

new communities Criteria

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Draft New Communities Criteria

York Region's new communities will be state-of-the-art; compact, vibrant, inclusive and diverse communities which prioritize people, sustainability, liveability and resource efficiency. Each complete communities will have a unique sense of place, and offer a variety of housing, employment and mobility choices and have an integrated robust greenlands system. They will be mixed use, live/work communities with high quality urban design attracting residents and workers alike and offering a high quality of life.

The following criteria are supported by the *Guidelines for Implementing the Criteria for New Community Development in York Region*. (To be released Summer/Fall 2009)

A comprehensive secondary plan is required for any new development on the lands shown as Whitebelt Area on Map 5 which meet or exceeds the following criteria:

1. The Whitebelt Area within each local municipality shall be planned in a comprehensive and coordinated manner.
2. Communities shall be designed to achieve a minimum density of 20 residential units per hectare.
3. Communities shall contain a wide range of residential types and sizes.
4. Communities shall be designed to contain core areas which are the focus of local retail, personal services, local community services and connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.
5. Live-work units shall be provided.
6. Communities shall be designed to have high quality urban design, attractive buildings, landscaping and public streetscapes.



7. Renewable energy systems will be encouraged in the Whitebelt Area in accordance with provincial and federal requirements.
8. Community Energy Plans shall be developed which details the community energy use requirements and establishes a plan to reduce energy demands and make full use of all available renewable, on-site generation and district energy options including but not limited to solar, wind, water, biomass, and geothermal energy and designing communities to optimize passive solar gains.
9. All Industrial, Commercial, and Institutional buildings and mid to high rise residential and mixed use buildings shall contain on-site renewable energy systems which produce a minimum of 5% of building energy. Where on-site renewable energy systems are not feasible, 5% of energy should be purchased through grid-source renewable energy.
10. All Industrial, Commercial, Institutional buildings and mid to high rise residential and mixed use buildings shall be built to a minimum:
 - o LEED Silver prior to 2015
 - o Post 2015 LEED Gold
 - o Post 2021 LEED Platinum
 - o Post 2031 Zero Carbon
 Based on the applicable LEED rating system or alternative equivalent.
11. All ground related residential buildings shall be built to be at minimum:
 - o LEED Silver pre 2015
 - o post 2015 LEED Gold
 - o post 2021 LEED Platinum
 - o Post 2031 Zero Carbon
 Based on the applicable LEED rating system or alternative equivalent.
12. Community Water Management plans shall be prepared and implemented which examines all water systems in a comprehensive and integrated manner to:
 - a) understand the integration of all water systems to increase efficiencies;
 - b) maximize water conservation of buildings and municipal infrastructure; including water efficient landscaping and rainwater collection for reuse;
 - c) maximize stormwater infiltration at source, and enhanced stormwater management techniques such as clean water collection and reuse systems; naturalized stormwater management, permeable pavement; and
 - d) provide for the integration of green roofs into water management strategies.



13. Community Mobility Plans shall be completed which ensure that:
- a) communities are designed to have interconnected and accessible mobility systems, with a priority on pedestrian movement, transit use and access;
 - b) communities are designed to include a system of pedestrian and cycle paths which link the community internally and externally to other areas, and provides complete accessibility to the transit system;
 - c) a transit plan is completed, which coordinates transit with the land use pattern and ensures the early integration of transit into the community;
 - d) the distance from a transit stop shall be no more than 500m for 90% of the population, and no more than 200m for 50% of the population;
 - e) a rapid transit corridor and/or transit terminal connecting to a rapid transit route is included in the community;
 - f) the road network includes continuous collector roads that run both north-south and east-west and/or a grid system of roads which is linked to the Regional Road network;
 - g) communities are designed to meet the York Region Transit Oriented Development Guidelines;
 - h) all schools shall be integrated with the community mobility system to ensure the ability to walk to school;
 - i) parking standards encourage and support transit use and include reduced, minimum and maximum parking standards for all residential units within 500m of any rapid transit connection; and
 - j) trip reduction strategies including car and van pooling and alternative work arrangements are promoted.
14. Communities shall be designed to implement the Region's Pedestrian and Cycle Master Plan.



15. That a Greenlands System Assessment be provided which:
- a) evaluates the potential impact of development on the System and designs the community to ensure the protection, enhancement and securement of the Regional Greenlands System;
 - b) strategically identifies areas for enhancement and restoration to maximize the quality of the System;
 - c) identifies how infrastructure projects within the System including permitted road crossings contributes to an overall net system gain by increasing natural cover, enhancing ecological function, providing recreational access and/or contributions to off-site enhancements;
 - d) includes a trail system which is integrated into the mobility systems of the community; and
 - e) examines the feasibility of providing local community gardening plots, where appropriate, outside of the lands dedicated for parkland dedication.
16. All communities shall be designed to include an integrated open space network that includes both active recreational facilities and people-related meeting places, including urban squares, parks, outdoor seating and informal gathering spaces within 500m of all residents.
17. All communities shall be designed to reduce urban heat island effects.

