

01 Subdivision Design

Applicant: **ClubLink Corp. ULC** Date: **Oct/2016**

Applicant Signature: 

Site Address: **1333 Dorval Dr., Oakville**

Planning File No: _____

- Highlighted items are requirements
- Check-off the Sustainability features that are proposed for the development
- Town staff will check-off the "Explanation Req'd" column
- Items are explained on the following pages

	✓	No.	Items	Explanation Req'd	# of Points
Development Form	<input checked="" type="checkbox"/>	1.	Subdivision design reflects the Master Plan designations for the property	<input type="checkbox"/>	5
	<input checked="" type="checkbox"/>	2.	Subdivision design introduces a modified grid road system	<input type="checkbox"/>	2
	<input checked="" type="checkbox"/>	3.	Subdivision design reflects applicable Cycling Strategy	<input type="checkbox"/>	1
	<input checked="" type="checkbox"/>	4.	Phasing plan shows roads required for Transit to be built first	<input type="checkbox"/>	3
	<input checked="" type="checkbox"/>	5.	Development contains a mix of uses in conformance with the Master Plan	<input type="checkbox"/>	3
	<input checked="" type="checkbox"/>	6.	Block length maximum: 250m	<input type="checkbox"/>	2
	<input type="checkbox"/>	7.	Development to be LEED ND certified	<input type="checkbox"/>	6
	<input checked="" type="checkbox"/>	8.	Development includes adaptive reuse of heritage structures	<input type="checkbox"/>	2
	<input checked="" type="checkbox"/>	9.	Improve public space by providing community spaces for uses such as plazas, public art, and/or creating connections to adjacent natural features	<input type="checkbox"/>	2
	<input checked="" type="checkbox"/>	10.	Continuous sidewalks on both sides of all public roads (excludes roads through or adjacent to the Natural Heritage System)	<input type="checkbox"/>	3
	<input checked="" type="checkbox"/>	11.	For high-density development, minimize surface parking by providing: At least 40% of parking provided as structured, or underground parking; or, At least 50% of parking provided as structured or underground parking	<input type="checkbox"/> <input type="checkbox"/>	2 3
Air Quality/ Energy Efficiency	<input checked="" type="checkbox"/>	12.	Greater densities are placed at Neighbourhood Centres or Urban Centres near transit facilities	<input type="checkbox"/>	4
	<input checked="" type="checkbox"/>	13.	High-efficiency street lighting	<input type="checkbox"/>	1
	<input checked="" type="checkbox"/>	14.	Developers distribute sustainability handout to all new owners	<input type="checkbox"/>	1
	<input checked="" type="checkbox"/>	15.	Ground-related dwelling(s) to be Energy Star Certified	<input type="checkbox"/>	4
	<input type="checkbox"/>	16.	Building(s) to be LEED Certified	<input type="checkbox"/>	5
	<input checked="" type="checkbox"/>	17.	Energy Star compliant appliances	<input type="checkbox"/>	2
	<input type="checkbox"/>	18.	Development supports or is connected to a district energy project	<input type="checkbox"/>	6
Water Management	<input checked="" type="checkbox"/>	19.	The following Water Quality targets are achieved: • at least 80% removal (Enhanced Treatment) of total suspended solids; and, • no increase in Total Phosphorus loading after development	<input type="checkbox"/>	3
	<input checked="" type="checkbox"/>	20.	Erosion control provided to the threshold of the most "erosion-sensitive" portion of the receiving watercourse.	<input type="checkbox"/>	2
	<input checked="" type="checkbox"/>	21.	Innovative Stormwater Management Design plan used that demonstrates less reliance on end-of-pipe facilities and more on conveyance and at-source strategies. This may include: a) Employs a treatment train approach with a minimum of three treatment units; or, b) Innovative pond design	<input type="checkbox"/>	5
	<input checked="" type="checkbox"/>			<input type="checkbox"/>	3
	<input checked="" type="checkbox"/>	22.	Implement green infrastructure (i.e. bioswales) within some of the public right-of-ways subject to the Town approval.	<input type="checkbox"/>	3
	<input type="checkbox"/>	23.	One or more of the following green upgrade options will be available for home buyers/land buyers: • A xerophytic/native plant and/or rain garden landscape package; • Rain barrels; and/or, • Cisterns	<input type="checkbox"/>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>			2	
<input checked="" type="checkbox"/>	<input type="checkbox"/>			3	

Natural Heritage

✓	No.	Items	Explanation Req'd	# of Points
<input checked="" type="checkbox"/>	24.	Natural Heritage System shown in compliance with the North Oakville Subwatershed Study	<input type="checkbox"/>	4
<input checked="" type="checkbox"/>	25.	All lands within the Natural Heritage system to be in public ownership	<input type="checkbox"/>	3
<input checked="" type="checkbox"/>	26.	Public views and accessibility to the Natural Heritage System (NHS) is maintain by:	<input type="checkbox"/>	2
		a) Maintaining 50% of the NHS bounded by a combination of roads and open space; or b) Maintaining 75% of the NHS bounded by a combination of roads and open space	<input type="checkbox"/>	4
<input checked="" type="checkbox"/>	27.	Innovative subdivision or building design credit	<input type="checkbox"/>	Up to 7
Total possible points: 84 (Applicable points will vary depending on the specific application)			TOTAL	

 = All Applicable items that are highlighted as "requirements"  = 60-74% of Applicable Points  = Greater than 75% of Applicable Points

Explanation of Items

1. Subdivision design reflects the Master Plan designations for the property

The North Oakville Master Plan is designed with sustainable development as an underlying principle: it proposes mixed-use development to reduce the number of automobile trips; it contains a modified street grid road pattern that encourages more efficient provision of transit; and it contains a Natural Heritage System that protects and links natural features. The Town encourages subdivision design to closely reflect the Town's Master Plan. Conformance to the master plan principles should be addressed in the Planning Justification Report.

2. Subdivision design introduces a modified grid road system

A modified grid road system, as shown on the Town's Master Plan, enhances the opportunities to provide transit. The grid also disperses and reduces the length of vehicular trips. Cul-de-sacs will generally be permitted only when warranted by site conditions. The Town expects all subdivision design plans to show a modified grid road system.

3. Subdivision design reflects applicable Cycling Strategy

Building cycling infrastructure will encourage more persons to use cycling as a transportation mode. Implementing the applicable Cycling Strategy will create a connected and cohesive cycling network. Road design, subdivision layout, and signage should reflect this plan.

4. Phasing plan shows roads required for Transit to be built first

The North Oakville Secondary Plan contains "transit first" policies. The phasing of large subdivisions shall proceed in a manner that will be supportive of the early provision of transit services and in compliance with the North Oakville Transit Plan and Transit Guidelines.

5. Development contains a mix of uses in conformance with the Master Plan

The provision of mixed-uses in conformance with the North Oakville Secondary Plan and Master Plan will assist in creating a more pedestrian-friendly environment by ensuring that most people are within a five minute walk of local shops and services.

6. Block length maximum: 250m

The length of street blocks contributes to the creation of a pedestrian-friendly environment. Blocks should be short and regular in length to make walking efficient and allow for variation in routes. Where it is impossible or undesirable to provide short blocks, wide public mid-block pathways could be provided as an alternative. The Town expects all subdivision design plans to show short and regular blocks. In Employment areas, the Town recognizes that due to the land use, block lengths may be slightly larger (i.e., in the order of 300m).

7. Development to be LEED ND certified

The LEED for Neighborhood Development Rating System integrates the principles of smart growth, urbanism, and green building. The program provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally

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responsible, sustainable development. The Town will be encouraging LEED ND certification or equivalent for large subdivision applications.

More information can be found here: www.usgbc.org

8. Development includes adaptive reuse of heritage structures

The North Oakville Secondary Plan encourages the adaptive reuse of heritage structures. Adaptive reuse refers to integrating cultural heritage resources or their key components into a new development.

9. Improve public space by providing community spaces for uses such as plazas, public art, and/or creating connections to adjacent natural features

Pedestrian comfort is an important consideration in streetscape and subdivision design. The creation of community spaces assists in providing a more pedestrian-friendly environment. The Town will expect the provision of pedestrian amenities based on the size of a project and its location.

10. Continuous sidewalks on both sides of all public roads (excludes roads through or adjacent to the Natural Heritage System)

The provision of sidewalks on both sides of a street assists in creating a more pedestrian-friendly and urban environment. The North Oakville Secondary Plan requires the provision of sidewalks on both sides of most streets. The Town will be encouraging the provision of sidewalks on both sides of all streets.

11. For high-density development, minimize surface parking by providing underground or structured parking

In comparison with at-grade or surface parking, the provision of parking underground or in a parking structure generally permits the creation of a more compact, pedestrian-friendly and transit-supportive urban form. In general, the Town will encourage underground and structured parking over surface parking.

12. Greater densities are placed at Neighbourhood Centres near transit facilities

Under the North Oakville Secondary Plan, Neighbourhood Centres are meant to act as mixed-use nodes that contain transit-supportive densities. The Town expects this type of development within the Neighbourhood Centre designation.

13. High-efficiency street lighting

High-efficiency street and traffic lights (e.g. LED lights) last longer, consume significantly less energy and require less maintenance than conventional bulbs. Many

municipalities, including Oakville, are in the process of converting to LED traffic lights as they save energy without sacrificing visibility. The Town expects all new subdivisions to incorporate energy efficient street lights while ensuring safety is not compromised.

14. Developers distribute sustainability handout to all new owners

The Town will prepare a Sustainability Handout to be distributed to each resident. It outlines important aspects of the North Oakville Secondary Plan such as the Natural Heritage System and transit-first policy. The provision of these handouts to new homeowners will be made a condition of draft plan approval.

15. Ground-related dwelling(s) to be Energy Star Certified

Energy Star qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment and Energy Star qualified lighting and appliances. The Town will be expecting that this program will be incorporated in all ground-related dwellings (i.e. detached dwellings, semi-detached dwellings and townhomes). The Town may also consider equivalent programs.

More information can be found here: www.energystar.gov

16. Building(s) to be LEED Certified

The LEED® Canada Rating System recognizes leading edge buildings that combine healthy, high-quality and high-performance advantages with reduced environmental impacts. LEED is a voluntary, consensus-based, market-responsive set of criteria that evaluate project performance from a whole-building, whole-life perspective, providing a common understanding for what constitutes a green building in the Canadian context. Points are earned by meeting specific performance criteria, defined in Prerequisites and Credits, that outperform typical standard practice. Improved building performance is certified with ratings - Certified, Silver, Gold or Platinum - based on the total number of points earned by a project.

The Town will be expecting that this program will be incorporated in high-density, mixed-use development as well as large employment building projects. The Town may also consider equivalent programs.

More information can be found here: www.cagbc.org

17. Energy Star compliant appliances

Energy Star qualified appliances incorporate advanced technologies that use 10-50% less energy and water than standard models. Energy Star qualified appliances include, among others, clothes washers, dishwashers, refrigerators and freezers. Product listings are created

for each type of appliance with detailed energy rating information. The Town will be expecting that where the developer is supplying the appliances, Energy Star appliances are provided for residential units.

More information can be found here: www.energystar.gov

18. Development supports or is connected to a district energy project

District energy, also known as district heating and cooling, is the technology for providing heating (and possibly other forms of energy) from a central plant to multiple users. District energy can save money for users, conserve resources and reduce air emissions. Where the potential for implementing district energy exists, the Town expects projects to incorporate this technology. Developers may also consider small-scale localized energy solutions, such as the installation of geothermal technology.

More information can be found here: www.cdea.ca

19. The following Water Quality targets are achieved:

- at least 80% removal (Enhanced Treatment) of Total Suspended Solids; and,
- no increase in Total Phosphorus loading after development

Total Suspended Solids are associated with many contaminants in urban runoff. Reducing the amount of total suspended solids ensures the protection of receiving watercourses. In addition, the limit on phosphorus protects the Lake Ontario shoreline and ensures that development does not contribute to the shoreline algae problem. "Enhanced Treatment," "Total Suspended Solids" and "Total Phosphorus" are defined terms of the Ministry of Environment's *Stormwater Management Planning Design Manual (March 2003)*.

20. Erosion control provided to the threshold of the most "erosion-sensitive" portion of the receiving watercourse.

Receiving watercourses that may be affected by development in North Oakville have been evaluated for erosion susceptibility. Through the North Oakville Subwatershed Study, maximum run-off volumes for each watercourse have been established to prevent erosion. Compliance with these standards will reduce the impact of development on watercourses.

21. Innovative Stormwater Management Design plan that demonstrates less reliance on end-of-pipe facilities and more on conveyance and at-source strategies. This may include:

- (a) Employing a treatment train approach with a minimum of three treatment units; and/or,
- (b) Innovative pond design

A "treatment train" approach to stormwater design employs an integrated methodology that may allow for, among other things, more effective stormwater management and reduction in land required for end-of-pipe solutions (such as stormwater management ponds). Treatment units may include strategies such as bioswales, oil/grit separators, wetlands, rain gardens and other retention systems.

Innovative pond design uses techniques such as: multiple storage cells arranged in a series to improve water quality; treatment of local runoff using vegetative buffers; and enhanced vegetation within and around the pond. Innovative pond design techniques are to be to the satisfaction of the Town.

In general, the purpose of this credit is to encourage techniques that are able to demonstrate a reduction in sediment and phosphorus loading.

22. Implement green infrastructure (i.e. bioswales) within some of the public right-of-ways

In certain areas, there may be opportunities to create "Green Streets." These streets could contain bioswales which encourage more conveyance level stormwater management, provide opportunities for more vegetation within the public right-of-way and may reduce the size of stormwater management ponds. Use of these types of technologies will require the applicant to consult with the Town.

23. One or more of the following green upgrade options will be available for home buyers/land buyers:

- A xerophytic/native plant and/or rain garden landscape package;
- Rain barrels; and/or
- Cisterns

The use of native and/or drought-resistant (i.e., xerophytic) planting reduces the amount of watering needed and helps fight the establishment of invasive plant species. Also, a Town Pesticide By-law is in effect. This by-law affects landscape maintenance activities and therefore should be taken into account in the choice of plant materials.

In addition, rain barrels and cisterns assist in reducing stormwater flow and allow rainwater harvesting (i.e., rain water can be used to water plants).

More information on the Pesticide By-law can be found here: www.oakville.ca/Media_Files/by-laws/PesticideBylaw2007-036.pdf

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24. Natural Heritage System shown in compliance with the North Oakville Subwatershed study

The general boundary of the Natural Heritage System shall be maintained in accordance with the North Oakville Subwatershed Study. Minor modifications may be made in consultation with the Region of Halton and Conservation Halton.

25. All lands within the Natural Heritage System to be in public ownership

Public securement of lands within the Natural Heritage System (NHS) provides opportunities for enhanced management of land within the System. The Town will expect development on properties containing the NHS to dedicate these lands.

26. Public views and accessibility to the Natural Heritage System (NHS) is maintained by:

- a) Maintaining 50% of the NHS bounded by a combination of roads and open space; or
- b) Maintaining 75% of the NHS bounded by a combination of roads and open space

Backing lots and buildings onto the NHS (i.e., with the rear facing the NHS) is less desirable. This orientation typically results in more encroachments and disturbances. Alternatively, more of the NHS surrounded by parks, schools, and roads contributes to greater public safety, public views and managed public accessibility. In general, the Town encourages the NHS to be bounded by public property as much as possible.

27. Innovative subdivision or building design credit

The intent of this credit is to recognize additional or innovative performance in areas such as green building or subdivision design not specifically addressed by this checklist. These points are at the discretion of the Town. Applicants applying for these credits should include additional information as part of the Planning Justification Report.



Figure 1

Stormwater management in North Oakville will require the achievement of enhanced water quality targets.

Re-development of the Glen Abbey Golf Course

Sustainable Development Checklist Explanations, Oct. 2016

Item	Explanation and Reference Document	Document Contact
1-Masterplan Conformance	A new masterplan is proposed as detailed in the Urban Design Guidelines	SGL Planning and Design Inc.
2-Modified Grid	A modified grid road system is proposed as shown on the Neighbourhood Masterplan	SGL Planning and Design Inc.
3- Cycling	Enhanced cycling routes are proposed as shown in the Landscape & Open Space Plan	ERA Architects Inc.
4- Transit Phasing	Transit is proposed on the main spine road as detailed in the Traffic Impact Study, which is to be built in early phases.	BA Group
5-Mixed Use	The development is to contain a variety of housing forms as well as retail and office uses per the Urban Design Guidelines	SGL Planning and Design Inc.
6-250m Block Length	Intersection spacing is less than 250m per the Neighbourhood Masterplan.	SGL Planning and Design Inc.
7- LEED ND	Not proposed	
8-Adaptive re-use	The existing stable building is proposed to be adapted for a farmers market type use in the community amenity block.	ERA Architects Inc.
9-Community Spaces	The Neighbourhood Masterplan and the Landscape & Open Space Plan detail a linear park system to maximize open space and amenity opportunities to future residents and visitors, including active exercise facilities.	SGL Planning and Design Inc. ERA Architects Inc.
10-Sidewalks	Sidewalks are proposed on both sides of all streets as described in the Functional Servicing Report.	SCS Consulting Group Ltd.
11a-40% UG Parking	Underground parking exceeding 40% of required spaces is proposed for all high density buildings per the Neighbourhood Masterplan	SGL Planning and Design Inc.
11b-50% UG Parking	Underground parking exceeding 50% of required spaces is proposed for all high density buildings per the Neighbourhood Masterplan	SGL Planning and Design Inc.
12-Density	The higher density building forms are located proximate to the main transit spine road per the Neighbourhood Masterplan.	SGL Planning and Design Inc.
13- HE Street Lights	High Efficiency street lighting per Oakville Hydro's standards will be implemented.	ClubLink
14-Handouts	The developer will distribute the Town's Sustainability Handout to purchasers.	ClubLink
15- Energy Star	The developer will require all ground related dwellings to be Energy Star rated.	ClubLink

16-LEED Buildings	The possibility of LEED certification will be made at the site plan stage	N/A
17-Energy Star Appliances	The developer will require builder supplied appliances to be Energy Star rated.	ClubLink
18- District energy	Not proposed	N/A
19-Water quality	SWM ponds are designed for 80% removal of Total Suspended solids and no increase in Total Phosphorus loading, per the FSR.	SCS Consulting Group Ltd.& Hutchinson Consulting
20-Erosion Control	Erosion controls are proposed per the FSR	SCS Consulting Group Ltd.
21a-SWM treatment	A stormwater treatment train is proposed per the FSR	SCS Consulting Group Ltd.
21b- SWM Pond design	SWM ponds are to have 2 storage cells and outlet indirectly to Sixteen Mile Cr. to enhance water quality as described in the FSR.	SCS Consulting Group Ltd.
22-Green infrastructure	Green infrastructure (soak away pits, cisterns, parking lot detention, pervious pavement, bioswales etc.) are proposed per the FSR.	SCS Consulting Group Ltd.
23-Buyer green upgrades	The developer will offer Rain Barrel purchase coupons to the low density home buyers and cisterns will be used in apartment buildings.	ClubLink
24-NHS Compliance	The EIS describes preservation of the NHS with respect to applicable policy.	Beacon Environmental
25-Public NHS lands	The NHS lands described in the EIS are to be conveyed into public ownership at plan registration as a condition of development approval.	Beacon Environmental & ClubLink
26a-50% NHS views	Over 50% of the NHS is proposed adjacent to public property, per the Neighbourhood Masterplan	SGL Planning and Design Inc.
26b-75% NHS Views	Over 75% of the NHS is proposed adjacent to public property, per the Neighbourhood Masterplan	SGL Planning and Design Inc.
27-Innovation	The plan is designed to highlight the evolving landscape of the property by retaining important cultural and natural heritage features and also provide to the public significant parkland, open space and variety of housing options as described in the Heritage Impact Analysis, Parks and Open Space Plan and the Urban Design Brief.	ERA Architects, SGL Planning and Design Inc.