TOWN OF STRATFORD

RESOLUTION

No. PH028-2010 - Bylaw #29-D Amendment to Bylaw Number 29
Amendments to Section 1, Section 18 Sustainable Subdivision Overlay Zone, and Zoning Map
Adoption

Motion Carried √
Motion Lost
Motion Withdrawn

Council Chambers
Town Hall

November 10, 2010

Committee Planning & Heritage
Moved by Councillor Gary Clow
Seconded by Councillor Emile Gallant

WHEREAS the Sustainable Subdivision Policy and Bylaw aims to preserve the natural environment and ecology; improve social amenities and cultural inclusion; increase energy and water efficiency; improve the Town's active and public transportation networks and reduce the cost of building and maintaining the Town's infrastructure systems; and

WHEREAS a public meeting was held on August 25, 2010 to solicit input from residents on the Sustainable Subdivision Policy and preliminary draft Amendments to the Development Bylaw #29 and no negative comments were received; and

WHEREAS a public meeting was held on September 29, 2010 to solicit input from residents on the final draft Development Bylaw and the Zoning Map and no negative comments were received; and

WHEREAS Bylaw #29-D Amendment to Bylaw Number 29 Amendments to Section 1, Section 18 Sustainable Subdivision Overlay Zone, and Zoning Map was read and approved a second time by Council on November 10, 2010.

BE IT RESOLVED that Bylaw #29-D Amendment to Bylaw Number 29 Amendments to Section 1, Section 18 Sustainable Subdivision Overlay Zone, and Zoning Map, be formally adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to formally declare the said bylaw to be passed.

TOWN OF STRATFORD

ZONING AND SUBDIVISION CONTROL (DEVELOPMENT) BYLAW
BYLAW AMENDMENT - SUSTAINABLE SUBDIVISION BYLAW

BYLAW NUMBER 29 - D

A Bylaw to amend the Town of Stratford Zoning and Subdivision Control (Development) Bylaw, (Bylaw #29) to incorporate changes to allow the Sustainable Subdivision Bylaw.

1. **SECTION 1- DEFINITIONS** is amended by adding the following Definitions:

"Innovative Cluster-Style Dwellings"- means residential Dwellings that are built closer together as a result of a density transfer to provide an improved design, more efficient construction, community green or open space, shared parking or access, and other amenities that might not be obtainable through conventional development.

"Community Gathering Place"**-** means a place where people are able to congregate and socialize within their neighbourhoods including, but not limited to, community centres, public squares, halls, theatres and recreational facilities.

"Sustainable Subdivision"- means a subdivision that aims to preserve the natural environment and ecology, improve social amenities and cultural inclusion, increase energy efficiency, reduce fossil fuel energy consumption, improve the Town's active transportation network and reduce the cost of building and maintaining the Town's infrastructure and which has been approved in accordance with Section 18 of this Bylaw.

"Certified Sustainable Subdivision"- means a Sustainable Subdivision that earns at least 65% of available points under the Sustainable Subdivision scoring system referenced in Section 18 of the Bylaw.

"Gold Sustainable Subdivision" - means a Sustainable Subdivision that earns at least 75% of available points under the Sustainable Subdivision scoring system referenced in Section 18 of the Bylaw.

"Platinum Sustainable Subdivision" - means a Sustainable Subdivision that earns at least 85% of available points under the Sustainable Subdivision scoring system referenced in Section 18 of the Bylaw.

2. SECTION 18- COMPREHENSIVE DEVELOPMENT ZONE (CDA) is hereby repealed and replaced with the following Section 18:

SECTION 18- SUSTAINABLE SUBDIVISION OVERLAY ZONE

18.1 GENERAL

(1) The Sustainable Subdivision Overlay Zone will replace the requirements of the R1, R1L, R2 and PURD Zones where:

(i) the Developer initiates an application under this Section; and

(ii) the proposed subdivision meets the requirements for a Sustainable Subdivision as set forth in this Section 18.

(2) Any application submitted by a Developer under this Section shall be scored using the scoring system hereto annexed as Appendix "B" to determine whether the proposed subdivision qualifies as a Sustainable Subdivision.

(3) The initial assessment of the Developer's application and the scoring under Appendix "B" shall be completed by the Development Officer but shall be subject to Council's approval.

(4) Applications that earn at least 65% of the available points under the evaluation criteria and scoring system attached as Appendix "B" shall be designated by Council as a Sustainable Subdivision and, more particularly, as either a Certified Sustainable Subdivision, a Gold Sustainable Subdivision or a Platinum Sustainable Subdivision, provided all other requirements under this Section are met.

(5) The zone provisions that would normally apply to the Subdivision shall remain applicable if the Sustainable Subdivision designation is not granted or if a Sustainable Subdivision is not approved under this Section.

(6) In the event of any inconsistency between this Section and the remainder of the Bylaw, the provisions of this Section 18 shall prevail.

18.2 PERMITTED USES

(1) No Building or part thereof and no land shall be used for purposes other than a combination of the following uses:

(i) Single Family Dwellings;
(ii) Duplex Dwellings and Semi Detached Dwellings;
(iii) Town House Dwellings or Row House Dwellings units (owned either individually, or as Condominiums);
(iv) Innovative Cluster-Style Dwellings;
(v) Parks and Playgrounds;
(vi) Accessory Buildings;
(vii) Private Garages;
(viii) Community Gathering Places;
(ix) Convenience Stores.

(2) The Developer's proposed combination of these Uses in the Sustainable Subdivision shall be submitted to and approved by Council.

18.3 SPECIAL PERMIT USES

(1) Notwithstanding Section 18.2 above, Council may approve the following Uses in a Sustainable Subdivision subject to such terms and conditions as Council deems necessary:

(i) Apartments (owned by a single Property Owner or as a Condominium).
(ii) Community Care Facilities;
(iii) Public and/or Private Assisted Care Facilities;
(iv) Group Homes;
(v) Child Care Facilities.

(2) Prior to approving a Special Permit Use, Council shall ensure that:

(i) the Use is deemed appropriate for and complements the Sustainable Subdivision;

(ii) Property Owners within 61 metres (200 feet) of the subject Property are notified in writing of the details of the proposed Use and are asked to provide their comments;

(iii) a public meeting is held pursuant to Section 24.2(3) to allow the Applicant to present the proposal to residents and to obtain their input; and

(iv) all other relevant provisions of this Bylaw are met.

18.4 SERVICING

All Development in a Sustainable Subdivision shall be serviced by municipal sewer services and municipal water supply.

18.5 LOT REQUIREMENTS

(1) Each application for a Sustainable Subdivision shall include a Development Scheme that sets forth proposed Lot Areas, types and numbers of Dwellings, Frontages, Setbacks, Lot Coverages and Building Heights.

(2) Council shall approve the lot requirements for each Sustainable Subdivision based on the guidelines and requirements set forth in the annexed Appendix "B" and may approve variations from the zone requirements that would normally apply.

(3) The lot requirements approved for the Sustainable Subdivision under Section 18.5(2) shall not be altered without Council's approval.

(4) All Sustainable Subdivisions shall be subject to the Developer entering into a Subdivision Agreement and/or Development Agreement with the Town that may include, but is not limited to, the following:

(i) Development Agreement requirements set forth in Section 4.9 of this Bylaw;

(ii) Subdivision Agreement requirements set forth in Section 25.9 of this Bylaw;

(ii) a schedule of allowable Building types within the Subdivision;

(iii) a schedule of allowable Building styles and design within the Subdivision;

(iv) the ability to develop the Sustainable Subdivision in phases, which may include a requirement to convey all lands within the Sustainable Subdivision that are designated for public purposes to the Town prior to commencing Development in the first phase of the Sustainable Subdivision;

(v) requirements and features of the Sustainable Subdivision as set forth in the application, Development Scheme or as required by Council.

(5) All Sustainable Subdivisions shall meet the requirements set forth in Section 25 of this Bylaw.

(6) No Developments shall be developed except in accordance with the approved Development Scheme and the provisions of the any Subdivision Agreements or Development Agreements.

(7) Council may require the establishment of an incorporated homeowners' association to own and maintain any lands or facilities held in common.

18.6 DENSITY

(1) The maximum density in a Sustainable Subdivision shall be calculated as follows:

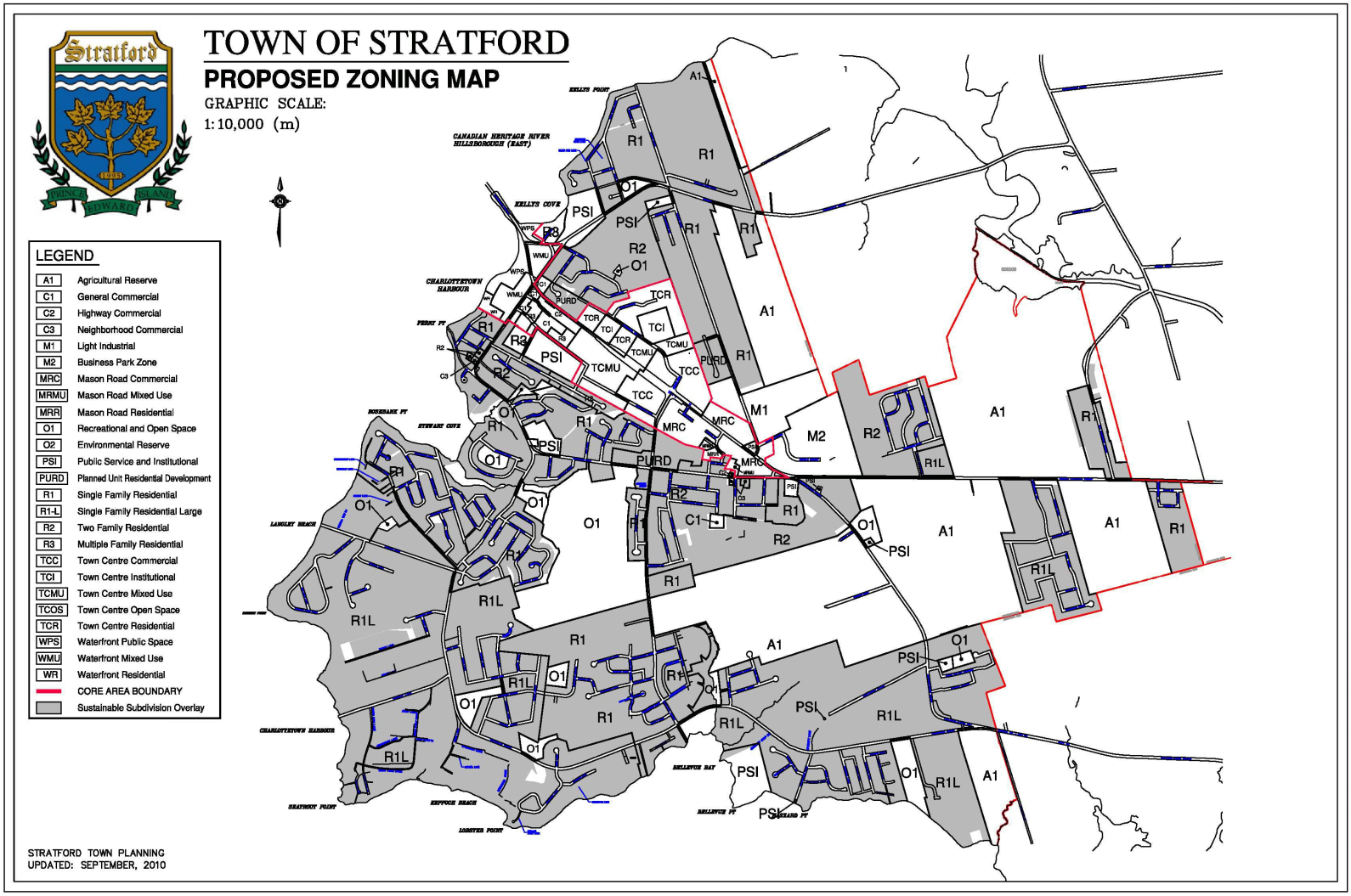
(i) In a Certified Sustainable Subdivision, the overall maximum density (number of units per acre) will remain the same as in the original zone but Council may grant a proportionately higher density in the buildable area.

(ii) In a Gold Sustainable Subdivision, Council may increase the overall maximum density of the original zone by up to 25 percent.

(iii) In a Platinum Sustainable Subdivision, Council may increase the overall maximum density of the original zone by up to 50 percent.

3. Zoning Map

The Zoning Map in Appendix "A" is hereby replaced with the attached Zoning Map, dated September 2010 which includes the Sustainable Subdivision Over Lay Zone.



4. Sustainable Subdivision Evaluation Criteria and Scoring System:

This Bylaw is amended by including Appendix "B" Sustainable Subdivision Evaluation Criteria and Scoring System.

5. Effective Date

The effective date of this bylaw is _____

This bylaw was read and approved a 1st time by Council at a meeting held on October 13, 2010

This bylaw was read and approved a 2nd time by Council at a meeting held on November 10, 2010

This bylaw was adopted by Council at a meeting held on November 10, 2010

_____ _____

Sandy McMillan, Deputy-Mayor Robert G. Hughes,
Chief Administrative Officer

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford

on this_____day of _____, 2010.

_____

Hon. Wes Sheridan, Minister of Finance and Municipal Affairs

Appendix B

SUSTAINABLE SUBDIVISION
(Evaluation Criteria and Scoring System)

INTENT

The aim of a sustainable subdivision is to preserve the natural environment and ecology; improve social amenities and cultural inclusion; increase energy efficiency and reduce fossil fuel energy consumption; improve the Town's active transportation Network and reduce the cost of building and maintaining the Town's infrastructure. This Appendix contains two parts:

I) The Evaluation Criteria and Indicators,
II) The Scoring System

Part I) EVALUATION CRITERIA AND INDICATORS

The main purpose of the Sustainable Subdivision is to maintain, improve and increase the community's capital. Accordingly, the evaluation criteria and associated indicators have been classified into four dimensions: Natural Environment; Social and Cultural Facilities; Economic and Energy Efficiency; and the Built Environment.

Each dimension consists of a number of qualitative and quantitative criteria, which will be broken down into measurable indicators. It should be noted that all four of these dimensions and indicators are strongly interrelated and associated with one another. Some of indicators could, therefore, be categorized under different dimensions. Any property larger than 4 acres may be considered under this policy.

In order to preserve and protect the community natural resources, in any of the following sections where land protection is requested, the developer shall donate or sell the designated land (or easement) to an accredited land trust or relevant public agency (a deed covenant is not sufficient to meet this requirement).

The following are the criteria that will be used to assess whether or not a subdivision is "Sustainable" for the purpose of the Town's Official Plan and Development Bylaw.

A) NATURAL ENVIRONMENT

1) Forest and Tree Conservation

Preserve irreplaceable natural heritage and beauty by protecting prime and unique forest and trees from development. Maintain and preserve the natural character of the community by conservation and maintaining the existing trees while any changes made to the site conform to the requirements for development within the zone.

2) Wetland and Water Body Conservation

Preserve water quality, natural hydrology, habitat, and biodiversity through conservation of water bodies and wetlands. In order to limit development impacts, buffers shall surround all wetlands and other bodies of water.

3) Ecological Communities Conservation

Protect and conserve endangered species and ecological communities. Natural areas will be protected to preserve habitat for diverse ecological communities.

4) Floodplain Avoidance

Avoid development in floodplain areas in order to protect life and property, promote open space and habitat conservation, and enhance water quality and natural hydrological systems.

5) Steep Slope Protection and Soil Erosion Control

Preserve steep slopes on natural, vegetated land to minimize soil erosion, to protect habitat, and to reduce stress on natural water systems.

6) Creation and/or Restoration of Wildlife Habitat/Wetlands

Restore native plants, wildlife habitat, wetlands, and water bodies, which are endangered or have been harmed by previous human activities.

B) SOCIAL AND CULTURAL AMENITIES

7) Public Transit Facilities

Provide appropriate and efficient access to public transit for all neighbourhood residents.

8) Housing Diversity and Inclusion

Provide diversity of residential dwelling choices and create opportunities for all residents including young families, single parents and seniors to own an appropriate dwelling and being part of the community.

9) Collaboration with Neighboring Residents and Experts in the Design Process

Communicate and consult with local residents and experts, inform them about the concept and the sustainable subdivision criteria and get them involved in the planning and design processes.

10) Community Gathering Place / Facilities

Provide a community centre (such as a community hall, a picnic shelter…) and facilities within the subdivision to promote social interaction, inclusion and cultural diversity within the community and create an opportunity for all residents to communicate with each other.

11) Public Parks and Open Spaces

Provide visible high quality land (exceeds minimum bylaw requirement) in good locations with good accessibility and connectivity to the Town's open space network.

12) Environmental Protection During Construction Activity

Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.

13) Heritage/Historic Resources Conservation

Preserve, conserve and protect both the natural and built heritage located within the subdivision.

14) Public Arts and Cultural Heritage Conservation

Protect, conserve and maintain the existing public arts and cultural heritages of the community.

C) RENEWABLE ENERGY SOURCES and WATER EFFICIENCY

15) On-Site Renewable Energy Sources

Establish an on-site renewable energy system to reduce the adverse environmental and economic impacts associated with fossil fuel energy production and use.

16) Energy Efficient System

Reduce energy consumption through designing and installation of efficient energy system in the entire subdivision and/or in individual buildings

17) Waste Water Management

Design and install a wastewater management system to recycle and reuse grey water for different purposes, in particular, landscape irrigation, in the subdivision. Limit or eliminate the use of potable water, and other natural surface or subsurface water resources on project sites.

18) Building Water Efficiency

Reduce water consumption through installation efficient systems, materials and fixtures in buildings.

19) Certified Green Buildings (LEED, Green Globe..,)

Direct and facilitate the design, construction, and retrofit of buildings that utilize green building practices (subdivision covenant).

D) THE BUILT ENVIRONMENT

20) Connectivity to the Town's Street Network

Provide an appropriate connection between the subdivision and the Town active transportation network and public transit system.

21) Tree Areas, Tree-Lined and Shaded Streets

Preserve existing trees and promote planting new trees. Create tree area and tree-lined/shaded streets within the subdivision to improve air quality, and encourage walking and social interactions.

22) Active Transportation Network

Create a safe and accessible active transportation network within the subdivision and make an efficient connection with surrounding areas, which integrate into the Town's existing Active Transportation Network.

23) Storm Water Management

Reduce pollution and hydrologic instability from storm water, reduce flooding, promote aquifer recharge, and improve water quality through the emulation of undeveloped natural hydrological conditions.

24) Innovation in Design and Solar Orientation

Encourage energy efficiency by creating optimum conditions for the use of passive and active solar strategies.

Create an innovative unique design to accomplish sustainability objectives. Protect and preserve the natural view of the site. Achieve enhanced energy efficiency by creating optimum conditions for the use of passive and active solar strategies.

Part II) THE SCORING SYSTEM

A scoring system has been developed to facilitate sustainable subdivision evaluation (See Table 1). The scoring system presented here classifies criteria and specifies indicators with their maximum possible weight. As the scoring table shows the maximum possible score would be 390 points, which is the sum of points for each individual criteria and associated indicators.

Accordingly, in Section A, the Natural Environment consists of 6 indicators with the sum of 80 points. Section B, the Social and Cultural Amenities includes 8 indicators for 120 points. Section 3, Renewable Energy and Water Efficiency consists of 5 indicators for 100 points. And finally, section D, Quality Of The Built Environment, includes 5 indicators for 90 points in total.

- **QUALIFICATION AND APPROVAL**

Every new subdivision application and conceptual design would be reviewed and evaluated against the proposed sustainable subdivision scoring system.
At the preliminary approval, in order to entitle a new subdivision as "Sustainable"

1) All **"Minimum Requirements**" criteria must be met,
2) At least 65 percent of applicable points must be obtained

At the final stage of evaluation, the proposed subdivision concept will be classified based on maximum points earned through the applicable indicators.

As an example method, every subdivision proposal will be qualified as:

Platinum if it earns more than **85** percent of applicable points
Gold if it earns more than **75** percent of applicable points
Certified if it earns more than **65** percent of applicable points

Applications evaluated with less than 65 percent of applicable points would not be qualified as sustainable subdivisions.

Table 1) Sustainable Subdivision Scoring Table

	If Applicable	Max Point	Min. Requirements	Points Earned
A) Natural Environment Conservation				
1) Forest and Tree Conservation		20	5	
2) Wetland and Water Body Conservation		20	10	
3) Ecological Communities Conservation		10	10	
4) Floodplain Avoidance		10	10	
5) Steep Slope Protection and Soil Erosion Control		10	10	
6) Restoration wildlife Habitat/Wetland,		10	-	
Subtotal		**80**	**45**	
B) Social / Cultural Amenities				
7) Public Transit Facilities		10	10	
8) Housing Diversity and Inclusion		20	5	
9) Collaboration with Neighboring Residents and Experts		10	10	
10) Community Gathering Place / Facilities		20	-	
11) Public Parks and Open Spaces		20	5	
12) Construction Activity Pollution Prevention		20	-	
13) Heritage/Historic Places Conservation		10	-	
14) Public Arts and Cultural Heritage Conservation		10		
Subtotal		**120**	**30**	
C) Renewable Energy and Water Efficiency				
15) On-Site Renewable Energy Sources		20	-	
16) Energy Efficient System		20		
17) Waste Water Management		20	-	
18) Building Water Efficiency		20		
19) Certified Green Building (or part of)		20	-	
Subtotal		**100**	**-**	
D) Quality Of Built Environment				
20) Connectivity to the Town's Street Network		10	10	
21) Tree Areas, Tree-Lined and Shaded Street		20	-	
22) Active Transportation Network		20	20	
23) Storm-water Management Plan (Low Impact Development)		20	10	
24) Innovative Design and Solar Orientation		20	-	
Subtotal		**90**	**40**	
TOTAL		**390**	**115**	

Certified **>65** percent of applicable points granted
Gold **>75** percent of applicable points granted
Platinum **>85** percent of applicable points granted

- **INDICATORS AND EXPLANATION**

A) NATURAL ENVIRONMENT CONSERVATION

1) Tree Conservation (max 20 points)

Requirements
Preserve and maintain all existing trees in the project site in a maximum extent possible.
Points are granted as listed in Table 1 based on the percentage of land covered by trees and the percentage of trees conserved.

Table 1. Tree conservation points

Percentage of Trees Conserved	Points (for land fully covered by trees)
90	20
70	15
50	10
30	5

1) The above points will be multiplied by 50% if less than 5% of the total land area in originally covered by trees.
2) This section would not be applicable if less than 1% of the total land area covered by trees.
3) The existing hedgerow(s) MUST be maintained.

2) Wetland and Water Bodies conservation (max 20 points)

Requirements

Design the project to conserve 100% of all water bodies, wetlands, land within 30 meters of water bodies, and land within 15 meters of wetlands on the site. Employ a qualified biologist, a nongovernmental conservation organization, or the appropriate government agency to conduct an assessment, or compile existing assessments, showing the extent to which those water bodies and/or wetlands perform the following functions:

(1) Water quality maintenance,
(2) Wildlife habitat protection, and
(3) Hydrologic function maintenance, including flood protection.

Assign appropriate buffers (not less than 30 meters for water bodies and 15 meters for wetlands) based on the functions provided, contiguous soils and slopes, and contiguous land uses. Do not disturb wetlands, water bodies, and their buffers; and protect them from development in perpetuity. Additional points might be granted if a greater buffer zone required by the assessor is provided, as listed in Table 2.

Table 2. Wetlands and water bodies conservation points

Buffer Zone		Points
Wetlands	**Water Bodies**	
15 m	30 m	10
22.5 m	45 m	15
30	60 m	20

3) Ecological Communities Conservation (10 points)

Requirements

Employ a qualified biologist, a nongovernmental conservation organization, or the appropriate government agency to create and implement a conservation plan that includes the following actions:

a. Identify and map the extent of the habitat and the appropriate buffer, not less than 30 meters, according to best available scientific information.

b. To the maximum extent practicable, protect the identified habitat and buffer in perpetuity.

c. If any portion of the identified habitat and buffer cannot be protected in perpetuity, quantify the effects by acres or number of plants and/or animals affected.

4) Floodplain Avoidance (10 points)

Requirements

If any part of the site is located in coastal zone or inland areas within a high- or moderate-risk floodplain, as identified by local authorities based on hydrological trends and the Climate Change studies demonstrating the projected impacts, develop only on portions of the site that are not in the floodplain. Previously developed portions in the floodplain must be developed according to the federal and/or provincial standards and requirements.

5) Steep Slope Protection and Soil Erosion Control (10 points)

Requirements

<u>OPTION 1. No Disturbance of Slopes Over 15%</u>

Locate on a site that has no existing slopes greater than 15%, or avoid disturbing portions of the site that have existing slopes greater than 15%.

OR

OPTION 3. Undeveloped Sites with Slopes Over 15%

Protect existing slopes over 15% as follows:

a. Do not develop in slopes greater than 40% of the land area and do not develop portions of the project site within 30 meters horizontally of the top of the slope and 25 meters horizontally from the toe of the slope.

b. Limit development to no more than 40% of the land area with 25% to 40% slopes and to no more than 60% of the land area with 15% to 25% slopes.

c. Locate development such that the percentage of the development footprint that is on existing slopes less than 15% is greater than the percentage of buildable land that has existing slopes less than 15%.

All options apply to existing natural or constructed slopes. Portions of project sites with slopes up to 7 meters in elevation, measured from toe (a distinct break between a 40% slope and lesser slopes) to top, that are more than 30 feet in any direction from another slope greater than 15% are exempt from the requirements.

6) Creation and/or Restoration of Wildlife Habitat / Wetlands (10 Points)

Requirements

Using only native plants, restore predevelopment native ecological communities, water bodies, or wetlands on the project site in an area equal to or greater than 10% of the development footprint. Work with a qualified biologist to ensure that restored areas will have the native species assemblages, hydrology, and other habitat characteristics that likely occurred in predevelopment conditions. Table 3 sets the points that will be granted for creation and/or restoration.

Table 3. Points granted for creation and/or restoration.

Percentage of land created or restored	Points
5	5
10	10

Protect such areas from development in perpetuity. Identify and commit to ongoing management activities, along with parties responsible for management and funding available, so that restored areas are maintained for a minimum of three years after the project is built out or the restoration is completed, whichever is later.

Site Design for Habitat or Wetland and Water Body Conservation

Work with the designated government agencies to delineate identified significant habitat on the site.

Do not disturb significant habitat or portions of the site within an appropriate buffer around the habitat. The geographic extent of the habitat and buffer must be identified by a qualified biologist, a nongovernmental conservation organization, or the appropriate governmental agency.

Protect significant habitat and its identified buffers from development in perpetuity. Significant habitat for this credit includes the habitat for species that are listed or are candidates for listing under provincial or federal endangered species acts, conservation or green infrastructure plan(s).

B) SOCIAL AND CULTURAL AMENITIES

7) Public Transit Facilities (10 points)

Requirements

Work with the Town's transit agency serving the project to identify transit stop locations within and/or bordering the project boundary where transit agency-approved shelters and any other agency-required improvements, including bicycle racks, will be installed no later than construction of 50% of total dwelling units in the project.

AND

Work with the transit agency or agencies serving the project to identify locations within and bordering the project boundary where the agency determines that transit stops will be warranted within five years of project completion, either because of increased ridership on existing service resulting from the project or because of planned future transit. At those locations, reserve space for transit shelters and any required improvements, including bicycle racks.

8) Housing Diversity and Inclusion (20 points)

Requirements

a) Diversity of Housing Types

Include a sufficient variety of housing sizes and types in the project such that the total variety of planned and existing housing within the project represent various existing housing types defined by CMHC. Employing Simpson Diversity Index, if diversity score is greater than 0.5, the project will be granted 5 points.

Score = $1- \Sigma (n/N)^2$
n = the total number of dwelling units in a single category, and
N = the total number of dwelling units in all categories.

Table 4. Points for housing diversity

Simpson Diversity Score	Points
0.5 – 0.6	5
0.6 – 0.7	10

b) Affordable Housing

The project must include at least 10 percent of new dwelling units priced for households earning below the area median income (AMI). (See table 5).

Data provided by CMHC and other related governmental agencies will be employed for determining units price and AMI.

Table 5. Points granted for building affordable housing

Percentage of buildings below AMI	Points
10	5
20	10

9) Collaboration with Neighboring Residents and Experts in the Design Process (10 points)

Undertaken the following collaboration process:

- Meet with adjacent property owners, residents, business owners, local planning and community development officials; scientists and experts, at the project site to collect background information, solicit and document their input on the proposed project prior to commencing a design.

- Work directly with community associations and/or the local government to advertise an open community meeting, other than an official public hearing, to start the design process.

- Host an open community meeting, other than an official public hearing, to solicit and document public input on the proposed project draft design.

- Modify the project's conceptual design as a direct result of community input, or if modifications are not made, explain why community input did not generate design modifications.

- Establish ongoing means for communication between the developer and the community throughout the design and construction phases and, in cases where the developer maintains any control, during the post construction phase.

10) Community Gathering Place / Facilities (20 points)
Requirements

In consultation with the Town, design and build a publicly accessible violent and vandal proof Community Gathering Place and/or an Indoor Recreational Facility in the subdivision. Points will be granted as listed in Table 6 based on the costs of building such a place.

Table 6. Points granted for a community-gathering place.

Place costs (or contribution) per dwelling/unit	Points
$100	10
$200	20

11) Public Parks and Open Spaces (max 20 points)

Requirements

In consultation with the Town, locate and/or design the project to provide a publicly accessible public park and/or outdoor recreation facility in the subdivision. **(5 Points, Required)**

Extra points will be granted in accordance with Table 7 for the providing parkland and/or open spaces which exceed the Development Bylaw requirement of 10 percent of the whole land area.

Table 7. Parkland dedication in new subdivisions

Total park land dedication (percentage of the land)	Points
15	10
20	15
25 or greater	20

12) Environmental Protection During Construction Activity (max. 20 points)

Requirements

Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan must incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan must list the BMPs employed, which exceed the current provincial minimum requirements, and describe how they accomplish the following objectives:

a. Prevent loss of soil during construction from stormwater runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse **(5 points)**

b. Minimize the amount of top soil removal from the project site and restore the maximum amount of top soil already removed **(5 points)**

c. Prevent sedimentation of any affected stormwater conveyance systems or receiving streams **(5 points)**

d. Prevent polluting the air with dust and particulate matter **(5 points)**

13) Heritage / Historic Resource Conservation (10 points)

Requirements

To achieve this credit, at least one historic building or cultural landscape must be present on the project site.

Must not demolish any historic buildings, or portions thereof, or alter any cultural landscapes as part of the project.

An exception is granted only if such action has been approved by the Town's Heritage Committee, or equivalent.

For buildings or landscapes that are recognized as registered and/or designated as Heritage Places by provincial or national authorities approval must appear in an agreement with the designated authorities.

If any heritage/historic building in the project site is to be rehabilitated, it should be performed in accordance with local review or federal standards for rehabilitation, whichever is more restrictive.

14) Public Art and Cultural Heritage Conservation (10 points)

In consultation with the Town, design and plan the project site in order to conserve and protect any existing public art and/or cultural resources (10 points)

21C) RENEWABLE ENERGY AND WATER EFFICIENCY

15) On-Site Renewable Energy Sources (20 points)

Incorporate on-site nonpolluting renewable energy generation, such as solar, wind, and/or biomass, with production capacity of at least 5% of the project's annual electrical and thermal energy cost (exclusive of existing buildings), as established through an accepted building energy performance simulation tool. Points are awarded as listed in Table 8.

Table 8. Points for on-site renewable energy generation

Percentage of annual electrical energy supply	Points
5%	5

15%	10
25%	20

16) Energy Efficient System (20 points)

Design and install an energy efficient system(s) for providing heating and/or hot water for onsite use (entire subdivision or individual buildings). Using National Energy Code model as a benchmark, points are awarded as listed in Table 9.

This requirement can be achieved through development of an appropriate agreement with the Town to ensure that the proposed requirement will be met in every new individual building within the subdivision.

Table 9. Points for on-site efficient heating system

Percentage of energy efficiency (saving energy)	Points
15%	5
25%	10
50%	20

17) Waste Water Management (max 20 points)

Design and construct the project to retain on-site at least 25% of the average annual wastewater generated by the project (exclusive of existing buildings), and reuse that wastewater to replace potable water. Additional points may be awarded for retaining and reusing 50%. Provide on-site treatment to a quality required by local regulations for the proposed reuse.

The percentage of wastewater diverted and reused is calculated by determining the total wastewater flow and determining how much of that volume is reused on-site (See Table 10).

Note: This requirement can be achieved through development of an appropriate agreement with the Town to ensure that the proposed requirement will be met in every new individual building within the subdivision.

Table 10. Points for reusing wastewater and/or reducing water consumption

Percentage of wastewater reused	Points
25%	10
50%	20

18) Building Water Efficiency (max 20 points)

Design and install an efficient system and higher performance fixtures to reduce the indoor water usage in buildings in comparison with the baseline buildings.

The baseline usage is based on the existing data produced by local authorities.
Calculations are based on estimated occupant usage including the following fixtures and fixture fittings (as applicable to the project scope): water closets (toilets), urinals, lavatory faucets, showers, kitchen sink faucets, and spray valves.
The water efficiency threshold is calculated as a weighted average of water usage for the buildings constructed as part of the project based on their conditioned square footage (See Table 11).

Note: This requirement can be achieved through development an appropriate agreement with the Town to ensure that the proposed requirement will be met in every new individual building within the subdivision.

Table 11. Points for reducing water consumption in buildings

Percentage of reduce water consumption	Points
25%	10
50%	20

19) Certified Green Buildings (LEED, Green Globe...) (20 Points)

Requirements
Design, construct, or retrofit at least one whole building within the project to be certified through a green building rating system such as LEED or Green Globe, requiring review by independent, impartial, third party certifying bodies. Additional points may be earned for each additional certified building that is part of the project (See table 12).

Note: This requirement can be achieved through development an appropriate agreement with the Town to ensure that the proposed requirement will be met in every new individual building within the subdivision.

Table 12. Points for green building certification

Percentage of certified buildings of total buildings	Points
One building and up to 10%	5
≥ 10% and < 30%	10
≥ 30% and < 50%	15
≥ 50%	20

D) THE BUILT ENVIRONMENT

20) Connectivity to the Town Street Network (10 points)

Requirements

In consultation with the Town and Department of Transportation and Infrastructure Renewal (TIR) design and build the project as:

a) Provide at least two main external accesses for the entire subdivision. In some cases, one of these two roads could be non-motorized.

b) Provide at least two accesses for every lot. One of these access roads could be non-motorized.

c) Provide for connectivity of the existing streets within 170 meters of the project boundary

d) Provide at least one through street and/or non-motorized right-of-way intersecting or terminating at the project boundary at least every 250 meters, or at existing abutting street intervals and intersections, whichever is the shorter distance. At least one of these accesses should be motorized.

All streets and sidewalks that are counted toward the connectivity requirement must be available for general public use and not gated.

21) Tree areas, Tree-Lined and Shaded Streets (20 points)

Requirements

In consultation with the Town, and planting native species trees:

OPTION 1. Tree-Lined Streets **(10 points)**

Design and build the project to provide street trees on both sides of all new and existing streets within the project and on the project side of bordering streets, between the vehicle travel way and walkway, at intervals averaging no more than 40 feet (excluding driveways and utility vaults). 10 points will be granted for achieving this objective.

OPTION 2. Shaded Streets **(10 points)**

For planting mature trees or other structures to provide shade over of the length of public pathways and streets within the project, **10 points** will be granted. Trees must provide shade within ten years of landscape installation.

For providing 50 percent Shaded Streets **5 points** will be granted.

AND

FOR ALL PROJECTS INVOLVING STREET TREE PLANTINGS

Obtain a registered landscape architect or a horticulturist to determine that planting details are appropriate to growing healthy trees, taking into account tree species, root medium, and width and soil volume of planter strips or wells, and that the selected tree species are not considered invasive in the project context.

22) Active Transportation Network (20 points)

In consultation with the Town, design and build a multi-use public pathway such as a trail or a sidewalk, to connect the new neighbourhood to the Town's trail and/or active transportation network. Include a pedestrian or bicycle through-connection in any new cul-de-sac. This does not apply to portions of the boundary where connections cannot be made because of physical obstacles, such as prior design of property, construction of existing buildings or other barriers, slopes over 15%, wetlands and water bodies, railroad and utility rights-of-way, existing limited-access motor vehicle rights-of-way, and parks and dedicated open space.

Note: Subject to the budget approval, the town may contribute up to 50 percent of the cost of building the Active Transportation Network in the subdivision.

23) Storm water Management (20 Points)

Requirements

a) Maintaining the pre-development Maximum Water Flow

Use best practices for Low Impact Development approach and implement a comprehensive Stormwater management plan for the project that retains on-site, through infiltration, evapotranspiration, and/or reuse, the rainfall volumes. If the new development maintains the maximum volume water flow rate to the downstream in pre-development conditions, **10 points** will be granted

b) Retaining Rainfall Volume

Rainfall volume is based on the project's development footprint, any other areas that have been graded so as to be effectively impervious, and any pollution generating pervious surfaces, such as landscaping, that will receive treatments of fertilizers or pesticides. If the developer improves the pre-development conditions and reduces the volume of water flow to the down stream, extra points (up to 10 points) would be granted.

Percentage of retaining rainfall volumes in the project site and the associated points are listed in Table 13.

Table 13. The percentage of retaining rainfall volumes

Maximum percentage of water flow to be retained	Points
50%	10
40%	8
30%	6
20%	4

24) Innovative Design and Solar Orientation (20 points)

Requirements

a) Innovative Design

In consultation with the Town's Planning department and employing a professional designer, create an innovative unique design to accomplish sustainability objectives. Protect and preserve the natural view of the site. A maximum of10 points may be granted for a satisfactory innovative design.

b) Solar Orientation

Achieve enhanced energy efficiency by creating optimum conditions for the use of passive and active solar strategies.

OPTION 1. Block Orientation

Locate the proje*ct* on existing blocks or design and orient the project such that 75% or more of the blocks have one axis within plus or minus 15 degrees of geographical east-west, and the east-west lengths of those blocks are at least as long as the north-south lengths of the blocks.

OPTION 2. Building Orientation (Available For All Projects)

Design and orient 75% or more of the project's total building square footage (excluding existing buildings) such that one axis of each qualifying building is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east west.

Table 14. Block or building solar orientation

Block Orientation	OR Building Orientation	Points
>75%	>75%	10
>50%	>50%	5