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Healthy Development Assessment



Healthy Peel By Design



Dec 24, 2020

Acknowledgements

The Healthy Development Assessment User Guide is adapted from the Health Background Study Framework (HBSF), which was originally prepared by the Planning Partnership on behalf of the Region of Peel.

Representatives from various Regional departments and the local area municipalities also provided invaluable insight into the User Guide.

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Appendix

- A Healthy Development Assessment (Large-Scale)
- **B** Healthy Development Assessment (Small-Scale)

Introduction









What is healthy development?

The concept of healthy communities is intrinsically tied to the Provincial planning policy's promotion of complete communities. Complete communities meet people's needs for daily living by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, opportunities for aging in place, and accessible community infrastructure including schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also a key part of complete communities.

BACKGROUND

The Region of Peel is committed to creating healthy, supportive environments that enhance the health-promoting potential of communities. A healthy and complete community is compact, pedestrian-friendly, and transit-supportive; contains a mix of uses that support daily living; and, enables physical activity through active transportation. This User Guide provides background information and instructions for completing the Healthy Development Assessment (HDA). It is intended for use by anyone who has a role in the planning, design and approval of development.

The HDA aims to assist planning and development stakeholders in creating healthy, supportive environments for Peel residents. It measures the health-promoting potential of a planning or development proposal by producing a score to communicate the achievement of design standards that are essential to building healthy and complete communities.

The HDA is not applied alone as a means for approving or rejecting development proposals, but rather as an informative component of the application evaluation process. Further, the HDA is intended to work with existing planning policies (provincial, regional and local), regulations and standards, with which all developments should comply.

The HDA is a key component of the Healthy Development Framework, which is comprised of health assessment tools that have been adapted from the HDA to address the specific development contexts found in each of the local area municipalities.

The HDA's Core Elements

Healthy communities are impacted by the following interconnected Core Elements of the built environment:

- Density
- Service Proximity
- Land Use Mix
- Street Connectivity
- Streetscape Characteristics
- Efficient Parking

All six elements are interdependent and work together to promote healthy communities. Achieving one or two elements within a development is not sufficient and will not satisfy Dec this gooal. For example, a development that achieves higher densities without service proximity or land use mix will lack opportunities for walking and cycling, and will promote the same type of automobile dependence as traditional development. Conversely, service proximity and land use mix are difficult to achieve without appropriate development densities. Section 4 provides more information on each element.

How to Use this Guide

The aim of the User Guide is to support the implementation of the HDA. It also aims to equip individuals involved in the development process with the knowledge and tools to meaningfully review development proposals based on healthy development criteria. This way, development proponents and reviewers can respond to the unique issues and opportunities of the development.

The User Guide is divided into the following sections:

- Healthy Development Assessment Instructions Provides instructions for completing the HDA, and an explanation of how the completed tool will be interpreted and scored.
- **Key Considerations** Provides a series of questions to consider in the planning and preparation of an application. The questions are intended to initiate dialogue within the development team and with the municipality on strategies/approaches to meet desired outcomes.
- **Reporting Requirements** Provides a breakdown of the documents, illustrations, maps and plans required to demonstrate how the proposed development complies with the minimum Standards established for each of the Core Elements.
- The Core Elements Describes each of the Core Elements in detail, identifies the Standards associated with each element, and contains images to assist the user in visualizing each element. The images are examples only, and each development should respond to its local context.
- **Glossary** Provides definitions of terms used throughout the User Guide.
- Appendix A Healthy Development Assessment for largescale planning or development proposals. This version of the HDA applies to applications such as secondary plans, block plans and subdivision plans.
- Appendix B Healthy Development Assessment for smallscale planning or development proposals. This version of the HDA applies to applications such as official plan amendments and site plans.

What is the Healthy Development Framework?

In an effort to develop healthier, more complete communities in Peel Region, health and planning departments across the Region have undertaken a deliberate, yet flexible approach towards planning for built environments. An essential aspect of this approach is the Healthy Development Framework.

The Healthy Development Framework is a collection of local, context-specific tools that assess the health promoting potential of neighbourhoods in Peel Region. Developers use the tool to evaluate and pre-emptively mitigate any potential health impacts associated with their development proposal. Each tool focuses on the Core Elements that influence the health of a community: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics and Efficient Parking.

The Framework integrates Regional and local municipal implementation strategies to reduce duplication and maximize opportunities for healthy development. The Region of Peel created the Healthy Development Assessment (HDA) to monitor and evaluate the development of complete communities across the Region. However, additional tools that apply the same evidence base as the HDA were needed to address Peel's diverse development context, which includes urban/suburban and rural form, and greenfield and infill development. As a result, the Region of Peel and each local area municipality have unique, but complementary approaches to implementation.

Town of Caledon

The Town of Caledon uses the HDA tool to assess all applicable development applications. The broad applicability of the HDA is suited to Caledon's diverse development context, which includes both infill and greenfield development in a mainly rural context, with sections of suburban development.

City of Brampton

The City of Brampton uses the Sustainable Community Development Guidelines (SCDGs) to assess all applicable development applications, with the exception of secondary plans which are assessed using the HDA. The SCDGs are a set of performance targets used to measure environmental sustainability. The walkability component of the SCDGs was created using the same evidence base as the HDA in order to integrate with existing development review processes in Brampton and minimize the need for additional submission material.

City of Mississauga

The City of Mississauga will use the Mississauga Healthy by Design tool to assess all applicable development applications. This tool was adapted from the HDA to align with Mississauga's existing design standards for the purpose of evaluating mixed use infill in intensification areas and new mixed use residential developments.

Dec #EALTHY DEVELOPMENT ASSESSMENT INSTRUCTIONS

There are two versions of the Healthy Development Assessment (HDA)*:

- Appendix A intended for large-scale planning (e.g. secondary plans, block plans, subdivision plans)
- Appendix B intended for small-scale planning (e.g. smaller-scale subdivision plans, official plan and zoning by-law amendments, site plans)

Depending on the planning level of the application in question and the scale and nature of the development, the applicant is to complete the appropriate HDA. While each version of the HDA has been prepared to incorporate the Standards that are appropriate to the type of planning application submitted, further analysis may reveal that certain Standards do not apply.

Both tools are organized into five columns:

- 1. Standard
- 2. Demonstration of Standard
- 3. Document Reference
- 4. Potential Score
- 5. Actual Score

Standard

This column lists the applicable HDA Standard.

Demonstration of Standard

In this column, the proponent is to explain how a design feature of the development meets the intent of the applicable HDA Standard. In some instances, a Standard may not apply to a development. When this occurs, the proponent can provide rationale as to why the Standard does not apply and subtract the applicable points from the Scorecard total.

This column is particularly important in the evaluation of qualitative standards, and is an opportunity to illustrate adherence to key community design elements that could not otherwise be demonstrated through the scoring system. Key considerations to assist the proponent in the planning and preparation of design strategies to meet the intent of Standards are provided in Section 2.

Document Reference

In this column, the proponent is to indicate where on a plan, map, or illustration adherence to a Standard is demonstrated. Reference to a draft policy may also be appropriate in this column. Detailed reporting requirements are provided in Section 3.

Potential Score

This is the highest score a development can receive for the applicable Standard.

*The HDA is best suited to residential and mixed-use development and is not intended for most industrial and commercial applications.

Actual Score

The proponent is to submit an actual score based on whether a planning or development proposal meets the minimum requirements for a Standard. Upon review of the HDA and supporting documentation, the municipal Planner may assign partial scores to a development proposal that conforms to the intent of a Standard, but does not strictly achieve the minimum requirements for a complete score. Rationale provided in the Demonstration of Standard column, as well as supporting documentation, will be considered when assigning partial scores.

SCORECARD

The scores for the Standards are tallied in the HDA Scorecard by the proponent. While the score alone will not result in the approval or refusal of an application, it serves to inform staff and decision-makers of a development's overall healthpromoting potential. At all times, development proponents are strongly encouraged to consult with local and regional staff to ensure conformity with existing planning policies.

It is important to note that the score only tells a part of the story. The individual responses to the different standards are oftentimes more constructive in identifying potential opportunities for improvement from a health perspective, and can serve as a starting point for dialogue and negotiation between staff and development proponents.

CERTIFICATION

A gold/silver/bronze/pass scoring is used to assess the relative health-promoting potential of a development proposal. The overall percentage dictates the applicable certification. The score ranges are as follows:

- Gold: 80 100%
- Silver: 70 79%
- Bronze: 60 69%
- Pass: 50 59%

In the event that an application is below scoring requirements for a pass, the following statement, with explanation, will be provided to decision makers: *The application does not meet the percentage minimum for a passing score, and therefore cannot be considered as healthy development.*



Key Considerations

All applicants should consider the following key considerations in the preparation of their proposed planning application. These questions are intended to initiate dialogue within the development team and within the municipality on strategies/approaches to optimize the health promoting potential of the application.

Applicants and all members of the development team should also ask an additional question that applies to all Core Elements: "Have the specific additional needs of vulnerable groups (i.e. the elderly, disabled and children) been considered"? The needs of vulnerable groups require special consideration to ensure communities are accessible and safe for everyone, regardless of their ability, income, or age. Special considerations will vary by Core Element, and may be related to improving accessibility, visibility, or the inclusiveness of local housing stock and services.

Density

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- 1. What are the current density permissions for the subject lands?
- 2. Does the surrounding context reflect high-quality and context-appropriate density? Should this context be emulated?
- 3. Is the density of the proposed development compatible with the surrounding context?
- 4. What areas of the site have the opportunity to increase density?
- 5. What are the current and projected number of residents and jobs, and how will this influence future transit and service provision?
- 6. Based on the proximity of employment opportunities, transit, schools and community services and facilities, will the density of the proposed development support walkable communities and complete streets?

Service Proximity

- 1. What are the current zoning permissions and land use designations (Secondary Plan and Official Plan) for the subject lands and their surroundings?
- 2. What is the existing service context of the subject lands? Are sufficient transit, employment, public and retail servicing available or planned?
- 3. Based on the proximity of employment opportunities,

transit and community services and facilities, will the development support walkability and cycling access?

Land Use Mix

- 1. What are the current zoning permissions and land use designations (Official Plan and Secondary Plan) for the subject lands?
- 2. Is there sufficient diversity of housing and unit types in the community to accommodate households of varying income, size and needs? Can the community accommodate a full life-cycle of housing needs for persons with varying physical abilities?
- 3. How can infill development contribute to ensuring a diversity of housing types?
- 4. How can a mix of uses be integrated into the development/redevelopment?

Street Connectivity

- 1. Does the proposed development have a sufficient density of intersections and sufficiently small block size to encourage active transportation?
- 2. How can infill development contribute to a higher level of street connectivity on the site and beyond?
- 3. How is the layout of parks and open spaces used to improve the directness and freedom of pedestrian and bicycle travel?
- 4. Has the proposed plan set out direct routes through

Dec 24, 2029 ermeable and linked road and pedestrian network including trails, to ensure that short walking distances can be achieved?

Streetscape Characteristics

- 1. What are the municipally-designated standards for sidewalk and bicycle lane dimensions and design? What are the standards for other amenities?
- 2. Is there a Bicycle/Walking/Active Transportation Plan? If so, what bicycle or pedestrian facilities are designated or recommended within the development site?
- 3. Does the proposed community provide sufficient pedestrian and bicycle amenities to encourage active transportation?
- 4. How can intersections be designed to increase safety and comfort for pedestrians and cyclists?
- 5. Which neighbourhood streets should be targeted for traffic calming? How can traffic calming be achieved on these streets?

Efficient Parking

- 1. Is infrastructure for transit in place, and what is the level of transit service currently provided?
- 2. Is the automobile parking for the proposed development sufficient, or excessive? Consider the planned level of transit service, and pedestrian and cycling facilities.
- 3. Can automobile parking be provided more efficiently through an unbundled or shared system?
- 4. Has paid parking been considered to reflect the cost of providing parking?
- 5. How have the environmental and aesthetic impacts of surface parking been minimized or mitigated?
- 6. Is sufficient visitor and occupant bicycle parking provided in the proposed development?

Reporting Requirements

The following Reporting Requirements are to be fulfilled by the proponent to demonstrate how the proposed development complies with the minimum Standards for each of the six Core Elements. In some instances, the requirements can be met by providing the requisite detail within the HDA. However, many Standards require supporting documentation, whether a table, map, illustration or plan. These should be attached as an appendix to the completed HDA. For Secondary Plans, a land use map, draft policy documents and supporting documentation (e.g. Transportation Master Plan, Community Design Plan) are general submission requirements.

Density

Density calculations that demonstrate unit count by:

- residential unit type (e.g., single-family, townhouse, multi-unit dwelling)
- gross floor area for non-residential development
- land area

Service Proximity

For all planning application types, plans or maps with euclidian (large-scale) or street network (small-scale) buffers. These should demonstrate the location of:

- community and retail services (including types and gross floor area)
- proposed or existing transit routes and stops
- parks
- schools
- employment or urban centres

Land Use Mix

Secondary Plan stage:

- a count of proposed residential units by unit type
- a list of enabling policies, standards, or enforceable guidelines which meet the intent of the relevant standard

Draft and Site Plan stages:

 a description of how the proposed land use mix contributes to meeting the Secondary Plan/Official Plan vision of complete and healthy communities

Street Connectivity

Secondary Plan stage:

 a list of enabling policies, standards, or enforceable guidelines which meet the intent of the relevant Standard Draft Plan stage:

- plans demonstrating the number of intersections and block sizes within the proposed development
- a calculated intersection density and average residential block size

Streetscape Characteristics

Secondary Plan stage:

- a list of enabling policies, standards, or enforceable guidelines which meet the intent of the relevant standard
- Transportation Master Plan and Community Design Plan demonstrating intent of standards

Draft and Site Plan stages:

 a detailed and integrated plan demonstrating widths of sidewalks, bikeways, street tree planting, intersection treatments, traffic calming measures, pedestrian priority streets, bicycle amenities and pedestrian lighting fixtures

Efficient Parking

Secondary Plan stage:

 a list of enabling policies, standards, or enforceable guidelines which meet the intent of the relevant standard

Site Plan and Draft Plan stages:

- a plan showing the location of parking in relation to buildings
- a plan demonstrating the landscaping treatment for parking, pedestrian pathways and amenities
- a count of proposed automobile and bicycle parking spaces

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The Core Elements



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Density

What is density?

Development density refers to the number of people, dwelling units, and/or jobs that will be accommodated in a specific area (e.g., 50 people and jobs combined per hectare).

Density can be calculated on either a gross or net basis. *Gross density* includes infrastructure, such as streets and parks, in the overall density measurement, whereas net density only includes the land area within a development parcel (e.g. the land directly occupied by the structure and its private outdoor amenities). *Gross density* provides a more complete measure of how efficiently land is used across an entire community or urban area.

Why does density matter?

Higher development densities create demand and support for a broader variety of services, employment opportunities, transit and other community destinations/facilities within a closer distance. Increasing the number of destinations in a community creates opportunities for active transportation (walking, bicycling, etc.), which is a key component of creating healthier places to live. Higher densities also allow for a more efficient use of resources, which supports sustainable initiatives related to health promotion, such as reduced emissions from buildings and cars.

What does density look like?

Higher density development can take on a variety of forms depending on the context, and is achieved using a number of approaches that all result in a more compact use of land, including:

- reduced lot sizes, frontages and setbacks
- efficient lot configuration
- increased site coverage of buildings
- a mix of higher-density structure types (stacked row houses, multi-plexes, apartment buildings, etc.)
- reduced parking supply and the introduction of structures and/or on-street parking
- a compact street network, achieved through layout and reduced *right-of-way* dimensions (in terms of the number of traffic lanes, the width of traffic lanes and/or the boulevard)

Greenfield development provides ample opportunity to achieve higher densities because the developer is starting with a clean slate. In this context, there is more flexibility for determining the location and form of hierarchical density distribution.



Shown here are attractive building types that achieve higher densities than traditional single-family homes, including (from left to right) apartments in Port Credit, townhomes near Mavis and Dundas, as well as Mount Pleasant Village, and stacked townhomes near Lakeshore in Mississauga.

<image>

The images above show how density can be increased through infill in a suburban "megablock" and "slab and tower block". (Image credit: *Sprawl Repair Manual*, by Galina Tachieva.)

Dec Development in greenfield areas should always recognize and promote patterns that encourage complete communities, and support for transit.

The density of existing neighbourhoods can be increased through *infill developments* on vacant or underutilized sites, and through the adaptive reuse of, and/or additions to existing buildings. *Infill development* is generally greater in scale and density than existing development, while maintaining compatibility with existing adjacent conditions, and ideally enhancing the streetscape and other public realm elements.

Density Standards

The density standards are derived from the density targets established by the Places to Grow: The Growth Plan for the Greater Golden Horseshoe, 2006 (The Growth Plan). The Growth Plan establishes overall density targets for Designated Greenfield areas and Urban Growth Centres (intended as high density, mixed use, transit supportive nodes).

In accordance with The Growth Plan, density shall be calculated on a gross basis, but may net out environmental features, where specified in municipal and provincial planning policy.

Large-Scale HDA Standards

1. All development in Designated Greenfield Areas shall achieve a minimum overall density target as prescribed by the Regional Official Plan in policies 5.5.4.2.1 and 5.5.4.2.2.

Where the local municipality has established higher density targets, these higher targets will apply.

2. All development in Designated Urban Growth Centres in the Region of Peel (i.e. Downtown Brampton and Mississauga City Centre) achieves a minimum overall density target of 200 people and jobs per hectare.

Where the local municipality has established higher density targets, these higher targets will apply.

Service Proximity



Mississauga's Downtown21 plan includes residential, employment, institutional, commercial, and community uses in proximity to each other.



The planned Mayfield West community in Caledon features housing, a school, community parks, a seniors centre site, and greenway corridor and open space features within a 5-minute walking distance from each other.

What is service proximity?

Service proximity refers to the distance between where people live and where they can access three types of services: public transit, neighbourhood community and retail services, and employment.

Public transit includes *low-order transit* (which operates in mixed traffic), and *high-order transit* (that is separated from other traffic). Neighbourhood community and retail uses include facilities for childcare, long-term care, social services, community gardens, hospitals or health clinics, public libraries, places of worship, cultural spaces, post offices, and recreation centres. Employment refers to *employment areas*, characterized by a concentration of jobs.

Why does service proximity matter?

Service and employment proximity affect the travel distance between daily destinations such as home and work. Travel distance has a strong influence on whether people choose to walk or bicycle, rather than drive a car. Like other elements that encourage people to replace car trips with walking and bicycling, service proximity provides the benefits of increased physical activity, improved mental health through greater community interaction, and reduced greenhouse gas emissions. Service proximity also makes the community more equitable and inclusive for those who cannot drive (especially children and seniors).

Service Proximity Standards

The goal of the standards for service proximity is to achieve a reasonable cluster of key services and employment opportunities to residences and transport nodes, based on walking distance. While some people are willing to walk long distances, setting maximum distances ensures that a high incentive to walk is maintained through all seasons and weather conditions, and across a reasonable range of physical abilities. Service proximity is calculated as a percentage of the population located within a specified distance of a service item.

The applicability of standards varies for *greenfield* versus *infill development*. All *greenfield development* should meet these standards, while infill development should strive to contribute to the achievement of these standards in existing communities (e.g. by incorporating services into the redevelopment), or by locating in proximity to existing services/residences, as applicable, to enhance service proximity.



Large-Scale: Distances are to be calculated based on euclidean distance, or a simple straight line network buffer.

Small-Scale: Distances are to be calculated based on the shortest potential walking path, taking into consideration the street network and pedestrian paths.

Dec 14rge Scale HDA Standards

Transit

- 3. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop.
- 4. Areas within 400m of a Higher Order Transit stop are developed to meet Major Transit Station Area density targets.
- 5. Access to transit from the proposed development is safe, attractive and direct for pedestrians.

Neighbourhood Community and Retail Services

- 6. At least 75% of the proposed dwelling units are situated within 800m of three or more of the following planned or existing neighbourhood public services:
 - childcare facility
 - community garden
 - hospital or health clinic
 - public library
 - place of worship
 - adult/senior care facility
 - social service facility
 - performance or cultural space
 - post office
 - recreation centre
- 7. 100% of the proposed dwelling units are within 800m of an existing or planned elementary school.
- 8. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school.
- 9. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space.
- 10. At least 75% of the proposed dwelling units are within 800m of 5,000m2 of personal service and commercial retail space, comprising a mix of uses such as a grocery store, pharmacy, bank, coffee, shop, restaurant, dry cleaner and hair salon.
- 11. Convenience commercial uses are present in key locations, including greyfield areas, intensification areas and corridors, and greenfield areas.

Employment

12. The development is within 10km (i.e., a 30 minute transit trip) of an existing or planned employment centre or urban centre.

Small-Scale HDA Standards

Transit

- 1. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop.
- 2. Areas within 400m of a Higher Order Transit stop are developed to meet Major Transit Station Area density targets.
- 3. Access to transit from the proposed development is safe, attractive and direct for pedestrians.

Neighbourhood Community and Retail Services

- 4. 100% of the proposed dwelling units are within 800m of an existing or planned elementary school.
- 5. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school.
- 6. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square, or natural open space.
- 7. At least 75% of the proposed dwelling units are within 800m of 5,000m2 of personal service and commercial retail space, comprising a mix of uses such as a grocery store, pharmacy, bank, coffee, shop, restaurant, dry cleaner and hair salon.



Locating neighbourhood community and retail services in close proximity to where people live provides opportunities for walking.



A lower-order transit route with stops in a residential neighbourhood provides an alternative mode of travel, and improves mobility for those who cannot or do not drive.

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Land Use Mix



Complete communities provide housing options and a mix of services for a diversity of people as their needs change throughout the life cycle.





Land uses can be mixed within buildings and sites.

What is land use mix?

Land use mix refers to the composition of housing types, services, and employment in an area. Housing types include single-detached, semi-detached and duplex homes; town houses and multiplexes; and higher-density structures such as apartment buildings and condominiums. Common nonresidential land uses provide services and employment in a community, and include commercial, institutional, parks/ open space, and "mixed use" (where both non-residential and residential uses are included in an area or on a site).

Why does land use mix matter?

Providing a range of housing options creates more equitable communities and allows residents to remain within their community regardless of their changing needs, whether they live alone, as a couple, a family, with or without children, or as seniors. Proximity of housing options allows extended families of all kinds to remain close, which can improve mental health outcomes and prevent social isolation, especially for seniors.

Providing a range and mix of land uses such as employment, institutional, residential, etc. within a community, as well as within buildings themselves, also facilitates walking and cycling as viable modes of transportation, supports a more compact and efficient urban from, and creates the necessary demand to support public transit. In contrast, vast tracts of segregated land uses such as single-family homes create obstacles to walking, cycling and public transit, and can negatively affect the affordability and inclusiveness of a community.

Land Use Mix Standards

There is no "ideal" proportion for each type of land use for health. Recognizing that land use mix is closely associated with service proximity and density, the standards here are meant to compliment the standards assigned to the former elements. In general, the objective of the land use mix element and standards is to promote a broad mix of land uses that are conveniently sited and connected by safe and comfortable routes to residential areas that provide a variety of housing options. These standards apply uniformly to *greenfield* and *infill development*.



A mixed use built environment integrates residential, retail opportunities, green space and recreational facilities within walking distance of each other.

Dec 1arge Scale HDA Standards

- 13. Employment lands include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement.
- 14. Single detached, semi-detached and duplex housing types do not make up more than 50% of the total units.

In combination, the following housing type groups make up at least 50% of the total units:

- townhouses and multiplex
- apartment buildings
- 15. The proposed development includes special housing types, such as senior's housing, long term care facilities and supportive or affordable housing.
- 16. Live-work units and other employment-related uses compatible with residential uses are included in the proposed development.
- 17. Retail uses on the ground floor provide grade-related activity in multi-unit and mixed-use buildings.

Small-Scale HDA Standards

- 8. Employment lands include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement.
- 9. Retail uses on the ground floor provide grade-related activity in multi-unit and mixed-use buildings.



Above: At-grade retail is shown at the base of the building.

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Street Connectivity/



Grid pattern street networks are more permeable than conventional, disconnected streets. Paths through green spaces also help to increase street connectivity and improve the walkability of a neighbourhood.

What is street connectivity?

Street connectivity refers to the directness of travel and the number of route options between any two destinations.

Different street patterns such as grid, loop, cul-de-sac, and innovative patterns such as the fused grid concep) provide varying levels of *street connectivity*, depending on the size of blocks and the connection of the street network to green spaces and multi-use paths. *Street connectivity* is particularly relevant for active modes of transportation, which are more sensitive to route distance and directness.

Why does street connectivity matter?

Creating communities with high street connectivity reduces route distances, promotes active transportation by increasing route options and convenience, and dissipates vehicular traffic throughout the network. When a dense grid/connector network is achieved, pedestrians in particular have access to the greatest freedom of movement and the most direct routes to their destinations. Conversely, a lack of *street connectivity* can significantly increase walking and cycling distance, which decreases the likelihood of residents choosing these active modes of travel over the car.

What does street connectivity look like?

There is no standard formula for achieving high *street connectivity* because every site is different. However, it is characterized by smaller block sizes and the avoidance of certain street types (i.e. cul-de-sacs). In general, the street network should, wherever feasible, make it as easy and attractive to walk, cycle or take the bus, as it is to travel by car.

Both greenfield and infill development can provide good access and connections through higher levels of street connectivity. Intensification projects can considerably improve street connectivity by eliminating superblocks and enhancing permeability with new roads, small laneways, pedestrian cut-throughs, or indoor arcades. Where the ability of an infill development to influence street connectivity is limited, the development should still strive to improve the street environment for pedestrians through design details.

Below Left and Middle: A modified grid street system offers multiple route options to reach destinations. Bottom Right: A disconnected street network forces pedestrians to take long, circuitous routes to reach destinations.







Dec Sareantield development has the benefit of working without the constraints of an existing street network to achieve a high-level of street connectivity. This type of development provides the opportunity to implement street patterns that are recognized for their high level of street connectivity, or experiment with emerging street patterns that achieve the same goals.

Street Connectivity Standards

The objective of the minimum standards is to promote a highly connected network of streets and active transit nodes to support opportunities for walking and cycling.

Large-Scale HDA Standards

- 18. Infill development increases opportunities for street and pedestrian linkages and connectivity.
- 19. In Designated Greenfield Areas, street networks and offroad paths:
 - are multi-modal to provide choice to pedestrians and cyclists; and,

- make clear connections to existing routes and facilities.
- 20. Cul-de-sacs, crescent streets, and window streets are not utilized unless they are located near major infrastructure, including highways and railways, or near natural features.
- 21. Reverse frontage streets are not utilized.
- 22. Residential blocks in the proposed development do not exceed 80x180m in size.
- 23. Intersections are frequent (75/sq.km.), with street blocks decreasing in size as density increases.
- 24. Sidewalks, bike lanes and multi-use paths connect to street networks, community amenities and transportation nodes.



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Streetscape Characteristics

What are streetscape characteristics?

Streetscape characteristics include facilities for pedestrians, cyclists, and transit users along the public right of way. These characteristics include the sidewalk, bikeways, *street furniture*, intersection treatments, shading, lighting, *wayfinding*, and *traffic calming* measures. While walking and cycling may be possible without these specific amenities, a certain level of comfort and prioritization through design will create inviting public spaces and prevent injuries.





Intersection treatments and cycling facilities make streets safer for people of all ages and abilities.



Sidewalk amenities like trees and benches make streets more comfortable for pedestrians.

Why does streetscape matter?

A well-designed *streetscape* improves the safety, comfort and convenience of traveling by foot or bike and makes public spaces more inviting. Like other elements that promote walking and cycling, the *streetscape* can promote increased physical activity, community interaction and accessibility, while reducing the incidence of crime and traffic-related pedestrian and cycling injuries and fatalities.

Streetscape Standards

The *streetscape* standards apply to street, intersection and sidewalk design and are intended to promote active transportation, prevent traffic-related injuries, and make communities more attractive and accessible to people of all ages and abilities. These standards apply uniformly to *greenfield* and *infill development* where the scale of the development permits.

Large-Scale HDA Standards

Pedestrian Amenities

- 1. Neighbourhood public and retail services are located linearly along major roads to promote a main street environment, and are focused within community and mixed use nodes.
- 2. All streets in low-density residential areas have sidewalks on each side that are at least 1.5 m wide.

All streets in medium- and high-density residential neighbourhoods, mixed-use areas and commercial areas have sidewalks on each side that are at least 2 m wide.

- 3. A variety of street trees that are hardy, resilient, and low maintenance are planted at regular intervals (as specified by the municipality) adjacent to all streets.
- 4. All transit stations, major transit stations and major pedestrian routes have:
 - weather protection
 - seating
 - waste baskets
 - lighting
 - route information

Dec 24, 2020 • bicycle parking, and

automated fare machines

Cycling Amenities

- 5. A connected and destination-oriented bikeway network is provided throughout the community, including a variety of on- and off-street bikeway facilities. These provide an appropriate degree of separation from motorized traffic, taking into account the speed and volume of traffic on the street. These on-street bikeway facilities must include:
 - bicycle lanes
 - cycle tracks
 - sharrows
 - signed routes
 - bicycle boulevards
 - multi-use paths on the boulevard

Where there is a local Bicycle Plan, the bikeway network proposed in the Plan is implemented in the development area, and opportunities to enhance, or connect, the proposed bikeway network are identified.

6. 90% of the proposed dwelling units are within 400m of a continuous and connected bike path or multi-modal road network.

Lighting

- 7. Residential and commercial streets in medium-to highdensity neighbourhoods have pedestrian-scaled lighting that is limited to a height of 4.6m.
- 8. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking areas, relate to the pedestrian and are limited to a height of 4.6m.

Traffic Calming

- 9. In greenfield development, or where new streets are introduced through infill development, traffic calming is achieved by using any of, but not limited to, the following:
 - minimum traffic lane widths
 - minimum number of traffic lanes in the roadway
 - pedestrian-priority streets, woonerfs or homezones (i.e., the speed limit is under 15km/hr and vehicles must yield to pedestrians and cyclists)
- 10. Traffic calming elements are designed to increase comfort and safety for means of active transportation, so as not to unduly create hazards or obstacles for pedestrians or cyclists.

Small-Scale HDA Standards

Pedestrian and Cycling Amenities

- 10. A variety of street trees that are hardy, resilient, and low maintenance are planted at regular intervals (as specified by the municipality) adjacent to all streets.
- 11. 100% of the proposed dwelling units are within 150m of a continuous and connected bike path or multi-modal road network.

Lighting

12. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking areas, relate to the pedestrian and are limited to a height of 4.6m.



An expansive tree cover provides shade from the sun, enhancing the pedestrian experience of the street.

Dec 24, 2020

Efficient Parking





Above, from top to bottom: In-street visitor *bicycle parking* (Image credit: APBP); covered visitor *bicycle parking*.

Below, from left to right: Reserved car share parking space; structured car parking and bicycle racks on sidewalk. (Image credit: Google Streetview).



What is efficient parking?

Efficient parking considers on and off-street parking for automobiles and bicycles. *Automobile parking* may be provided in the right of way (full-time or part-time), in surface lots or structures. *Bicycle parking* includes two categories of facilities: a) short-term facilities for visitors such as outdoor bicycle racks, and b) secure long-term facilities for occupants such as bicycle lockers or indoor bicycle rooms.

Parking requirements are generally expressed as the number of parking spaces per dwelling unit, number of employees, or GFA.

Why does efficient parking matter?

Automobile parking is an important amenity to residents and businesses, but it can have a negative effect on proximity, density, and the aesthetic of the *public realm*. Abundant low cost parking also provides little incentive for residents, employees and shoppers to use other means of transportation. Additionally, impermeable surface parking lots negatively impact water and air quality by contributing to stormwater run-off and the urban heat island effect.

Bicycle parking is not only an important amenity to residents and businesses, but one that supports healthy communities. Unlike with *car parking* where there can be a problem with over-supply, *bicycle parking* is often in short supply, which creates a barrier to cycling for transportation. Logically, if there is nowhere to park your bicycle at work, school or the store, you are much less likely to travel there by bike. Providing *bicycle parking* with an appropriate level of weather-protection and security is a key part of promoting cycling for transportation.

Efficient Parking Standards

The objective of the efficient parking standards is to discourage private automobile use and promote active modes of transportation, including walking, cycling and public transit. The standards seek to reduce the supply of *car parking* while increasing the supply of *bicycle parking*. In addition, the standards aim to make more efficient use of *car parking*, reducing its environmental and aesthetic impacts. These standards apply uniformly to *greenfield* and *infill development*.



Dec 24, ge Scale HDA Standards

Automobile Parking

- 35. Provide reduced automobile parking ratios for:
 - buildings and other facilities within 400m of a higher order transit stop; and,
 - apartments/condominiums offering car share parking spaces
- 36. Efficient use of parking is promoted by identifying systems for sharing parking spaces among two or more user groups at different times of the day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele).
- 37. Provide unbundled parking for multi-family dwelling units within 400m of a higher-order transit station.
- 38. 50% or more of residential dwellings provide access to parking via rear alleys or lanes, with no parking in their front setbacks.
- 39. For multi-storey dwelling units, institutional and employment uses, parking is located away from the street to the rear or to the side, or is located underground.
- 40. Where surface parking is provided, it is designed to minimize negative aesthetic and environmental impacts. This can be achieved by incorporating the following into the parking lot design:
 - pedestrian access, connectivity and circulation
 - tree planting
 - landscaping
 - stormwater management
 - porous/permeable surfaces
 - light-coloured materials instead of black asphalt

Small-Scale HDA Standards

Automobile Parking

- 13. Where Zoning By-laws permit, provide reduced automobile parking ratios for:
 - buildings and other facilities within 400m of a higher order transit stop; and,
 - apartments/condominiums offering car share parking spaces.
- 14. Efficient use of parking is promoted by identifying systems for sharing parking spaces among two or more user groups at different times of the day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele).
- 15. Provide preferential parking for car pool and car share vehicles.

- 16. Provide unbundled parking for multi-family dwelling units within 400m of a higher-order transit station.
- 17. Medium to high density residential dwelling units provide access to parking via rear alleys or lanes, with no parking in their front setbacks.
- 18. For institutional and employment uses, parking is located away from the street to the rear or to the side, or is located underground.
- Where surface parking is provided, it is designed to minimize negative aesthetic and environmental impacts. This can be achieved by incorporating the following into the parking lot design:
 - pedestrian access, connectivity and circulation
 - tree planting
 - landscaping
 - stormwater management
 - porous/permeable surfaces
 - light-coloured materials instead of black asphalt

Bicycle Parking

20. The Development must meet or exceed the higher of:
a) Local bicycle parking requirements (provided in local zoning by-laws or bicycle master plans); or
b) The Minimum Bicycle Parking Standards (see table below).

Minimum Bicycle Parking Standards, by Use and Type

	Minimum Spaces by Bicycle Parking Type			
Use	Secure bicyle parking	Short-term bicycle parking		
Multi-unit Residential	0.5/bedroom	2 + 0.05/ bedroom		
Office	2 + 0.15/100 m2	2 + 0.05/100m ²		
Retail	$2 + 0.1/100 m^2$	2 + 0.05/100m ²		
Hospital	$2 + 0.05/100 \text{m}^2$	2 + 0.01/100m ²		
Elementary/Secondary School	2 + 0.05/100m ²	2 + 0.10/100m ²		
Post-Secondary School	$2 + 0.05/100 \text{m}^2$	$2 + 0.2/100 \text{m}^2$		
Other non-residential (e.g. Industrial)	2 + 0.05/100m ²	2 + 0.01/100m ²		
High-order Transit Station	Complete a bicycle parking demand estimate for the station, for example using boardings, alightings and local bicycle mode share data.			

Glossary

Affordable Housing

- 1. In the case of ownership housing, the least expensive of:
 - a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - b. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
- 2. In the case of rental housing, the least expensive of:
 - a. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - b. A unit for which the rent is at or below the average market rent of a unit in the regional market area (Provincial Policy Statement, 2014).

Automobile Parking

Storage for cars on and off the street, including parking that is provided in the right-of-way (full-time or part-time), in surface lots or structures (above or below grade).

Bicycle Boulevards

Designated cycling routes on streets with low volumes and speeds that have been optimized for bicycle travel. This is accomplished through treatments such as traffic calming, traffic education, signage, pavement markings, and intersection crossing treatments. These treatments allow through movements for cyclists while discouraging similar through trips by non-local motorized traffic. Motor vehicle access to properties along the route is maintained.

Bicycle Lane

A designated space in the roadway that is marked with a solid white line and a bicycle stencil. Bicycle lanes are a minimum of 1.5 metres wide and motorized vehicles are not permitted to stand, park or drive in bicycle lanes.

Bicycle Parking

Storage facilities for bicycles, which fall into two categories: visitor (i.e., short-term) and occupant (i.e., long-term) bicycle parking.

Visitor bicycle parking includes bicycle racks in an easily accessible location that are available for public use and may either be sheltered or unsheltered. Visitor parking is meant for bicycles that will be parked for about two to three hours at a time, and can be provided on public or private land, along building frontages, on the sidewalk and in the street.

Occupant bicycle parking is meant for occupants (residents, employees) and provides a higher level of security and weather protection for bicycles that are left for longer than two or three hours at a time. Occupant bicycle parking is secure and enclosed, with controlled access. Examples include bicycle lockers, bicycle cages and indoor bicycle rooms.

Bikeway Facility

Bikeway facility refers to designated bicycle lanes, cycle tracks, bicycle boulevards, sharrows, signed routes, off- road trails/ multi-use paths, or other types of infrastructure designed for the movement of cyclists. A local road may be considered a bikeway facility if it is continuous, with protected crossings at higher-order roadway intersections, and if it connects to other bikeway facilities or destinations.

Bikeway Network

A Bikeway network consists of on and off-street bicycle facilities (e.g., bicycle lanes, signed routes, off-road trails) that are connected, continuous, direct, comfortable and destinationoriented. The on-street component of the bicycle network provides hierarchical separation from motorized vehicles based on the volume and speed of traffic on the street. Bikeway networks are typically designated in a Bicycle Plan.

Car Sharing

A car rental system where the automobiles are available for rent to members for short periods of time (often by the hour). Car sharing is intended to offset the need for private automobile ownership by people who do not require a car on a daily basis. Car sharing can also off-set the need for families to purchase a second or third private automobile.

Dec **Lomple**te Communities

Complete communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Convenience Commercial

A small-scale retail commercial business which sells a limited number of goods tailored to people's everyday needs (e.g., food, toiletries).

Cycle Track

A designated space for cyclists in the roadway that is delineated from motorized traffic by a barrier, such as curb, median, planting strip, hatched buffer, or bollards. Cycle tracks are sometimes referred to as physically separated or protected bicycle lanes, and may be one or two-way. Some cycle tracks are multi-use (e.g., shared by cyclists, pedestrians, rollerbladers).

Employment Area

Areas designated in an official plan or clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail, and ancillary facilities.

Floor Area Ratio/Floor Space Index

The gross area of all buildings on a lot divided by the lot area.

Greenfield Development

The creation of new development on previously undeveloped land located outside or on the edge of an urban area. Places to Grow established the term "Designated Greenfield" area which it defines as the area within a settlement area that is not a builtup area.

Greyfield Development

Previously developed properties that are not contaminated and that may be underutilized, derelict or vacant.

Gross Density

The ratio of dwelling units/floor space/people/jobs to the overall area of a development. Depending on the jurisdiction, some land area exclusions may be factored into the calculation of gross density.

Higher-Order Transit

Transit modes including bus, streetcar, light rail or subway that operate in their own dedicated right-of-way or given priority at intersections or on roadways.

Infill Development

The development of vacant or underutilized parcels in urban areas.

Intensification Areas/Corridors

Areas designated by the Province or municipalities in their Official Plans that are within the settlement area and a target for intensification. Intensification areas include urban growth centres and major transit station areas, as well as intensification corridors along a major road, typically serviced by higher order transit. Intensification is the development of a property at a higher density than that which currently exists through: redevelopment, development of vacant lots, infill development, or expansion or conversion of existing buildings.

Live-work Units

Purpose-built units that can serve as both residential dwellings and commercial space.

Low-Order Transit

Transit modes, including bus or streetcar, that operate within existing right-of-ways without dedicated priority over other transportation modes.

Major Transit Station Area

The area including and around any existing or planned higherorder transit station, or the area including or around a bus depot in an urban core. Station areas are generally defined as a 500 metre radius from a transit station.

Mixed-use Development

A form of development that contains a mix of residential and non-residential uses within an individual building or development area.

Multi-modal

The availability or use of more than one form of transportation, such as automobile, walking, cycling, bus, rapid transit, rail (commuter or freight), trucks, air and marine.

Multi-use Path

Off-road, paved facilities that are shared by cyclists, pedestrians, rollerbladers and other non-motorized users. Multi-use paths are generally a minimum of 3 metres wide and provide lighting.

Net Density

The ratio of dwelling units/floor space/people/jobs to the overall area of a development, excluding certain features, such as infrastructure and environmental features. The determination of applicable exclusions varies between jurisdictions.

Permeable

Referring to the street network, the degree to which an area has a variety of pleasant, convenient and safe routes through it.

Dec **Publiz** Realm

Urban space, whether publicly or privately owned, and intended for the broader public to see, use and enjoy (e.g., streets, squares, parks). It includes the features and amenities present within that space, such as benches, lights and sidewalks. Also commonly referred to as "public domain" or "public space".

Right-of-Way (ROW)

A strip of land, including the space above and below the surface, that is platted, dedicated, condemned, established by prescription or otherwise legally established for the use of pedestrians, vehicles, or utilities. It usually includes the road surface for vehicles and sidewalks, and may include boulevards with trees.

Secondary Suites

A self-contained separate dwelling unit as part of an existing dwelling unit with full kitchen and bath facilities as well as a separate entrance.

Shared Parking

Parking spaces that are shared by multiple users who require parking at different times of the day, week or year (e.g., office workers, theatre patrons). The purpose of shared parking is to use parking more efficiently by optimizing the use of each spot.

Sharrows

Shared-lane pavement markings that are intended to indicate the ideal cyclist position in the lane (away from the curb and parked cars) and to remind drivers to share the road.

Signed Routes

Signed routes are found on streets that have been identified as preferred routes for bicycle travel because of their lower traffic volumes and speeds, and connectedness to other bikeway facilities or destinations. The route is designated on the street with signage only (no pavement markings or other physical changes are made to the roadway).

Street Connectivity

Referring to the directness of travel and the number of route options available between any two destinations, using the street network and/or off-street paths. Street connectivity can be measured by the frequency of links between streets, paths and/or other types of on- and off-street routes on which people can travel. Street connectivity affects the permeability of a neighbourhood.

Street Furniture

Objects in the street, such as bus shelters, litter bins, seating, lighting, benches, signs and bollards. Well designed, integrated and carefully sited, they contribute to the amenity and attractiveness of a street.

Streetscape

The elements within and along the street that define its appearance and street scenery (overall appearance of the

street), identity, and functionality, including adjacent buildings and land uses, street furniture, landscaping, trees, sidewalks, and pavement treatments, among others.

Traffic Calming

Physical design strategies implemented on neighbourhood streets in an effort to reduce the speed and/or volume of motorized traffic. Traffic calming strategies make use of a variety of design treatments that narrow the roadway, discourage excessive through traffic and force motorists to slow down. These include speed humps, bollards, chicanes, curb extensions and reductions in the number and width of traffic lanes.

Urban Growth Centres

Identified in the Places to Grow Act and in the Region's and local municipalities' Official Plans, urban growth centres are subject to provincial and regional policies, including minimum density provisions. Urban growth centres are expected to accommodate population and employment growth, and are important economic and service nodes.

Walkable

Refers to a single route, or a system of routes, between points that is relatively short, barrier free, interesting, safe, welllighted, comfortable and inviting to pedestrian travel.

Wayfinding

A planned system for helping people identify their location in an area and navigate towards destinations by means such as signs, landmarks and a clear urban structure. TOWN OF CALEDON PLANNING RECEIVED Dec 24, 2020

Appendix A

Application Submitted

Site Plan Control Secondary Plan	OP/Zoning E	3y-law Amendment	Draft F	Plan of Subdivision	Block Plan
Office Use Only					
Municipality:	Brampton	Caledon	Mississauga		
Date Received:	Planner:			Application No.:	
Is this HDA revised from an	earlier submission?	Yes	No		
Property and Applic	ant				
Address of Subject Land (S	treet Number/Name):				
Applicant Name:	Telephone:		E-mail:		
Registered Owner:					
Proposal Description					
Gross Floor Area:	Number of	Storeys:	Number of U	nits:	
Project Summary (describ	e how the project contr	ibutes to a healthy com	imunity)		



Dec PEET HEALTHY DEVELOPMENT ASSESSMENT (LARGE-SCALE)

This section is not applicable as we are not proposing a new subdivision, block or secondary plan (i.e. large-scale development).

Please indicate where and how a standard is met or exceeded in the Demonstration of Standard column with reference to a policy, plan, map or illustration of some kind in the Document/Policy Reference column. Please also tabulate points in the Score column based on whether the development proposal meets or does not meet a community design standard. For further instruction, refer to "How to Use this User Guide" on pages 2 and 3.

Standard	Demonstration of Standard	Document/Policy	Potential	Actual
		Reference	Score	Score
DENSITY				
1. All development on Designated <i>Greenfield Areas</i> shall achieve a minimum overall density target as prescribed by the Regional Official Plan in policies 5.5.4.2.1 and 5.5.4.2.2.				
Where the local municipality has established higher density targets, these higher targets will apply.			5	
2. All development in Designated Urban Growth Centres in the Region of Peel (i.e., Downtown Brampton and Mississauga City Centre) achieves a minimum overall density target of 200 people and jobs per hectare.				
Where the local municipality has established higher density targets, these higher targets will apply.				

Dec 24	ł, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
S	ERVICE PR	ΟΧΙΜΙΤΥ		herefelle	Juic	Store
Т	ransit					
3	. At leas develo dwelli within existin	st 50% of the opment's proposed ng units are situated 200m of a planned or og transit stop.			2	
4	. Areas Order develo Transi target	within 400m of a <i>Higher</i> <i>Transit</i> stop are oped to meet <i>Major</i> t <i>Station Area</i> density s.			1	
5	. Access propo attract pedes	s to transit from the sed development is safe, ive and direct for trians.			n/a	
N	leighbou	rhood Community and Ret	ail Services			
6	 At lease dwelli within of the existin service ch co hc pla ad so pe sp pc read 	st 75% of the proposed ng units are situated 800m of three or more following planned or ig neighbourhood public es: ildcare facility mmunity garden ospital or health clinic iblic library ace of worship lult/senior care facility cial service facility erformance or cultural ace ost office creation centre			2	
7	. 100% dwelli of an e	of the proposed ng units are within 800m existing or planned			1	

TOWN OF CALEDON

e	\$ 24, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
	eleme	ntary school.				
	8. 100%	of the proposed				
	dwelli	ng units are within			1	
	1.6km	of an existing or			I	
	plann	ed secondary school.				
	9. At leas	st 90% of the proposed				
	dwelli	ng units are situated				
	within	400m of a playing field,			2	
	park, s	quare or natural open				
	space.					
	10. At leas	st 75% of the proposed				
	dwelli	ng units are within 800m				
	of 5,00	00m ² of personal service				
	and co	ommercial retail space,			2	
	comp	rising a mix of uses such			2	
	as a gi	ocery store, pharmacy,				
	bank,	coffee, shop, restaurant,				
	dry cle	aner and hair salon.				
	11. Conve	nience commercial uses				
	are pr	esent in key locations,				
	includ	ing <i>greyfield</i> areas,			2	
	intens	fication areas and				
	corrido	ors and greenfield areas.				
	Employme	ent	T	1	1	
	12. The de	evelopment is within				
	10km	(i.e., a 30 minute transit				
	trip) o	f an existing or planned			2	
	emplo	yment centre or urban				
	centre	•				
	LAND USE N	lix		T	Γ	
	13. Emplo	yment lands include				
	smalls	scale amenity retail and				
	servic	es, are serviced by transit			2	
	and ha	we infrastructure which			_	
	encou	rages pedestrian and				
	cyclist	movement.				
	14. In com	bination, the following			2	
	housir	ng type groups make up			_	

Dec 24, 2020	Standard	Demonstration of Standard	Document/Policy	Potential	Actual
			Reference	Score	score
at leas	st 50% of the total units:				
• to	wnhouses and multiplex				
• ap	partment buildings				
	· · ·				
15. The pi	roposed development				
includ	es special housing types,				
such a	is senior's nousing, long			1	
termo	are facilities and				
suppo					
	iy. vork units and other				
FO. Live-W	wment-related uses				
comp	atible with residential				
uses a	re included in the			2	
propo	sed development.				
p					
17. Retail	uses on the ground floor				
are pr	ovided in multi-unit and				
mixed	-use buildings.			1	
	-				
STREET CON	INECTIVITY				
18. Infill d	evelopment increases				
oppor	tunities for street and				
pedes	trian linkages and				
conne	ectivity.				
19. In des	ignated Greenfield Areas,				
street	networks and off-road			1	
paths:					
• are n	nulti-modal to provide				
choice	e to pedestrians and				
cyclist	s; and				
• make	e clear connections to				
existin	ig roules and facilities.				
	e-sacs, crescent streets				
	they are located near			2	
signifi	capt infrastructure				
signin	cant initiastructure,				

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ec 24, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
incluo railwa featu	ding highways and ays, or near natural res.				
21. Rever not u	rse frontage streets are tilized.			1	
22. Resid propo excee	ential blocks in the osed development do not ed 80x180m in size.			3	
23. Inters (75/so decre increa	ections are frequent q.km), with street blocks basing in size as density ases.			3	
24. Sidew multi street amen node	valks, bike lanes and -use paths connect to : networks, community ities and transportation s.			n/a	
STREETSCA	PE CHARACTERISTICS		L		
Pedestria	n Amenities				
25. Neigh retail linear prom envire withiu use n	abourhood public and services are located Iy along major roads to ote a main street onment, and are focused n community and mixed odes.			2	
26. All str reside sidew at lea All str high- neigh	reets in low-density ential areas have valks on each side that are st 1.5m wide. reets in medium- and density residential ubourhoods, mixed-use			1	

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Dec 24, 2020 Standard	Demonstration of Standard	Document/Policy	Potential	Actual
		Reference	Score	score
have sidewalks on each side				
that are at least 2 m wide.				
27. A variety of street trees that				
are hardy, resilient, and low				
maintenance are planted at				
regular intervals (as specified			1	
by the municipality) adjacent				
to all streets.				
28. All transit stations, major				
transit stations and major				
pedestrian routes have:				
 weather protection 				
• seating			1	
waste baskets				
lighting				
route information				
bicycle parking				
Cycling Amenities				
29 A connected and destination-				
oriented bikeway network is				
provided throughout the				
community including a variety				
of on- and off-street bikeway				
facilities. These provide an				
appropriate degree of				
separation from motorized				
traffic, taking into account the				
speed and volume of traffic on				
the street. These on-street			1	
bikeway facilities must include:				
bicycle lanes				
sharrows				
 signed routes 				
 multi-use paths on the 				
boulevard				
Where there is a local Bicycle				
Plan, the bikeway network				

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RE		

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
proposed in the Plan is				
implemented in the				
development area, and				
opportunities to enhance, or				
connect, the proposed				
bikeway network are				
identified.				
30, 90% of the residential dwelling				
units are within 400m of a				
continuous and connected			1	
hike network				
Lighting				
31 Residential and commercial				
streats in modium, to high				
density neighbourhoods have			1	
nedestrian scaled lighting and			1	
pedestrian-scaled lighting and				
are limited to a neight of 4.0m.				
32. Lighting and light standards in				
public outdoor areas, such as				
pedestrian walkways, plazas,				
parks, play lots and parking			1	
areas, relate to the pedestrian				
and are limited to a height of				
4.6m.				
Traffic Calming			1	
33. In greenfield development, or				
where new streets are				
introduced through infill				
(re)development, traffic				
calming is achieved by using				
any of, but not limited to, the				
following:			3	
minimum traffic lane				
widths				
minimum number of traffic				
lanes in the roadway				
Pedestrian-priority streets				
woonerfs or home-zones				

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Dec 24, 2020 Standard	Demonstration of Standard	Document/Policy	Potential	Actual
		Reference	Score	score
(i.e., the speed limit is				
under 15km/hr and				
vehicles must yield to				
pedestrians and cyclists)				
34. Traffic calming elements are				
designed to increase comfort				
and safety for means of active				
transportation, so as not to			n/a	
unduly create hazards or				
obstacles for pedestrians or				
cyclists.				
EFFICIENT PARKING				
35. Provide reduced automobile				
parking ratios for:				
 buildings and other facilities 				
within 400m of a higher			1	
order transit stops; and,			1	
 apartments/condominiums 				
offering car share parking				
spaces.				
36. Efficient use of parking is				
promoted by identifying				
systems for sharing parking				
spaces by two or more user				
groups at different times of the			1	
day or week (e.g., weekday use				
by office staff and				
evening/weekend use by				
restaurant clientele).				
37. Provide unbundled parking for				
50% of multi-family dwelling			2	
units within 400m of a higher-			2	
order transit stop.				
38. 50% or more of residential				
dwelling units provide access				
to parking via rear alleys or			2	
laneways, with no parking in				
their front setbacks.				

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Dec	: 24, 2020	Standard	Demonstration of Standard	Document/Policy	Potential	Actual
]		Reference	Score	score
	39. For m	ulti-storey residential				
	dwelli	ng units, institutional				
	and er	nployment uses, parking			2	
	is loca	ted away from the street			2	
	to the	rear or to the side, or is				
	locate	d underground.				
	40. Where	surface parking is				
	provid	ed, it is designed to				
	minim	ize negative aesthetic				
	and er	vironmental impacts.				
	This ca	in be achieved by				
	incorp	orating the following				
	into th	e parking lot design:				
	• pec	lestrian access,			2	
	cor	nectivity and circulation				
	• tree	e planting				
	• lan	dscaping				
	• sto	rmwater management				
	• por	ous/permeable surfaces				
	• ligh	it-coloured materials				
	inst	ead of black asphalt				

Dec ₩ÆALTHY DEVELOPMENT ASSESSMENT SCORECARD

/2 /1 /3 /3

N/A

DENSITY

Density targets

~	tal ge	
+ 6		Greenfield targets

(Tick correct box) Urban Growth Centre targets

SERVICE PROXIMITY

Transit proximity
Major Transit Station Area targets
Safe & comfortable transit access
Proximity to neighbourhood public services
Proximity to elementary school
Proximity to secondary school
Proximity to park, square or natural space
Proximity to commercial retail
Convenience commercial in key locations
Proximity to employment or urban centre

LAND USE MIX

Employment Lands
Housing diversity
Special Housing
Live-Work units and other employment uses
Retail uses on ground floor

STREET CONNECTIVITY

Improved connectivity

- □ Infill development
- □ Greenfield development

Active transportation connectivity

/5	STREETSCAPE CHARACTERISTICS	/12
/5	Linear and nodal commercial development	/2
	Sidewalks	/1
	Street trees	/1
	Transit Station amenities	/1
/15	Connected bike network	/1
/2	Proximity to bike network	/1
/2 /1	Lighting on residential/commercial streets	/1
/ Ι Ν/Λ	Public outdoor lighting	/1
/2	Traffic calming	/3
/1	Traffic calming enhances comfort and safety	N/A
/1 /2	FFFICIENT PARKING	/10
/2 /2	Provide reduced parking ratios	/1
/2	Identify systems for shared parking spaces	/1
/2	Unbundled parking	/1
/2	Parking location (single-storey residential)	/2
10	Parking location (other)	/2
8/	Above-ground parking design	/2
/2		/_
/2		
/1	TOTAL*:	/60
/2		
/1		90 1000/
		80-100% 70 70%
/10		70-79% 60.60%
/1		50 5004
		30-39%

*Should certain standards not apply, the total score will be reduced accordingly.

TOWN OF CALEDON PLANNING RECEIVED Dec 24, 2020

Appendix B

Application Submitted

Site Plan Control Secondary Plan	OP/Zoning E	3y-law Amendment	Draft Plan of Subdivision		Block Plan		
Office Use Only							
Municipality:	Brampton	Caledon	Mississauga				
Date Received:	Planner:			Application No.:			
Is this HDA revised from an	earlier submission?	Yes	No				
Property and Applic	Property and Applicant						
Address of Subject Land (S	treet Number/Name):						
Applicant Name:	Telephone:		E-mail:				
Registered Owner:							
Proposal Description							
Gross Floor Area:	Number of	Storeys:	Number of U	nits:			
Project Summary (describe how the project contributes to a healthy community)							



Dec PEEL HEALTHY DEVELOPMENT ASSESSMENT (SMALL-SCALE)

Please indicate where and how a standard is met or exceeded in the Demonstration of Standard column with reference to a policy, plan, map or illustration of some kind in the Document/Policy Reference column. Please also tabulate points in the Score column based on whether the development proposal meets or does not meet a community design standard. For further instruction, refer to "How to Use this User Guide" on pages 2 and 3.

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
SERVICE PROXIMITY			1	
Transit				
 At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop. 	This standard is not applicable as the development does not contemplate residential uses.		2	
2. Areas within 400m of a Higher Order Transit stop are developed to meet Major Transit Station Area density targets.	This standard is not applicable as the development is not within 400m of a Higher Order Transit stop.		1	
3. Access to transit from the proposed development is safe, attractive and direct for pedestrians.	This standard is not applicable as there is no transit stop nearby.		n/a	
Neighbourhood Community and Re	tail Services		-	-
 100% of the proposed dwelling units are within 800m of an existing or planned elementary school. 	This standard is not applicable as the development does not contemplate residential uses.		1	
 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school. 	This standard is not applicable as the development does not contemplate residential uses.		1	
6. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space.	This standard is not applicable as the development does not contemplate residential uses.		2	

N OF CALEDON PLANNING RECEIVED					
Dec 24, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
7. At leas dwelli of 5,00 and co compl as a gr bank, dry cle	st 75% of the proposed ng units are within 800m 00m ² of personal service ommercial retail space, rising a mix of uses such rocery store, pharmacy, coffee, shop, restaurant, eaner and hair salon.	This standard is not applicable as the development does not contemplate residential uses.		2	
LAND USE N	NIX				
8. Employ small service and ha encou cyclist	yment lands include scale amenity retail and es, are serviced by transit ave infrastructure which rages pedestrian and movement.	This standard is not applicable as the development does not contemplate employment uses.		2	
9. Retail are pro mixed	uses on the ground floor ovided in multi-unit and -use buildings.	This standard is not applicable as a retail use would not be appropriate within a place of worship within an agricultural setting.		2	
STREETSCA	PE CHARACTERISTICS				
Pedestriar	n Amenities		ſ	1	
10. A varie are ha mainte regula by the to all s	ety of street trees that rdy, resilient, and low enance are planted at r intervals (as specified municipality) adjacent treets.	A number of street trees are proposed along King Street and Centreville Creek Road per the Landscape Plan.	Drawing L2-01 - Landscape Plan		
Cycling Ar	nenities				
11. 90% o units a contin bike n	f the residential dwelling are within 400m of a uous and connected etwork.	This standard is not applicable as the development does not contemplate residential uses.		2	
Lighting					
12. Lightin public pedes parks,	ng and light standards in outdoor areas, such as trian walkways, plazas, play lots and parking	Lighting fixtures have been provided in the pedestrian walkway area in front of the temple along King Street which have heights below 4.6m.	Drawings E1.1 and E1.3 - Electrical Plan and Details	1	

ec 24, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
areas, and a 4.6m.	relate to the pedestrian re limited to a height of				
EFFICIENT	PARKING				
13. Where provid parkin • buil with ord • apa offe spa	e Zoning By-laws permit, de reduced automobile ng ratios for: dings and other facilities nin 400m of a higher er transit stops; and, rtments/condominiums ring car share parking ces.	This standard is not applicable as the development is not within 400m of a Higher Order Transit stop, nor does it propose apartment/condominium units.		1	
14. Efficie prom syster space group day o by off eveni restau	ent use of parking is oted by identifying ms for sharing parking s by two or more user os at different times of the r week (e.g., weekday use ice staff and ng/weekend use by urant clientele).	This standard is not applicable as a mixed-use development is not contemplated on the site, nor would it be appropriate given the agricultural context.	Drawing A1 - Site Plan	1	
15. Provid for ca vehic	de preferential parking r pool and car share es.	This standard is applicable but has not been provided.	Drawing A1 - Site Plan	1	
16. Provid multi- withir transi	de unbundled parking for family dwelling units n 400m of a higher-order t stop.	This standard is not applicable as the development does not contemplate residential uses.		1	
17. Mediu reside provio rear a parkir 18. For in emplo	um to high density ential dwelling units de access to parking via lleys or laneways, with no ng in their front setbacks. stitutional and ovment uses, parking is	This standard is not applicable as the development does not contemplate residential uses.		2	

TOWN OF CALEDON PLANNING RECEIVED					
Dec 24, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
locate to the locate	d away from the street rear or to the side, or is d underground.	The proposed parking area will be located to the side of the proposed temple, which has been sited to conform with the Province's Minimum Separation Distance Formulae.	Drawing A1 - Site Plan		
19. Where provid minim and er This ca incorp into th • peo con • tree • land • stol • por • Ligl inst	e surface parking is led, it is designed to nize negative aesthetic nvironmental impacts. an be achieved by porating the following ne parking lot design: destrian access, nectivity and circulation e planting dscaping rmwater management rous/permeable surfaces ht-coloured materials tead of black asphalt	Tree planting and landscaping will be provided in the parking area per the Landscape Plan. A number of catch basins and manholes are proposed in and around the parking area for stormwater management. Concrete sidewalks providing pedestrian circulation around the temple and to the parking area will be provided. As well, 3 pedestrian crosswalks which connects the parking area to the temple and garden have been provided.	Drawing L2-01 - Landscape Plan Drawings C701 and C702 - Grading and Servicing Plans Drawing A1 - Site Plan	1	
20. The de or exce a. b.	evelopment must meet eed the higher of: Local bicycle parking requirements (provided in local Zoning By-laws or bicycle master plans); or The Minimum Bicycle Parking Standards outlined on page 10 of the User Guide.	The Town of Caledon Zoning By-Law 2006-50 does not provide a bicycle parking rate requirement. Per the Minimum Bicycle Parking Standards outlined on page 10 of the User Guide, 6 bicycle parking spaces are required for Other Non-Residential Uses in accordance with the rates for Short-Term Bicycle Parking and Secure Bicycle Parking. 4 Secure Bicycle Parking Spaces and 2 Short-Term Bicycle Parking Spaces have been provided.	Drawing A1 - Site Plan	1	

TOWN OF CALEDON PLANNING RECEIVED Dec 24, 2020

HEALTHY DEVELOPMENT ASSESSMENT SCORECARD

SERVICE PROXIMITY	/9
Transit proximity	/2
Major Transit Station Area targets	/1
Safe & comfortable transit access	N/A
Proximity to elementary school	/1
Proximity to secondary school	/1
Proximity to park, square or natural space	/2
Proximity to commercial retail	/2
LAND USE MIX	/4
Employment Lands	/2
Retail uses on ground floor	/2
STREETSCAPE CHARACTERISTICS	/4
Street trees	/1
Public outdoor lighting	/1
Cycling Amenities	/2
EFFICIENT PARKING Provide for reduced parking ratios Identify systems for shared parking spaces Car pool and car share Unbundled parking Parking location (Tick correct box) Residential Other	/8 /1 /1 /1 /1 /2
Above-ground parking design	/1
Bicycle parking	/1
TOTAL*:	/25
GOLD:	80-100%
SILVER:	70-79%
BRONZE:	70-69%
PASS:	50-59%

*Should certain standards not apply, the total score will be reduced accordingly.