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WILMOT CREEK NEIGHBOURHOOD SUSTAINABILITY GUIDELINES

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1 Introduction

1.1 Why plan for sustainability?

There is mounting evidence that suggests that Canadian lifestyles require four planet's worth of resources. Our patterns of behaviour are unsustainable, particularly in the context of a changing climate. In order to reverse course, cities are increasingly relied upon to develop and implement sustainability strategies that consider its streets, buildings, open spaces, and people. When all elements of a community are designed sustainably, the gains become exponential, outweighing the sum of its parts.

1.2 What is sustainable development?

Sustainable development incorporates decision-making and action that ensures a healthy environment, vibrant communities, and economic vitality for current and future generations. Sustainable development ensures that a community's current resource needs are satisfied without impacting the availability of resources for future generations. As per the Clarington Official Plan (OP), this translates into sustainable urban and architectural design that creates a comfortable environment for residents and establishes a positive image for the community. Moreover, the OP recognizes that sustainable design contributes to community and environmental health, a high quality of life, and climate change mitigation and preparedness.

1.3 Vision for sustainable Clarington

The Municipality of Clarington has committed to pursuing a sustainable future, as outlined in the OP and the Priority Green Clarington Development Framework (Priority Green). These documents, which together establish the principles of sustainability, are used by the Municipality in the development of other plans and master plans to achieve a healthy natural environment, vibrant communities, and a strong economy

1.4 Purpose of this document

The purpose of the Wilmot Creek Neighbourhood Sustainability Guidelines (Sustainability Guidelines) is to expand on Priority Green and define sustainability priorities specific to the Wilmot Creek Neighbourhood Development.

2 Policy Context

2.1 Wilmot Creek Neighbourhood Secondary Plan

2.2 Priority Green

These sections will provide background information on the Wilmot Creek Neighbourhood Secondary Plan (Secondary Plan) and Priority Green as it relates to sustainability principles. This document will build from this work, providing direction to ensure Wilmot Creek Neighbourhood is designed and constructed in a sustainable manner.

3 One Planet Living (OPL)

3.1 What is OPL?

One Planet Living (OPL) is a sustainability framework that provides developers and community builders with a framework with which to reduce the negative environmental and social impacts associated with the way we design, build, and interact with our communities. It aims to create a future where it is attractive and affordable for people to lead happy and healthy lives using a fair share of the Earth's resources.

OPL's 10 guiding principles provide a framework that embodies all elements of a project. They give us a shared lens and language from which we can map together the different aspects of sustainability each partner brings to a project, demonstrating the collective impact a development team can have on its local community. It brings social, economic and environmental sustainability together.

OPL's 10 Principles:



3.2 How it will be used

While OPL can be used as a third-party certification, it is also commonly employed as an organizing framework for sustainability. OPL addresses all domains of sustainability, including environmental, social and economic. Therefore, it encourages a holistic and integrated approach to sustainability that ensures developments have a meaningful impact on their communities. Furthermore, unlike other frameworks, One Planet Living is a flexible tool without preassigned credits or prerequisites. This affords a great deal of flexibility, whereby sustainability can be addressed in a context-specific manner. The Sustainability Guidelines will utilize the OPL framework as an outline to structure its sustainability principles and strategies.

4 Wilmot Creek Neighbourhood Sustainability Principles

This section will outline the specific sustainability priorities which will be addressed by the Sustainability Guidelines. Organized by One Planet Living Principle, each priority will further the objectives outlined in the Secondary Plan and Priority Green. Additional topics may be identified at a later date to ensure a holistic approach to sustainability.

Health and Happiness

- Outdoor Air Quality
- Access to Parks and Open Spaces
- Access to Daily Needs
- Access to Civic Spaces

Equity and Local Economy

- Affordable Housing
- Universal and Accessible Design
- Housing Types and Size
- Accessibility within the Public Realm

Culture and Community

- Public Art
- Outdoor Amenity Space
- Cultural Heritage Resources

Land Use and Nature

- Light Pollution
- Ecological Functions
- Tree Canopy
- Ecological Integrity
- Heat Island Effect

Sustainable Water

- Water Quality
- Stormwater Runoff in Parking Areas
- Irrigation
- Rainwater Management
- Native, Drought-Tolerant Plants
- Building Water Efficiency
- Water Metering

Local and Sustainable Food

- Local food production

Materials and Products

- Recycled/Reclaimed Materials
- Sustainable Materials

Zero Waste

- Waste Collection and Storage
- Nonhazardous Construction
- Construction Waste Management

Travel and Transport

- Accessible Pedestrian Infrastructure
- Walkability
- Sidewalk Provision
- Bike Storage
- Bike Network
- Compact Development
- Access to Transit
- Electric Vehicle Charging Station
- Surface Parking

Zero Carbon

- Solar Readiness
- Building Resilience
- Renewable Energy

For each sustainability priority, the Sustainability Guidelines will outline both 'Mandatory' and 'Voluntary' performance measures. Table 1 provides an example of mandatory and voluntary performance measures for 'Rainwater Management' and "Native, Drought-Tolerant Plants".

Table 1. Mandatory and voluntary performance measures example

Sustainable Water		
Sustainability Priority	Performance Measures	
	Mandatory	Voluntary
Rainwater Management	In a manner best replicating natural site hydrology processes, retain (i.e., infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site for, at minimum, the 80 th percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure (GI) practices.	Achieve 85 th percentile
Native, Drought-Tolerant Plants	Native, drought-tolerant plants used for 50% of the landscaped area.	100% of the landscaped area

5 Implementation

This section will provide a checklist to help the development community track the sustainability strategies that are being pursued.