style="list-style-type: none"> ▪ Exceptions to some of the requirements are provided in this checklist in the response column. 	N/A
Total Points			27