

# Healthy Development Assessment

## USER GUIDE





# 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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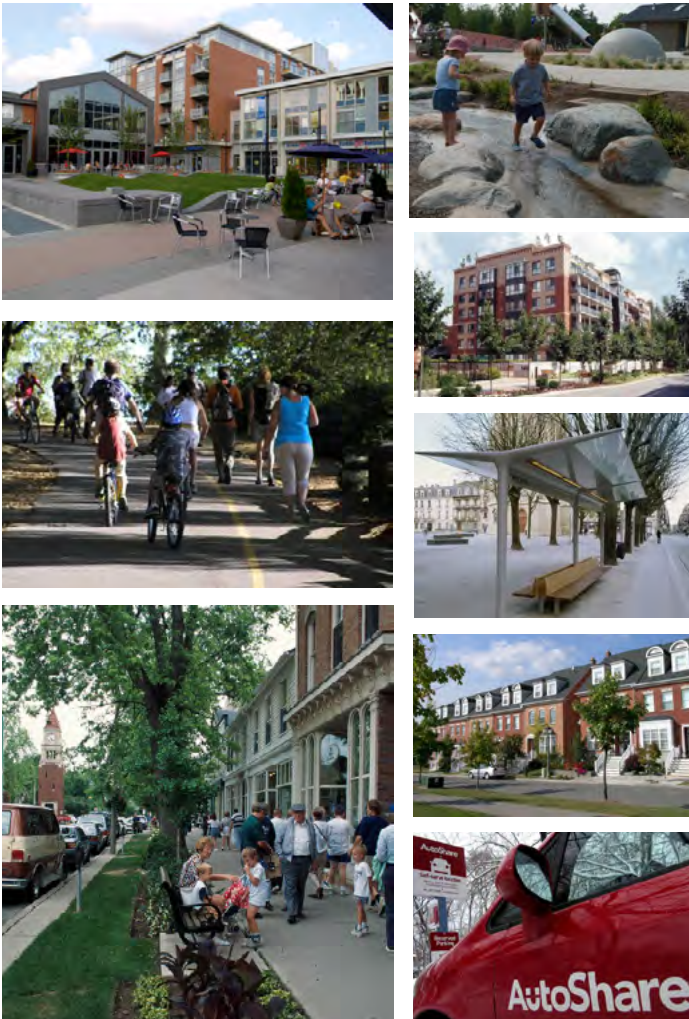
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# 1

# Introduction



## 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

### 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.

this goal. 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 large-scale 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 small-scale 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.

## HEALTHY 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.

### 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 health-promoting 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.*



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

# 2

## 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

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



a permeable 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?

# 3

# 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

# 4

## The Core Elements

Density

Service  
Proximity

Land Use  
Mix

Street  
Connectivity

Streetscape  
Characteristics

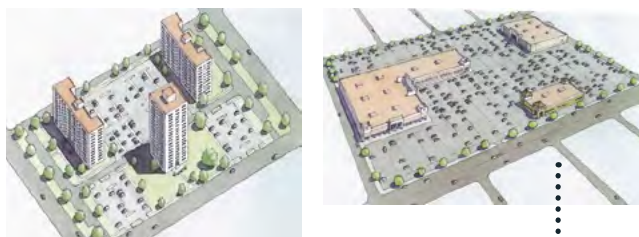
Efficient  
Parking

# 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.



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.)

## 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.

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

## 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.



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.

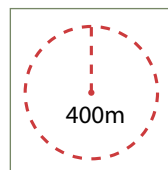
## Why does service proximity matter?

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.

## Large-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 5,000m<sup>2</sup> 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 5,000m<sup>2</sup> 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.

# Land Use Mix

**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 non-residential 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).



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

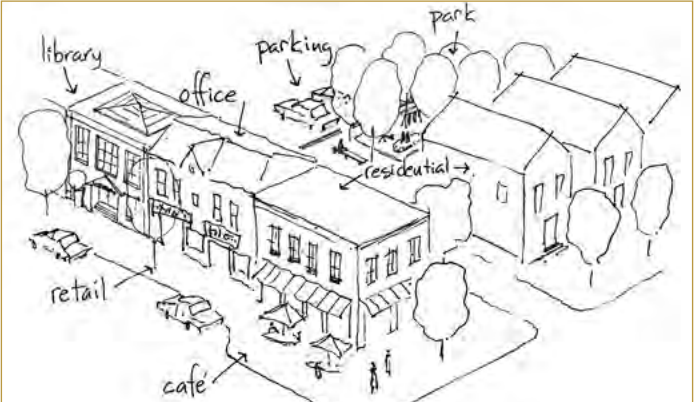


Land uses can be mixed within buildings and sites.

**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 form, 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.



### Large-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.

# Street Connectivity

## 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 concept) 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.



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.

## 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.



Greenfield 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**

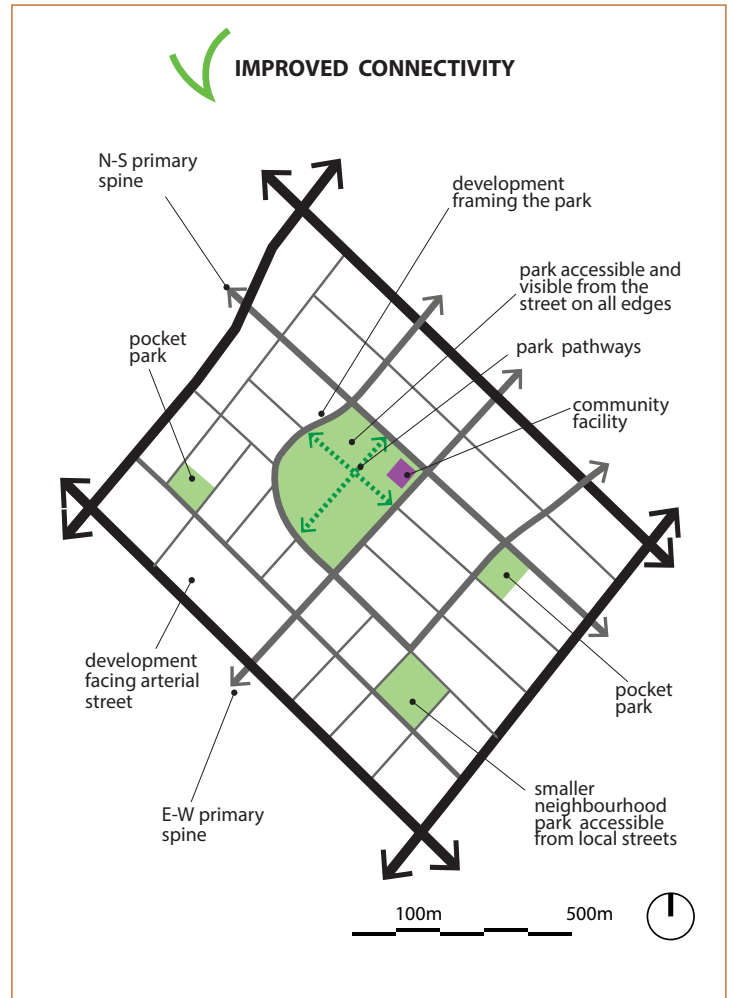
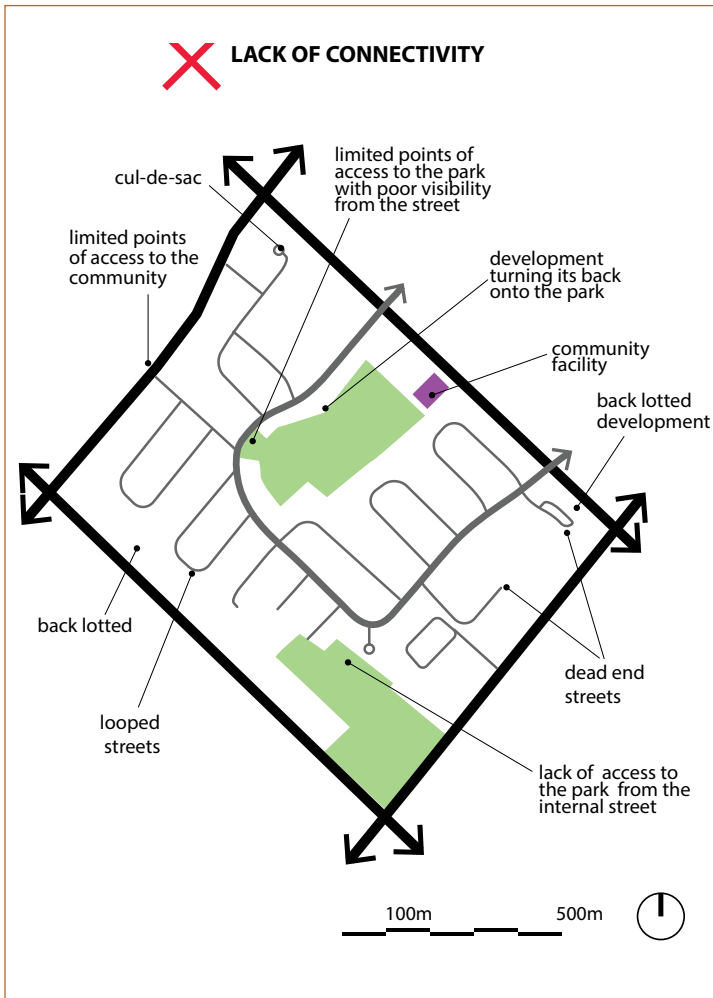
The objective of the minimum standards is to promote a highly connected network of streets and active transit nodes to support opportunities for walking and cycling.

**Large-Scale HDA Standards**

- 18. Infill development increases opportunities for street and pedestrian linkages and connectivity.
- 19. In Designated Greenfield Areas, street networks and off-road 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.



# 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

- 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 high-density 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 home-zones (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.

# Efficient Parking

## 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.



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).



## 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*.



## Large-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.
19. 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

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

# 5

## 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 destination-oriented. 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.



### **Complete 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 built-up 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 higher-order 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.

## **Public 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, well-lit, 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.

# Appendix A

## Application Submitted

Site Plan Control  
Secondary Plan

OP/Zoning By-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 Applicant

Address of Subject Land (Street Number/Name): \_\_\_\_\_

### Applicant

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Registered Owner: \_\_\_\_\_

### Proposal Description

Gross Floor Area: \_\_\_\_\_ Number of Storeys: \_\_\_\_\_ Number of Units: \_\_\_\_\_

**Project Summary** (describe how the project contributes to a healthy community)

## PEEL HEALTHY DEVELOPMENT ASSESSMENT (LARGE-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
<b>DENSITY</b>				
<p>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.</p> <p>Where the local municipality has established higher density targets, these higher targets will apply.</p>			5	
<p>2. All development in Designated <i>Urban Growth Centres</i> 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.</p> <p>Where the local municipality has established higher density targets, these higher targets will apply.</p>				

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
<b>SERVICE PROXIMITY</b>				
Transit				
3. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop.			2	
4. Areas within 400m of a <i>Higher Order Transit</i> stop are developed to meet <i>Major Transit Station Area</i> density targets.			1	
5. Access to transit from the proposed development is safe, attractive and direct for pedestrians.			n/a	
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: <ul style="list-style-type: none"> <li>• childcare facility</li> <li>• community garden</li> <li>• hospital or health clinic</li> <li>• public library</li> <li>• place of worship</li> <li>• adult/senior care facility</li> <li>• social service facility</li> <li>• performance or cultural space</li> <li>• post office</li> <li>• recreation centre</li> </ul>			2	
7. 100% of the proposed dwelling units are within 800m of an existing or planned			1	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
elementary school.				
8. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school.			1	
9. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space.			2	
10. At least 75% of the proposed dwelling units are within 800m of 5,000m <sup>2</sup> 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.			2	
11. <i>Convenience commercial</i> uses are present in key locations, including <i>greyfield areas</i> , <i>intensification areas</i> and <i>corridors</i> and <i>greenfield areas</i> .			2	
<b>Employment</b>				
12. The development is within 10km (i.e., a 30 minute transit trip) of an existing or planned employment centre or urban centre.			2	
<b>LAND USE MIX</b>				
13. <i>Employment lands</i> include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement.			2	
14. In combination, the following housing type groups make up			2	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
at least 50% of the total units: <ul style="list-style-type: none"> <li>• townhouses and multiplex</li> <li>• apartment buildings</li> </ul>				
15. The proposed development includes special housing types, such as senior's housing, long term care facilities and supportive or affordable housing.			1	
16. <i>Live-work units</i> and other employment-related uses compatible with residential uses are included in the proposed development.			2	
17. Retail uses on the ground floor are provided in multi-unit and mixed-use buildings.			1	
<b>STREET CONNECTIVITY</b>				
18. Infill development increases opportunities for street and pedestrian linkages and connectivity.				
19. In designated <i>Greenfield Areas</i> , street networks and off-road paths: <ul style="list-style-type: none"> <li>• are <i>multi-modal</i> to provide choice to pedestrians and cyclists; and</li> <li>• make clear connections to existing routes and facilities.</li> </ul>			1	
20. Cul-de-sacs, crescent streets and loop roads are not utilized unless they are located near significant infrastructure,			2	



Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
including highways and railways, or near natural features.				
21. Reverse frontage streets are not utilized.			1	
22. Residential blocks in the proposed development do not exceed 80x180m in size.			3	
23. Intersections are frequent (75/sq.km), with street blocks decreasing in size as density increases.			3	
24. Sidewalks, bike lanes and multi-use paths connect to street networks, community amenities and transportation nodes.			n/a	
<b>STREETScape CHARACTERISTICS</b>				
Pedestrian Amenities				
25. 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	
26. All streets in low-density residential areas have sidewalks on each side that are at least 1.5m wide.  All streets in medium- and high-density residential neighbourhoods, mixed-use areas and commercial areas			1	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual 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 by the municipality) adjacent to all streets.			1	
28. All transit stations, major transit stations and major pedestrian routes have: <ul style="list-style-type: none"> <li>• weather protection</li> <li>• seating</li> <li>• waste baskets</li> <li>• lighting</li> <li>• route information</li> <li>• bicycle parking</li> </ul>			1	
<b>Cycling Amenities</b>				
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 bikeway facilities must include: <ul style="list-style-type: none"> <li>• bicycle lanes</li> <li>• sharrows</li> <li>• signed routes</li> <li>• multi-use paths on the boulevard</li> </ul> <p>Where there is a local Bicycle Plan, the bikeway network</p>			1	

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 bike network.			1	
Lighting				
31. Residential and commercial streets in medium- to high-density neighbourhoods have pedestrian-scaled lighting and are limited to a height of 4.6m.			1	
32. 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.			1	
Traffic Calming				
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: <ul style="list-style-type: none"> <li>• minimum traffic lane widths</li> <li>• minimum number of traffic lanes in the roadway</li> <li>• Pedestrian-priority streets, woonerfs or home-zones</li> </ul>			3	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual 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 unduly create hazards or obstacles for pedestrians or cyclists.			n/a	
<b>EFFICIENT PARKING</b>				
35. Provide reduced automobile parking ratios for: <ul style="list-style-type: none"> <li>• buildings and other facilities within 400m of a higher order transit stops; and,</li> <li>• apartments/condominiums offering car share parking spaces.</li> </ul>			1	
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 day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele).			1	
37. Provide unbundled parking for 50% of multi-family dwelling units within 400m of a higher-order transit stop.			2	
38. 50% or more of residential dwelling units provide access to parking via rear alleys or laneways, with no parking in their front setbacks.			2	

<b>Standard</b>	<b>Demonstration of Standard</b>	<b>Document/Policy Reference</b>	<b>Potential Score</b>	<b>Actual score</b>
<p>39. For multi-storey residential dwelling units, institutional and employment uses, parking is located away from the street to the rear or to the side, or is located underground.</p>			2	
<p>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:</p> <ul style="list-style-type: none"> <li>• pedestrian access, connectivity and circulation</li> <li>• tree planting</li> <li>• landscaping</li> <li>• stormwater management</li> <li>• porous/permeable surfaces</li> <li>• light-coloured materials instead of black asphalt</li> </ul>			2	

# HEALTHY DEVELOPMENT ASSESSMENT SCORECARD

## DENSITY

Density targets

- (Tick correct box)  Greenfield targets  
 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

Non-grid streets avoided

Reverse-frontage streets avoided

Small residential blocks

Frequent intersections

Active transportation connectivity

/5

/5

/15

/2

/1

N/A

/2

/1

/1

/2

/2

/2

/2

/8

/2

/2

/1

/2

/1

/10

/1

/2

/1

/3

/3

N/A

## STREETSCAPE CHARACTERISTICS

Linear and nodal commercial development

Sidewalks

Street trees

Transit Station amenities

Connected bike network

Proximity to bike network

Lighting on residential/commercial streets

Public outdoor lighting

Traffic calming

Traffic calming enhances comfort and safety

## EFFICIENT PARKING

Provide reduced parking ratios

Identify systems for shared parking spaces

Unbundled parking

Parking location (single-storey residential)

Parking location (other)

Above-ground parking design

## TOTAL\*:

GOLD:

SILVER:

BRONZE:

PASS:

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

/12

/2

/1

/1

/1

/1

/1

/1

/1

/3

N/A

/10

/1

/1

/2

/2

/2

/2

/60

80-100%

70-79%

60-69%

50-59%

# Appendix B

## Application Submitted

Site Plan Control  
Secondary Plan

OP/Zoning By-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 Applicant

Address of Subject Land (Street Number/Name): \_\_\_\_\_

### Applicant

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Registered Owner: \_\_\_\_\_

### Proposal Description

Gross Floor Area: \_\_\_\_\_ Number of Storeys: \_\_\_\_\_ Number of Units: \_\_\_\_\_

**Project Summary** (describe how the project contributes to a healthy community)



## 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
<b>SERVICE PROXIMITY</b>				
Transit				
1. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop.			2	
2. Areas within 400m of a <i>Higher Order Transit</i> stop are developed to meet <i>Major Transit Station Area</i> density targets.			1	
3. Access to transit from the proposed development is safe, attractive and direct for pedestrians.			n/a	
Neighbourhood Community and Retail Services				
4. 100% of the proposed dwelling units are within 800m of an existing or planned elementary school.			1	
5. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school.			1	
6. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space.			2	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
7. At least 75% of the proposed dwelling units are within 800m of 5,000m <sup>2</sup> 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.			2	
<b>LAND USE MIX</b>				
8. <i>Employment lands</i> include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement.			2	
9. Retail uses on the ground floor are provided in multi-unit and mixed-use buildings.			2	
<b>STREETSCAPE CHARACTERISTICS</b>				
Pedestrian 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.				
Cycling Amenities				
11. 90% of the residential dwelling units are within 400m of a continuous and connected bike network.			2	
Lighting				
12. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking			1	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
areas, relate to the pedestrian and are limited to a height of 4.6m.				
<b>EFFICIENT PARKING</b>				
<p>13. Where Zoning By-laws permit, provide reduced automobile parking ratios for:</p> <ul style="list-style-type: none"> <li>• buildings and other facilities within 400m of a higher order transit stops; and,</li> <li>• apartments/condominiums offering car share parking spaces.</li> </ul>			1	
<p>14. Efficient use of parking is promoted by identifying systems for sharing parking spaces by 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).</p>			1	
<p>15. Provide preferential parking for car pool and car share vehicles.</p>			1	
<p>16. Provide unbundled parking for multi-family dwelling units within 400m of a higher-order transit stop.</p>			1	
<p>17. Medium to high density residential dwelling units provide access to parking via rear alleys or laneways, with no parking in their front setbacks.</p>			2	
<p>18. For institutional and employment uses, parking is</p>				

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
located away from the street to the rear or to the side, or is located underground.				
<p>19. 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:</p> <ul style="list-style-type: none"> <li>• pedestrian access, connectivity and circulation</li> <li>• tree planting</li> <li>• landscaping</li> <li>• stormwater management</li> <li>• porous/permeable surfaces</li> <li>• Light-coloured materials instead of black asphalt</li> </ul>			1	
<p>20. The development must meet or exceed the higher of:</p> <ol style="list-style-type: none"> <li>a. Local bicycle parking requirements (provided in local Zoning By-laws or bicycle master plans); or</li> <li>b. The Minimum Bicycle Parking Standards outlined on page 10 of the User Guide.</li> </ol>			1	

# 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

**/8**

Provide for reduced parking ratios	/1
Identify systems for shared parking spaces	/1
Car pool and car share	/1
Unbundled parking	/1
Parking location	/2
(Tick correct box) <input type="checkbox"/> Residential	
<input type="checkbox"/> Other	
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.