

# **A Model for Sustainable Development In the Community of Batawa**

**Planning Report for the Batawa Special Policy Area**



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## Executive Summary

The purpose of this Planning Report is to provide the basis for the establishment of Batawa as a Special Policy Area in the Quinte West Official Plan. A Land Use Plan has been prepared to describe how the community of Batawa will become an area designated for future sustainable growth. The Official Plan will be amended to recognize Batawa as an existing settlement area where intensification and regeneration is promoted.

Mrs. Sonja Bata founded the Batawa Development Corporation (BDC) to strategically develop some of the Batawa Development Corporation's land for the benefit of all of Quinte West using a patient and long term community partnership approach and sustainable development practices. Her vision is that Batawa will be "beautiful by nature and design." The primary goal of the Batawa Development Corporation is to ensure the development of a healthy, safe and balanced community and collective caring for the land, the environment and one another.

In 2005, the Batawa Development Corporation purchased 607 hectares within and surrounding the community of Batawa in order to initiate a redevelopment of the community. The land within the proposed Special policy Area for Batawa comprises 169 hectares.

This report presents a land use Plan that designates the community of Batawa for future sustainable growth in the City of Quinte West. Intensification and redevelopment is proposed to occur within the current Official plan urban settlement boundary. The Land Use Plan for Batawa is consistent with the 2005 Provincial Policy Statement and the Quinte West Official Plan.

Batawa is an historic Quinte West settlement and employment area. It was founded in 1939 by entrepreneur Thomas J. Bata who built a shoe factory and an engineering plant, together with housing for employees and their families on the eve of the Second World War. The community was modeled after a well known planned town of Zlin that was built prior to WW2 in his native country, the Czech Republic.

Batawa is located in the centre of the amalgamated municipality of Quinte West on the west shore of the Trent River between Frankford and Trenton. The community is home to approximately 300 people in 110 households and is surrounded by rolling farmland and natural areas. One of Quinte West's largest private employers, Invar Manufacturing, is located in Batawa and employs 400 people.

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Sports and recreation are a focal point of this community, which includes a popular ski area, community hall, playground, tennis court, soccer field, baseball diamond, seasonal skating rink and over 20 km of recreational trails. The historic Trent-Severn Waterway is adjacent to the Batawa lands providing excellent recreational boating and tourism opportunities.

Growth along the north/south corridor of Quinte West, including Batawa, should be encouraged as a viable alternative to growth along the Bay of Quinte. This corridor provides opportunities for sustainable growth along the Bay of Quinte. This corridor provides opportunities for sustainable tourism development and recreation and links Quinte West's urban area with the rural community. The growth anticipated for the Batawa Special Policy Area would maintain its ability to act as important secondary urban centre within Quinte West.

There has been significant out-migration of population to municipalities surrounding the Greater Toronto Area. This growth pattern is anticipated to continue over the next 20 years. Quinte West is well positioned to attract these new residents from the GTA, as people seek a reasonable commute, affordable housing, improved quality of life, employment, and rural lifestyle opportunities.

The Batawa Land Use Plan proposes an innovative community development plan that will introduce sustainable planning practices and community design standards guided by the “Silver” rating of the LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development) Program. The implementation of this Plan will revitalize the community based upon the principles of smart growth, urbanism and green building, and showcase the municipality as a leader in sustainable development in Canada.

Batawa will be an open and compact community that is designed to meet people’s daily needs by providing convenient access to local services, jobs, a full range of housing and community infrastructure including schools, recreation and a network of multi-use trails. The plan introduces live/work units, a development concept that integrates residential and commercial space in order to create more diverse communities.

The existing water, sewer and stormwater infrastructure will be redesigned to reduce water consumption, infiltration and pollution, and to provide needed capacity for growth. New infrastructure will be planned to utilize the latest in green technologies responding to demands to minimize service loads and lower operating costs.

The new village centre will include diverse uses such as a civic square, retail services, offices, medium density residential, and community uses characterized by high quality

architectural design standards. The historic Bata Shoe Factory building in the core will be converted to residential housing utilizing green building technology. The revitalization of the core with new residences and businesses will make the village centre a hub of activity.

The Land Use Plan for Batawa proposes 515 additional residential units, providing homes for a broad range of families and incomes. This will bring the total number of housing units in Batawa to approximately 625. The proposed employment land consists of 51.3 hectares with 22 additional employment parcels. This Land Use Plan will satisfy the requirements for a Special Policy Area for the Batawa Urban Area, recognizing that detailed design plans will be prepared for each land use category in consultation with the community in accordance with the policies of this Plan and the LEED ND criteria.

The Plan also takes into account the provincially significant ANSI (area of natural and scientific interest), which occupies a large portion of the rural BDC lands. Steep wooded and wetland areas with native wildlife habitat are situated beyond the community boundary. These areas provide important environmental, recreational and educational benefits to the community.

The Batawa Land Use Plan protects and enhances the overall health, safety, natural environment, and quality of life. It promotes a design where jobs and services are accessible by foot. It will revitalize the existing historic footprint of the village with a livable, sustainable, connected community for people of all ages and income levels. Batawa will once again become a vital community and a model for rural sustainable development.

## 1. Introduction

The purpose of this report is to provide a basis for a Special Policy Area for the community of Batawa. This report provides background information on the existing community and planning framework. It also presents the foundation of the proposed Land Use Plan for the lands owned by the Batawa Development Corporation within the Urban designation of the Quinte West Official Plan. The proposed plan is based on principles of sustainability and complete communities.

In 2005, Bata Ltd. sold its land holdings consisting of 607 hectares to Mrs. Sonja Bata who founded the Batawa Development Corporation (BDC) in order to fulfill her dream and passion to see the community of Batawa become rejuvenated and prosperous. She has assembled a team of professionals who share her vision to create a unique model sustainable community in Batawa. Several town hall meetings were held in Batawa to consult with the residents about the future plans for their community.

This is a unique opportunity for the City of Quinte West. There is a substantial amount of land within and surrounding the current settlement boundary that is under the ownership of the Batawa Development Corporation. The owner is very eager to work with the City and the Province to create an example of sustainable development excellence that will attract and inspire the development community, future businesses and residents.

### 1.1 The BDC Team

Mrs. Sonja Bata, Owner and Founder, BDC  
Ms. Heather Candler, General Manager, BDC  
Eberhard Zeidler and Dalibor Vokac, Zeidler Partnership Architects  
Hugh Hall, Development Consultant  
Ruth Ferguson Aulthouse and Lisa King, RFA Planning Consultant Inc

## **1.2 LEEDs Neighbourhood Design**

The community plan for Batawa has strong environmental and energy conservation goals and objectives. In recognition of the commitment of the community plan to achieve a “green standard”, the U.S. Green Building Council has accepted the Batawa Land Use Plan as a LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development) Pilot project, making Batawa a model for sustainable community development from planning through to implementation. LEED ND is a rating system, currently in the pilot stage and developed in the U.S. to provide a set of standards for neighbourhood location and design based on the principles of smart growth, urbanism and green building. This is an opportunity for Quinte West to demonstrate, in partnership with the BDC and Green Building Council, how community development can achieve exceptional environmental standards.

## **1.3 A Model Sustainable Community**

The mission of the Batawa Development Corporation is to strategically develop the lands within the urban boundary designation for the benefit of all of Quinte West using a patient and long-term community partnership approach and sustainable development practices. The primary goal is to ensure the development of a healthy, safe and balanced community where a close-knit social structure reinforces a sense of community and collective caring for the land, the environment and one another. It is intended to build a complete community that is well-designed by providing convenient access to stores and local services to meet daily needs, an appropriate mix of jobs, a full range of housing and community infrastructure including schools, recreation and open space.

In order to achieve this, the design team adopted the LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development) standards. These standards are being established for assessing and rewarding environmentally superior development practices within the rating framework. LEED ND will recognize new development projects that successfully protect and enhance the overall health, natural environment, and quality of life of the community. LEED ND includes best practices in:

- Location Efficiency - Smart location and transportation linkage
- Environmental preservation
- Compact, complete, and connected neighbourhoods
- Resource Efficiency - High-performance, green construction and technology



An outline of the rating system and goals of LEEDs is presented in Appendix I. The BDC application to the LEED ND Committee is attached as Appendix 2.

These sustainability goals will translate into a community where current and future residents enjoy a high standard of living and an exceptional quality of life. This is a unique opportunity to revitalize a small rural community and fulfill the aspirations of current and future generations. It provides the opportunity to meet or exceed the goals of the 2005 Provincial Policy Statement and other provincial legislation, including the Clean Water Act, 2006 and the 2006 Building Code.



## 2. Background Information

### 2.1 Site Location/Context

Batawa is located in the heart of the amalgamated municipality of “Quinte West” on the west shore of the Trent River between Frankford and Trenton. The BDC property is comprised of a total area in excess of 607 hectares (approx. 1,500 acres) located within and in the surrounding area of Batawa, City of Quinte West. The land within the proposed Special Policy Area for Batawa comprises 169 hectares. Batawa has a population of approximately 300 people in 110 households and is surrounded by rolling farmland and natural areas. Within the community there are a number of privately owned detached bungalow style residences, a seniors’ residence, a Catholic church, a Catholic elementary school, community centre, fire hall, Invar manufacturing and utility buildings. The former Bata Shoe Factory building is a vacant brownfield site, with approvals obtained in 2006 to convert the building to 75 residential condominium units. The existing community is serviced by municipal water and sewer, both of which require upgrades and increased capacity to allow for proposed growth.



Sport and recreation are a focal point of the Batawa community, including a recreational ski area, Lion’s Hall, playground, tennis court, soccer field, baseball diamond and over 20 km of recreational trails linked to the Trans Canada Trail system. The historic Trent-Severn Waterway, a unique 386 km system of canals, lakes and rivers stretching from the

Bay of Quinte in the South, to Georgian Bay in the north, is adjacent to the Batawa lands to the west providing excellent recreational boating opportunities. The Federal government has recognized the Trent-Severn Waterway as a National Historic Site that has great potential to contribute to the economic development of the communities along it with recreation and tourism.



## 2.2 Topography and Natural Features

The Village of Batawa is located upon a forested limestone plain set amongst rolling drumlins. Within the urban settlement area of Batawa, the topography is generally level, providing greater redevelopment opportunities. Elevations range from 100 m along the Trent River to 180 m on the top of the drumlins. A significant wooded area with important vegetation communities is situated beyond the urban area. Part of this area has recently been designated a Provincially Significant ANSI (Areas of Natural and Scientific Interest).

## 2.3 History of the Community

Batawa was founded in 1939 by entrepreneur Thomas J. Bata. He purchased 1500 acres of land between Trenton and Frankford and built a shoe factory, an engineering plant and housing for its immigrant Czech executives, researchers and families. Batawa was modeled after a well-known planned town of Zlin built before the Second World War, in his native country, the Czech Republic.

During World War II, the Bata shoe factory and engineering plant focused on production to support the war effort. More than 1,000 people worked in the Bata operations, and the Bata Shoe Company of Canada Ltd. became the largest employer in Hastings County.

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A shopping centre was constructed in 1943 that included a grocery store, a shoe store and post office. Also at this time the Roman Catholic Church was constructed followed by the United Church, a public school, the Sacred Heart Catholic School in 1950, the Fire Hall in 1957, and the Ski Hill and a bank in 1959.

There were approximately 100 houses that had been built during the War. In 1957, an ambitious town plan including a hospital and a high school was prepared by Dr. E.G. Faludi, a famous town planner. Another town plan was prepared in 1976 projecting growth to 1,200 people for Batawa (Wimpey Developments Plan). This was followed with a Secondary plan in 1982 for 3 neighbourhoods for 1,450 people. Each of these plans was based on typical Greenfield scenarios for community growth.

In 1989, Batawa was still a flourishing community in which well-built bungalows, owned by their occupants had replaced the wartime housing subsidized by the Bata Shoe Company. Gradually, the shoe manufacturing sector in Canada was declining. In 1999 the Bata shoe factory was also forced to close after 60 years of operation. However, the Bata built engineering plant, which had been acquired by Invar Manufacturing continued to operate and today employs over 400 people. Efforts to attract additional industry to the community continue in partnership with the municipality and the Quinte Economic Development Commission to create a strong and diverse economic base.

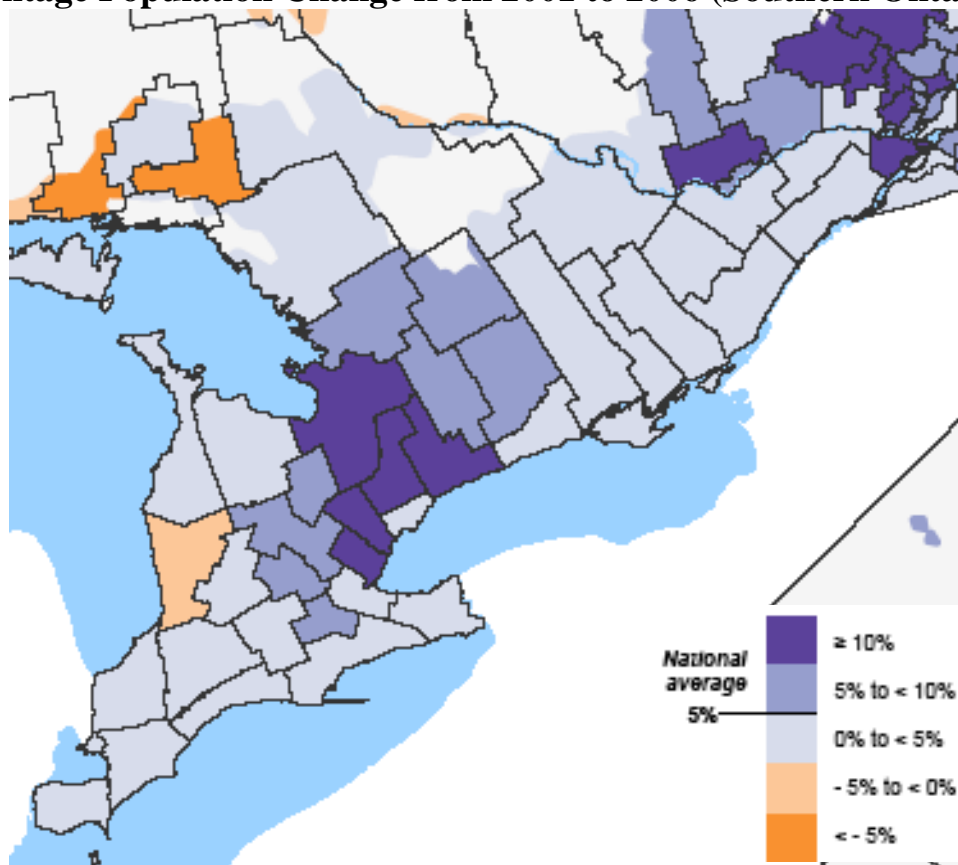
In 2001, Bata Limited was working closely with the municipality to investigate development and redevelopment opportunities for their land holdings in and around Batawa and filed a report by Weston Consulting. In 2005, the property changed ownership to the Batawa Development Corporation who is, through this plan, continuing to pursue a vision for Batawa that will make it a unique and very desirable community for its current and future residents.

### 3. Population Growth Patterns

Recently released population statistics from the 2006 Census show that the City of Quinte West currently has a population of 42,697, which is a 3.2 percentage increase (1,331 people) since the 2001 Census. This increase is less than what had been anticipated by the municipality in its growth forecast, but an increase from the previous period (1996 to 2001) when there was a decline of 0.6%.

Many factors affect patterns of population growth, which is why it is essential to examine the overall forces and trends. The map below shows the distribution of population growth between 2001 and 2006 in S. Ontario. It is interesting to note that the areas of highest growth were within the “Outer Ring” of the Greater Golden Horseshoe (GGH) area.

#### Percentage Population Change from 2001 to 2006 (Southern Ontario)



Source: 2001 and 2006 Censuses of Canada, Statistics Canada, 2007

The province has predicted that nearly 4 million more people are expected to make southern Ontario their home in the next 25 years, bringing with them 2 million new jobs. The GGH area is one of the fastest growing urban areas in North America. In response to rapid growth in the GGH, the Ontario government has prepared “The Growth Plan for the Greater Golden Horseshoe” under the Places to Grow Act, 2005, to direct future settlement in the GGH to the year 2031.

The majority of the increased growth in the GTA is expected to come from international immigration as the population ages and birth rates decline. However, population growth in the GTA has a strong influence on growth in surrounding regions. The study by Hemson Consulting Ltd. entitled “The Growth Outlook for the Greater Golden Horseshoe”, 2005 has identified that for the past decade or more, intra-provincial migration within Ontario has been dominated by significant out-migration to municipalities surrounding the GTA outside of the greenbelt, referred to as the “Outer Ring” (see the Map below).

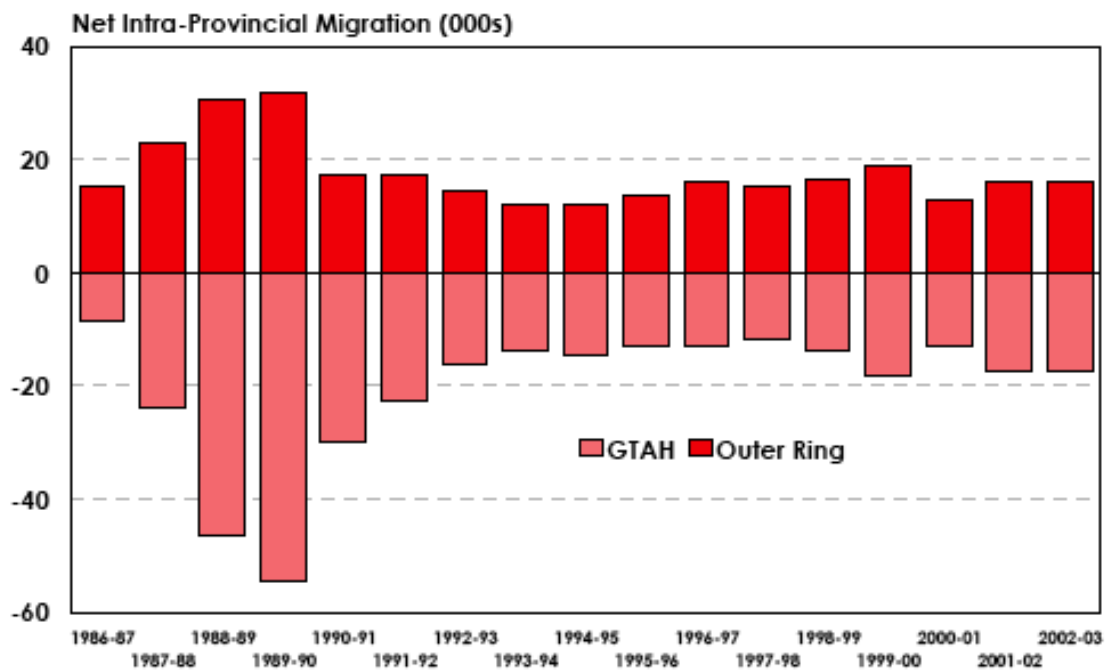
### Greater Golden Horseshoe Growth Plan Area



Quinte West abuts the easterly boundary of the Outer Ring at the Northumberland County border. This pattern of out-migration from the GTA to the Outer Ring is anticipated to accelerate as the demand for housing increases in the GTA causing homebuyers to look further afield for affordable housing. In addition, as the perceived quality of life in the GTA declines as a result of traffic, air quality and crime concerns, and more rural lifestyle opportunities are sought, GTA residents will increasingly look to living and working in places outside of the GTA, such as in Quinte West, which offer an excellent quality of life, small town character and minimal commuting times to work. In recent years many people are moving out of large cities as the new information technologies have enabled them to work at home, eliminating the daily hassle of commuting.

It is anticipated that the majority of growth in the Outer Ring will be driven by continued out-migration from the GTA (Hemson Consulting Ltd., 2005). See graph below.

### NET INTRA-PROVINCIAL MIGRATION GTAH & Outer Ring



Source: Hemson Consulting Ltd. and Statistics Canada



Within the Greater Golden Horseshoe there are two important migratory flows. Immigration is predominantly to the GTA, while there is a significant movement of people from the GTA to the Outer Ring. This intra-provincial movement is the primary source of migration and population growth in the Outer Ring. The above graph shows how closely tied the intra-provincial migration is between the GTA and the Outer Ring. The pattern and volume of migrants is very similar in nearly every year.

The Hemson study forecasts that the eastern end of the Outer Ring will experience significant growth over the 20 year forecast period. One would expect that Quinte West, being located adjacent to the eastern Outer Ring and along the Highway 401 corridor would also experience similar growth pressures over the next 20 years. However, it is predicted that the future growth of the eastern areas of the Outer Ring will be dependent on their ability to attract growth, largely from the eastern GTA. The opportunity to accommodate more growth than currently forecast lies in the community's ability to attract local economic development and supporting economic activities, and increasing economic integration with the rest of the GGH.

Communities that are most attractive to migrants are expected to experience the strongest growth pressure. Three major factors were identified in the study by Hemson Consulting Ltd. that would contribute to a community's attractiveness:

- Employment opportunities, both in terms of the availability of jobs in the community, and access to employment centres in the GTA or elsewhere in the Outer Ring;
- The relative cost and availability of housing; and
- Lifestyle, including access to recreation and open space.

Planning policy and infrastructure directly influence these factors. The Plan for Batawa is to create a highly desirable community that attracts new residents and businesses by offering varied housing, employment choices, easy access to recreation and open space, and an opportunity to live in a community that has regard for the environment. If Quinte West hopes to attract out migration from the GTA, it must provide innovative and attractive opportunities to new businesses and residents. The distinctive development proposed in Batawa will provide unique residential and business opportunities for these migrants.

The City's economic and financial well-being is a priority for Council and staff. The Official Plan encourages the creation and maintenance of employment opportunities and diversification of the economic base, while respecting the environment. The proposed Plan for Batawa will support this goal by providing opportunities to increase and



diversify the economic base of Quinte West through the provision of commercial, industrial and recreational lands and unique and varied housing choices, while preserving the significant natural heritage of the Batawa area.

Although the municipality has determined that there is sufficient residential land supply to accommodate future growth, several additional factors must be considered:

- a) The impact of expansion plans of the Canadian Armed Forces to move additional units close to Canada's largest air base in Quinte West will greatly affect the growth pattern for the area.
- b) The recent establishment of Kellogg's manufacturing plant to the area and other economic development achievements provides important economic "spin-offs" which attract growth.
- c) Demographics trends such as declining household size and an aging population can also affect growth patterns. A declining household size means more housing units are required to house the same population. In Quinte West household size has declined from 2.59 persons/dwelling unit in 2001 to 2.55 persons/dwelling unit in 2006 (Stats Canada 2001 and 2006 Census) and this trend is expected to continue as a result of a reduction in family size, a reduction in the number of people living with extended families, and rapid increases in single-person households (because of changing social choices).
- d) The growth in the seniors' population cohort also has the potential to greatly impact the future growth of Quinte West. According to the 2001 Census, 13.5% of the Quinte West population was over the age of 65. The Stats Canada report "A Portrait of Seniors" (The Daily, February 27, 2007) points out that nationally, the population within this cohort is expected to double in the next 20 years and their share of the population is expected to increase from 13.2% to 21.2%. The baby boomers will be reaching their senior years within the next few years and are expected to live longer. In 2003, the average 65-year-old Canadian could expect to live another 19.2 years.

Seniors themselves are changing. Financially, they are much better off than they were a quarter century ago and are more likely to continue to participate in the labour force after age 65. They are better educated (in the next few years approximately 50% of them will have a post secondary diploma), they are Internet savvy and they are active. In 2003, 40% of individuals aged 65-74 described their health as very good or excellent and 37% reported it as

good. Roughly 50% of individuals within this age group were physically active or moderately active. The Plan for Batawa supports and encourages a population mix that will sustain itself long into the future; however, the community will be particularly attractive to active seniors who will be able to comfortably “age in place”.

- e) Future economic conditions in the GTA may shift growth in unexpected ways. Research by housing economist Will Dunning (Will Dunning Inc., “Economic Influences on Population Growth and Housing Demand in the Greater Golden Horseshoe”, Neptis, 2006) indicates that economic factors influence people’s choice of where to live. Over the lifetime of the Growth Plan, higher house prices, fewer job opportunities, as well as more flexible work structures in the GTA may “deflect” people who would otherwise locate in the GTA to the Outer Ring or beyond. The result could be a quite different distribution of population growth than expected providing opportunities for additional growth in Quinte West. Quinte West has an opportunity to capture a larger share of this migration by offering unique and affordable lifestyle opportunities that will be attractive to all ages and incomes in Batawa.

## 4. Current Land Use Policies

The Quinte West Official Plan sets out policies to guide the pattern for new growth in the City. The Official Plan promotes a growth pattern within the existing urban and rural settlement areas. [3.1.2 (ii)] Batawa and the Batawa Development Corporation lands are designated as an “Urban Area” according to Schedule “A” Land Use Plan to the Quinte West Official Plan. There are also significant BDC holdings that are within the Rural Official Plan land use designation that lie outside of the Urban boundary.

Section 3.1.2 (iv) Growth Patterns from the Official Plan states; *“Expansions to the identified settlement areas shall only be permitted where it has been determined to the satisfaction of the City that a sufficient land supply does not exist within the existing settlement areas.”*

The proposed Land Use Plan for Batawa does not propose an expansion of the existing settlement area, but rather a compact and more intensive use of land, particularly in the core. Only a minor expansion to the boundary is proposed in order to incorporate a portion of the proposed Business Park.

The Official Plan also states that; *“New growth shall be planned in accordance with the existing and future municipal servicing capabilities of the city.”* It goes on to say, *“Upgraded and/or new infrastructure in the existing communities of Batawa, Frankford will be required to accommodate development opportunities over the life of the Plan.”*

It has been established that infrastructure upgrades are required in Batawa to service the existing population. There is an opportunity to realize efficiencies during these upcoming system upgrades to accommodate the proposed growth.

There is an existing Batawa Interim Secondary Plan that further governs the BDC land holdings within the “Urban Area”. The Interim Plan states, *“Within the Batawa area only a limited amount of development shall be permitted prior to the completion and adoption of a secondary plan. The municipality shall develop a comprehensive secondary plan when servicing issues are clarified and development pressures warrant development beyond the infilling level in the Batawa area.”*Based on the advice from the City planning staff, the preferred methodology is to create a Special Policy Area for Batawa which would be adopted as an Amendment to the Official Plan (OPA). The OPA would remove any existing references to the Interim Secondary Plan for Batawa as well as references to a new Secondary Plan. The City has formulated Special Policy Areas as the standard planning practice for dealing with particular development areas in the municipality.

Trenton has been the primary focus of new development for the City of Quinte West, with Batawa/Frankford as a secondary urban growth option. [Section 3.1 Settlement Patterns (ii) and (iii)] The Official Plan identifies Batawa/Frankford to “*serve as a secondary urban centre within the City. Its ability to provide full urban services will enable the City to establish an alternative growth area.*”

The Official Plan also directs all development away from prime agricultural or aggregate areas in the municipality. [3.1.3 (vii)] These resources areas would not be impacted by the proposed Land Use Plan for Batawa since no development is proposed for prime agricultural or aggregate lands.

Permitting Batawa to redevelop within its current boundary allows for efficient use of land and infrastructure, augments the employment land base of Quinte West, provides a mix of housing options, and preserves and protects the natural environment.

The current policies recognize Batawa as an “Urban Area”; however the City has not made it a priority area for infrastructure investment for a number of years, focusing instead on providing for growth in other areas of the municipality. This, combined with the closure of the Bata Shoe Factory, has caused the community of Batawa to stagnate and suffer financial hardship while attempting to sustain its infrastructure. Hence, it has not been able to realize its full potential. The City has an opportunity to partner with the Batawa Development Corporation, which is highly committed to seeing Batawa grow and prosper and be a showcase of best practices in sustainable development.

## 5. Proposed Land Use Plan

The design team for the Batawa Development Corporation is proposing a Land Use Plan that will strive to achieve the “LEED for Neighbourhood Development” “Silver” rating in its plan and design for Batawa. This approach recognizes that the qualities of an ideal neighbourhood include:

- A legible centre and edge;
- A limited size, typically five minutes average walk from centre to edge;
- A mix of land uses to allow for some basic daily needs to be satisfied within the neighbourhood;
- Accommodation of diverse household types;
- An integrated network of walkable streets; and
- Special sites reserved for public spaces, recreation and civic buildings.

The Batawa Development Corporation Land Use Plan is attached at the conclusion of this Report. It includes the range of land use designations that are described below.

### 5.1 Village Centre

The Village Centre represents the key redevelopment area within Batawa. It is located along Plant Street and is visible from Highway #33. Plant Street is intended to function as the "main street" of the Batawa community. The area will feature diverse uses, including commercial, retail, office, residential, and community facilities. A full range of community facilities will be available to meet the social, cultural, recreational and educational needs of area residents. Some of these community uses are already established within the Village Centre of Batawa, including the community centre, fire hall, Lion’s Club, Catholic Church and Catholic elementary school.

Development in this area includes single use and mixed-use developments characterized by high quality design standards. The visual attractiveness and consistent image of the area is of prime importance. Development related and scaled to the pedestrian is required on all lands within the Village Centre. The amount of development potential within this designation provides the opportunity to create a unique identity that will set the area apart from others in Quinte West, and the surrounding region.

There are several opportunities for infilling of underutilized properties and for adaptive reuse of existing buildings in the Village Centre; most prominently the former Bata Shoe factory will be redeveloped into approximately 75 residential housing units.

The original shoe factory was constructed in 1939 using the construction methods developed by the Bata Company in Zlin, Czech Republic. The concept was based on Functionalist principles of the classical Bauhaus Period, followed internationally by some of the greatest architects of this period, including le Corbusier. It consisted of a modular system of round vertical columns, steel reinforced concrete slabs, brick parapets and large expanses of industrial glazing. This structure provided excellent daylight for the interior and maximum layout flexibility. “Form followed function” and beauty was the result of its functionality. The town centre of Zlin was constructed with this philosophical approach. The adaptive reuse of the factory would reconfigure the interior for residential use, while restoring the exterior to the original design elements.



### 5.1.1 Mixed-Use District

It is the intent of this Plan to establish a lively mixed-use district in the Village Centre. Suggested permitted mixed-uses are:

- a) Residential uses;
- b) Community uses including public parks and village square; public schools; public recreational facilities; and places of worship;

- a) Retail and service commercial uses;
- b) Business and professional offices;
- c) Hotels and bed and breakfast establishments;
- d) Places of entertainment;
- e) Day nurseries;
- f) Private and commercial schools;
- g) Private recreational uses, such as banquet halls and private clubs;
- h) Restaurants;
- i) Small-scale supermarkets and specialty food stores not exceeding 3,000 sq. meters of gross leasable floor area; and
- j) Long-term care facilities and retirement homes.

It is the intent of this Plan that part of the ground floor of the buildings within this designation be reserved and protected for street-level retail and office uses. New residential uses, including apartments, are generally directed to the upper floor of buildings on Plant Street and within the Village Centre.

There is a minimum of 5 hectares of land proposed for mixed use/ residential. This land could support an additional population of 250 units based on 50 units/ hectare. With the 75 condos proposed for the converted factory, a total of 325 new housing units are proposed within the Village Centre.

In order to maintain the rural character of the community, the maximum height of buildings, with the exception of the existing factory, should not be more than four stories.

The mixed-use district shall be developed as a pedestrian oriented focal point in the Batawa community. In this regard, this Plan would require the preparation of detailed urban design and streetscape guidelines for the Village Centre area before development occurs. The intent of this policy is to ensure that all issues respecting road patterns, building placement and design, landscaping and land use are considered on a comprehensive basis to ensure that the goals and objectives of this Plan are met.

### **5.1.2 Gateways**

Two gateways have been identified on the Land Use Plan. One is located at the intersection of Plant Street and Highway #33, which is the primary gateway leading to the Village Centre. The second gateway is located at the intersection of Parry Drive and Highway #33, which leads to the employment areas of the community such as the Business Park and live/work units. The gateway areas are intended to function as the main entry points into the community. Uses within these gateways shall provide for a



highly visible and aesthetic treatment, incorporating landscape elements to assist in creating a pleasing and welcoming entrance to the community.

## 5.2 Employment Uses

The proposed Land Use Plan for Batawa ensures that there is a balanced mix of development types within the Plan Area. This Plan assumes that one of the keys to the success of the Batawa community and the City of Quinte West is its ability to attract employment and create a diverse economic base. This community will respond to the needs in society that are driven by the communication revolution.

The Plan allows for a mix of employment and housing opportunities for people to work close to where they live. Providing opportunities for business to locate is fundamental to ensuring a prosperous economic future. Therefore, it is important to designate an adequate supply of land for employment areas and other employment uses. The proposed Plan for Batawa provides a business park area and live/work units, a relatively new concept in Canada. It recognizes the existing Invar industrial use, which is currently the primary employment source in Batawa and one of Quinte West’s largest private employers.

The Land Use Plan designates employment land as follows:

<i>Employment Use</i>	<i>Lots/units</i>	<i>Land Area</i>
<b><i>Business Park</i></b>	22 lots	42 ha
<b><i>Live/Work</i></b>	44 lots/units	12.2 ha
<b><i>Existing Industrial</i></b>		9.31 ha
<b><i>Total</i></b>	66 lots/units	63.5 ha

The lands designated “Business Park”, “Live/Work” and “Industrial” as shown on the Land Use Plan, are intended to provide the main locations for business and employment-generating activities within the community of Batawa. This plan offers more than typical Greenfield business park sites however, by complimenting these sites with lifestyle and residential opportunities.

The provision of employment areas within Batawa supports the Provincial Policy Statement (2005) which states,

*“Planning authorities shall promote economic development and competitiveness by:*

- *providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;*
- *providing opportunities for a diversified economic base, including maintaining a*

- range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- *planning for, protecting and preserving employment areas for current and future uses; and*
  - *ensuring the necessary infrastructure is provided to support current and projected needs.”*

### **5.2.1 Business Park**

The Business Park designation generally applies to a large area of land that would be comprehensively planned through a draft plan of subdivision, and tends to be regarded as a prestigious location for industrial/commercial uses due to its access to major transportation corridors, high visibility, and distinct identity.

A development concept was generated for a business park in Batawa to allow for a total of 22 lots fronting onto a new road network in the north-eastern portion of the Planning Area along the Parry Drive and Highway 33 frontage. The Business Park area has direct access to Highway 33 via Parry Drive and incorporates the continuation of a regional recreational trail northward through the Park.

The intent of the Business Park area is to help to achieve the long term objective of creating complete communities that include places to live, work and play by providing employment opportunities located close to the place of residence. It takes advantage of the location of Batawa in relationship to the 401 Provincial Highway; a major transportation corridor in the region. The Batawa Business Park layout provides for a mix of parcel sizes ranging in size from 8,900 to 30,000 sq m to allow small to medium sized businesses to be accommodated. It is the intent of this designation to ensure that the City of Quinte West is well positioned to accommodate new and expanded business providing jobs to local residents. New industrial development will occur in an orderly manner in conjunction with the establishment of appropriate sewage and water services.

The Business Park standards encourage the development of light industrial, advanced technology, research and development industries, office, and associated retail and ancillary uses that are generally compatible with one another and with adjoining residential and/or commercial areas. An extensive list of proposed permitted uses is recommended in order to allow for flexibility in attracting businesses to Batawa.

A particularly high standard of design shall be required for the lands adjacent to Highway 33, with the objective of creating attractive streetscapes along this important gateway and

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corridor. Industrial uses are encouraged to locate within the rear portions of the Business Park designation, while high quality office buildings, prestige industrial uses and secondary commercial uses are encouraged to locate along Parry Drive and Highway 33. Buildings shall be located in close proximity to the street in order to promote pedestrian activity, create a defined street edge and screen parking areas.

With an emerging sustainability theme for the Batawa community there is merit in encouraging the establishment of high tech environmental companies or companies that are environmentally conscious in their business practices.

Detailed zoning and design guidelines established for Batawa should address building and site design, outdoor storage, landscaping, the suitability of various secondary uses and uses that should be prohibited within the Business Park designation.

Development of the Business Park is affected by the Spill Regulatory Area of the Cold Creek. This is a flat area where the extent of the spillway requires engineering assessment of where potential floodwaters may occur. Approvals are required from the Conservation Authority prior to development. The Spill Regulatory Area also affects a portion of the Live/ Work lands.

### **5.2.2 Live/Work**

The amount of the population working at home has been increasing. In the 2001 census, 1,175,000 Canadians reported working at home compared to just over 1 million five years earlier. They made up 8% of all workers (“The Daily” Tues. Feb. 11/03). In 2001, 5.4% (1040 people) of the Quinte West labour force worked at home. It is expected that the 2006 census data will show an increase in the numbers of people working from home due to increasingly affordable technology such as personal computers, pagers, cell phones, and fax machines which has made the work-from-home trend a reality. Many older persons that are semi-retired choose to work from a home based business.

The live/work area is a residential area with a business/employment component. The difference between the live/work and mixed-use district in the village centre is that in the live/work area, the residential use can be a single use on the property or combined with a business use.

Two parcels have been designated for live/work uses on the Land Use Plan. There are 26 larger proposed “Live/Work” units fronting onto a new road network north of Parry Drive and west of the proposed Business Park. The lots range in size from 2300 sq m. to 5600 sq.m in area with frontages of approximately 45 m. There are also 24 smaller

live/work units proposed near Fraser Drive with lot areas of approximately 790 sq m. and 18 m. frontage. In an effort to address traffic concerns related to Fraser Drive, the street would be terminated at Linden Park with a pedestrian connection provided to the new live/work area south of Parry Drive.

The intent of the live/work areas is to provide a place where individuals have the option of working or running a small business from their homes. The proposed live/work areas also provide a transition from the Business Park area to the east to the low-density residential areas to the south and west. This designation permits and encourages the development of a medium-density (25 to 37 units per hectare) dual use (residential/business) neighbourhood with a wide array of compatible businesses.

Live/work is a new concept in housing that has not yet been adopted in the Quinte West region. It responds to a growing trend. It fills the gap between the more restrictive home based business regulations contained in the Zoning By-law under the “home occupation” provisions and the full-scale business which must be located within a commercial or industrial area.

The following objectives support the development of a functional live/work area:

- To provide a mix of housing types and tenures in order to accommodate a wide range of households and family types;
- To provide business locations directly attached or associated to residential accommodation in order to foster the development of small businesses and artisans in Quinte West;
- To provide more job opportunities in Quinte West, thus reducing work trips outside of the community and reducing automobile usage;
- To provide an innovative form of affordable housing by allowing home owners to live and work at home;
- To provide the opportunity for homeowners to increase their quality of life by eliminating commuting times and, possibly reducing the need for child care;
- To facilitate a transition between residential land-uses and business park uses;
- To encourage walking and cycling to local destinations and neighbourhood services, thereby, reducing automobile dependency;
- To encourage building design that emphasizes the pedestrian realm and street; and
- To provide safety and security in the community by keeping “eyes-on-the-street”.



Live/Work 2001, Castleberry Hill, Atlanta (Duany Plater-Zyberk & Company)

Allowable business uses may include the following:

- Artists' studios, craft shops/studios, sign makers, etc. which may include a retail component.
- Personal service uses such as hair salons, custom tailors, etc.
- General services such as tutorial services, small cafes, small bakeries, mail delivery services, printing and photocopying services, desktop publishing services, graphic design, travel and insurance agencies, day care centers, etc.
- Professional offices such as computer programmers, internet service providers, home designers, interior designers, law offices, accounting offices, etc.
- Small industrial workshops such as machine shops, component manufacturing, engineering services

The business uses should be of a small scale and should not generate undue impacts to the residential use above, behind, or in the adjacent areas. All projects in the live/work areas must be comprehensively designed to facilitate the easy conversion of part of the dwelling unit to business uses, and meet the appropriate Building Code requirements. The permitted uses must be defined to avoid conflict and to promote land use compatibility. Employees may be allowed in the business component of the units, however, it is anticipated that the number of employees within the live/work units would not be significant due to the scale of the business operation and the nature of the home-base occupations.

Up to 50% of the floor area may be permitted for work-related uses; the remainder used for residential purposes. Residential uses take place either behind or above the associated ground floor business use. Work-related uses established within an accessory structure may be subject to site plan approval.

It is suggested that building lot coverage in live/work areas may be as high as 50%. Wherever possible, the building coverage should be maximized to achieve as continuous a street frontage as possible. The street frontage is envisioned as pedestrian-oriented with on-street parking pockets, street trees, and business on the ground floor. Ultimately, a vibrant atmosphere is envisioned, with a high quality built form and well-defined public realm.

Buildings in the live/work areas should not exceed 10 metres in height, and it is desirable that buildings contain a minimum of two storeys. The massing, setbacks, signage and orientation of buildings should reinforce a pedestrian/street and residential character.

On-street parking is a convenience and can improve the pedestrian realm at the street edge by providing a buffer to moving traffic. The amount of adjacent on-street parking should be maximized for short-term visitor/patron parking. Angle parking is recommended over parallel parking as a more efficient design option. Access to garages is recommended via rear lanes. Other site plan issues related to off-street parking, garbage container storage, loading areas, building materials and environmental design should be addressed in design guidelines developed for this new use.

The Quinte West (Sidney Ward) Zoning By-law does not currently include a zone to implement the proposed live/work areas. A zoning category would need to be created for this purpose. Given the quasi-commercial nature of a live/work unit, certain actions may be necessary to ensure that the location, mix and type of business uses meet the community's needs and expectations and does not create land use conflicts. It is therefore important for the community, together with the municipality, to determine the specific uses that would be permitted or not permitted and any restrictions or requirements to be imposed, such as hours of operation, parking, accessibility, use of detached accessory structures, etc.

It is expected that development of the areas designated for live/work units would be through draft plan of subdivision and site plan approval.

A live/work/play community offers a lifestyle alternative that will attract new residents to Quinte West, strengthening the local economy, fostering creativity and social interaction.

### **5.2.3 Industrial Use**

The Industrial designation on the Land Use Plan recognizes the existing precision engineering industrial use known as Invar Manufacturing. Policies of the current Official Plan related to industrial uses shall apply to this property. Sensitive land uses will be

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separated from Invar using a combination of building setbacks, landscape buffering and acoustical treatments as warranted.

It is the intention of this Plan to encourage the retention of industrial uses and promote the establishment of additional industries to create a strong economic base for the community. Strong regional clusters include automotive parts, aerospace, plastics & packaging, and food processing. The community of Batawa would provide an ideal setting for environmental industries that are attracted to a community whose goals and practice is to be a model of innovative, sustainable development.

### **5.3 Recreation/Open Space**

There are many existing recreation facilities in Batawa, highlighted by outstanding outdoor recreational opportunities. Sports and recreation are a focal point of the Batawa community. A ski hill, playground, tennis court, soccer field, baseball diamond, skating rink and over 20 km of walking trails currently exist.

Throughout the community it is intended that there will be green corridors connecting various activities. Additional recreational facilities and attractions will be developed in consultation with the community and in conjunction with the environmental impact study undertaken for the ANSI, so that new recreation opportunities will be environmentally sensitive to the existing natural features. These facilities enhance the quality of life for not only the residents of Batawa but are enjoyed by the residents of the entire Quinte region and promote tourism from outside the region.



## 5.4 Low Density Residential



The existing Batawa community contains approximately 110 single detached homes in 2 existing subdivisions. The Land Use Plan proposes a new low density residential area of 18.5 ha in the western portion of Batawa that could provide for an additional 140 homes. A lower density has been targeted for this new area because it contains a portion of the ANSI and allowance will be made as part of the subdivision design in this area to protect important forest cover as recommended by an Environmental Impact Study (EIS). These lower density residential areas will also be designed so that there are pedestrian trail connections to the surrounding community and to the ANSI area. The homes will be situated in a natural treed setting on short looped streets, with garages to the side or rear of the properties. Special street lighting will reduce glare and light pollution while maintaining the rural character of the community. These design features will be developed during the plan of subdivision process.

## 5.5 Provincially Significant ANSI and Natural Areas

Approximately 328 hectares of BDC lands have been designated as a provincially significant ANSI, together with wetlands and watercourses. It is reported that these lands are a valuable forested corridor along the Trent River for wildlife, especially for migrating birds. A diversity of rare vegetation communities is reported to be represented as are a number of rare plants and two significant animal species.

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The unique features of the ANSI lands will provide recreation and educational opportunities to the community, and possible eco-tourism opportunities for visitors to Quinte West.

A management plan for the ANSI lands will be developed in consultation with the Ministry of Natural Resources. It is intended to examine the ANSI lands at the interface of the existing urban community within the urban boundary to ensure that adjacent lands are developed in a sustainable manner that respects the ecological functions of the ANSI. In addition there are ANSI lands within the proposed low density residential area and Village Centre that will be examined in detail through an Environmental Impact Study EIS as required in the Quinte West Official Plan, in order to determine the ability of these lands to be developed in an environmentally sensitive manner.



## 5.6 Land Use Summary

The Land Use Plan for Batawa proposes 515 residential units on a minimum of 36 hectares. This includes the conversion of the factory for 75 condominiums with 250 additional units in the Village Centre, 140 new single detached homes and 50 live/work units, bringing the total number of housing units in Batawa to approximately 625.

Employment lands consist of 51,3 hectares with 22 additional employment parcels proposed in the Business Park.

### **5.7 Design Guidelines**

The BDC team will prepare a set of design guidelines to ensure a high quality built form that incorporates the criteria of the Land Use Plan and the LEED ND principles. The design guidelines will also promote a high level of safety and a sense of security, which are important aspects of livability. The design of the community will have consideration for the CPTED (Crime Prevention through Environmental Design) principles.

Close relationships among the community members will be encouraged through the design of the built form (e.g. balconies, porches) providing maximum opportunity for surveillance of sidewalks, entries, circulation routes, semi-private areas and parking entrances. It is anticipated that each new land use designation, Village Centre, Live/Work, Business Park, Gateways, Low Density Residential and Rural Estate will involve more detailed planning and design, including further community consultation.

## 6. Provincial Interests

In recent years, the Ontario government has made reforms to its planning system to create stronger, more livable communities. The case for supporting the vision of the Batawa Development Corporation creating in Batawa a unique sustainable community can be strongly supported by recent changes in legislation through Bill 51 and the direction of provincial planning policy through the 2005 Provincial Policy Statement.

### 6.1 Bill 51

The Planning and Conservation Land Statute Law Amendment Act, 2006, also known as Bill 51, is an Act to amend the Planning Act and the Conservation Land Act, which came into effect on January 1, 2007. The changes modify aspects of the land use planning process, provide additional tools to municipalities for implementation of provincial policies and give further support to sustainable development, intensification and brownfield redevelopment.

The following are amendments that are relevant to the Batawa project.

#### 1. Sustainable Development and Community Design

- The list of matters of provincial interest in Section 2 of the Planning Act is expanded to include the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians. The proposed Concept Plan is based on sustainability and will follow the LEED ND rating system to achieve the provincial objectives.
- New design tools under Section 41 of the Planning Act (site plan control) permits municipalities to include requirements related to external building design details where it addresses certain specified matters such as environmentally sustainable design, character and appearance. The goal is to consider exterior design and quality of the built form (such as architectural details, texture and window details), to implement sustainable streetscape improvements on public boulevards adjoining development sites, and to improve accessibility for persons with disabilities through the site plan process. The BDC Team is preparing design guidelines that will provide a well-designed high quality built form.

- Section 51 (subdivisions) has been revised to promote sustainability through new subdivision approval criteria (e.g. Optimize energy efficiency and promote more transit and pedestrian friendly designs). The changes allow for land dedications for transit rights of way, pedestrian and bicycle pathways. Again, the BDC Team will promote sustainable practices strive to achieve a “Silver” level rating under the LEED ND program.
  - The Community Improvement Plans (CIP) Section 28 of the Planning Act expands the definition of “community improvement” to include the provision of affordable housing and improvements to energy efficiency. It provides clarification that eligible costs for municipal grants and loans can cover activities such as environmental site assessment and remediation, construction and reconstruction of lands/buildings for rehabilitation purposes, and the provision of energy efficient uses. The forthcoming Quinte West Official Plan review would be an appropriate time to explore the potential for a CIP for Batawa.
2. Municipalities have the ability to protect employment areas from conversion to other uses, such as low-density housing, to ensure that adequate lands in strategic locations are available for short and long-term economic investment to remain economically competitive at a local, national and global level. Municipalities need to confirm or amend their policies dealing with areas of employment, including the land use designations and the policies dealing with conversion of employment lands, when they undertake the 5-year review of their official plans (another requirement of Bill 51).

The City of Quinte West is in the process of reviewing its policies for the urban areas (Phase 2 of the Quinte West Official Plan update program) including employment lands. The Concept Plan introduces an area to the west of the Business Park for Live/Work units, which is a relatively new concept of providing better lifestyle flexibility to people wanting to create new business enterprises.

3. Municipalities are permitted to adopt policies and provisions in their Official Plans and zoning by-laws identifying where one secondary unit is permitted within a residential dwelling without the possibility of OMB appeal. This policy is recommended for Batawa as it would allow a better mix of housing options within the community and provide for appropriate intensification (efficient use of resources) while maintaining a low-density character of the built form.
4. New subsections to Sections 62 and 70 of the Planning Act enable prescribed undertakings related to energy to be exempt from the Planning Act. This may be

relevant should the community wish to explore the feasibility of generating renewable energy in an effort to become energy self-sufficient.

## 6.2 Provincial Policy Statement

The 2005 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. It recognizes the complex inter-relationships among economic, environmental and social factors in planning. It includes enhanced policies on key issues that affect our communities, such as the efficient use and management of land and infrastructure; protection of the environment and resources; and ensuring appropriate opportunities for employment and residential development, including support for a mix of uses.

The vision of the Batawa Development Corporation incorporates much of what the province wishes to achieve through land use planning and development. The following are some of the most relevant provincial policies impacting the proposed growth in Batawa.

### **Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns**

*S 1.1.1 Healthy, livable and safe communities are sustained by:*

- *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- *promoting cost-effective development standards to minimize land consumption and servicing costs;*
- *improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and*
- *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*



The proposed Land Use Plan recognizes the importance of a healthy, livable and safe community by providing options in housing, employment, and recreation. Through intensification and careful design of the built form, land consumption will be minimized, thereby promoting cost-effective servicing and preserving the abundant natural heritage areas. The community will be accessible to all groups of people.

*S 1.1.2 Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land use to meet projected needs for a time horizon of up to 20 years.*

Batawa has great potential over the next 20 years to accommodate intensification and redevelopment within the existing Urban Area boundary through an appropriate mix of uses as described in the proposed Land Use Plan.

### **Settlement Areas**

*S 1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.*

Batawa is an existing historical settlement area within Quinte West with great potential for regeneration. It contains both a wealth of recreation and employment opportunities, is strategically located, and has a strong community spirit. When these are combined with further sustainable growth, this community will prosper.

*S 1.1.3.2 Land use patterns within settlement areas shall be based on*

- *densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and*
- *a range of uses and opportunities for intensification and redevelopment.*

The proposed Land Use Plan provides an opportunity for intensification and redevelopment allowing for a mix of uses and the efficient use of infrastructure and the existing public service facilities. The proposed plan will also minimize environmental impacts by following the LEED rating system.

*S 1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable*



*existing or planned infrastructure and public service facilities required to accommodate projected needs.*

The City of Quinte West has an opportunity to promote intensification and redevelopment in Batawa since it already has public service facilities, such as a school, community centre, fire hall, Lion's Hall, recreational facilities, and servicing infrastructure. The redevelopment of the Bata Shoe factory will feature an excellent example of brownfield redevelopment in the community

## **Employment Areas**

*S1.3.1 Planning authorities shall promote economic development and competitiveness by:*

- *providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;*
- *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- *planning for, protecting and preserving employment areas for current and future uses; and*
- *ensuring the necessary infrastructure is provided to support current and projected needs.*

The proposed plan for Batawa provides a mix of employment uses to be provided in the business park designation, live/work units, and the industrial designation, ranging from light industrial to highway commercial to home business economic opportunities.

## **Housing**

*S1.4.1 To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

The municipality's current residential land supply indicates a supply of residential development lands available to meet current and future requirements. However, the data does not include the anticipated growth of the 8 Wing Trenton Air Base over the next few years, or the possible impacts of the province's "Growth Plan for the Greater Golden Horseshoe" (GGH) which could cause some growth from the GGH to be deflected beyond the "Outer Ring" to places like Quinte West (see Section 5 of this report).

The data does not take into account the changing attitudes of people who are beginning to have higher expectations for quality of life. The BDC Plan provides the opportunity to appeal to people who are seeking a lifestyle that allows them to be a part of a vibrant community with urban amenities while also having easy access to the natural environment in a rural setting. The Plan provides for a range of housing types and densities within the community in order to accommodate all demographic groups.

*S1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- *Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and all forms of residential intensification and redevelopment;*
- *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities; and*
- *Establishing development standards for residential intensification, redevelopment and new residential development that minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The plan for Batawa will provide all forms of housing, through intensification and redevelopment, for all segments of the population, recognizing that a diverse population is what ensures community spirit. Public service facilities are currently available in the community (school, community centre, recreational facilities), which could be more efficiently utilized by allowing redevelopment to occur.

## **Public Spaces, Parks and Open Space**

*S1.5.1 Healthy, active communities should be promoted by:*

- *Planning public streets, spaces and facilities to be safe, meet the needs of*

- pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;*
- *Providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water-based resources.*

The Land Use Plan proposed for Batawa provides the City of Quinte West with the opportunity to promote a healthy active lifestyle within the municipality. Batawa is already well established in its ability to provide recreational opportunities (e.g. Ski hill, 20 kms of recreational trails, and sports fields). The design of the Plan is pedestrian/cyclist friendly and provides opportunities for both passive and active recreation and leisure activities.

### **Infrastructure and Public Service Facilities**

*SI.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs.*

Rather than extending services to new green field areas within the municipality, the BDC Plan would propose improvements to the existing service system in Batawa to allow for growth that should be more cost effective for existing and future residents. A small population cannot financially support the maintenance of or improvements aging infrastructure. Also, unlike Batawa, new growth areas lack established public service facilities. The proposed Land Use Plan will also strengthen growth of Quinte West's north/south corridor along the Trent River.

### **Sewage and Water**

*SI.6.4.1 Planning for sewage and water services shall:*

- *direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal sewage services and municipal water services*
- *ensure that these systems are provided in a manner that can be sustained by the water resources upon which such services rely, is financially viable and complies with all regulatory requirements, and protects human health and the natural environment;*
- *promote water conservation and water use efficiency;*
- *integrate servicing and land use considerations at all stages of the planning process.*

The Batawa Land Use Plan will model these objectives, creating a sustainable

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community within the LEED Neighbourhood Development program guidelines and working with an innovative team to identify leading edge servicing technologies.

*SI.6.4.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*

Batawa is a settlement area that currently has municipal services. Improvements to the Batawa servicing system are required to support the existing community and address environmental concerns. Intensification and redevelopment will increase the efficiency and affordability of investments that must be made to this system.

### **Transportation and Infrastructure Corridors**

*SI.6.6.3 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.*

The abandoned railway bed passing through Batawa in a north/south direction is preserved by the Plan and proposed as a continuation of the City's trail network.

Given the national significance of the Trent-Severn Waterway and the Federal government's interest in investing to preserve it, the potential is high for development along its edge for tourism and recreation. Batawa is strategically located along this beautiful waterway. Its future will enhance Quinte West's place along this tourist route.

One of the City's priority objectives in the Official Plan is to "promote tourism and development". The Trent-Severn Waterway and the north/south Highway 33 corridor are important elements to Quinte West's tourism strategy. Quinte West is well positioned to enhance eco-tourism opportunities along the waterway. The planned Eco Centre could be an additional attraction to the area. Batawa's current recreation amenities and proposed recreation features will enhance these new and existing features, strengthening Quinte West's role as a tourism destination.

### **Long-Term Economic Prosperity**

*SI.7.1 Long-term economic prosperity should be supported by:*

- *Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*

- *Maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;*
- *Promoting the redevelopment of brownfield sites;*
- *Providing for an efficient, cost-effective, reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs;*
- *Providing opportunities for sustainable tourism development; and*
- *Providing opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems.*

This provincial policy echoes the objectives of the BDC Land Use Plan. The sustainable development goals of the Plan are intended to provide long-term prosperity, not only economically, but also socially and culturally. The Plan optimizes existing infrastructure and community facilities, promotes a vibrant core and the redevelopment of the Bata Shoe Factory brownfield site.

Growth along the north/south corridor, including Batawa, should be encouraged as it allows multi-modal transportation, including transit, to be more viable, and links Quinte West's urban area with its more rural community. This corridor supports the Trent-Severn Waterway, the regional trail and Highway #33 (which connects to Highway #401). This corridor, which will contain the proposed Eco Centre, will provide opportunities for sustainable tourism development and recreation. The Land Use Plan through LEED ND will promote energy conservation and renewable energy systems.

### **Energy and Air Quality**

*S1.8.1 Planning authorities shall support energy efficiency and improved air quality through land use and development patterns which:*

- *Improve the mix of employment and housing uses to shorten commute journeys; and*
- *Promote design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation.*

The Land Use Plan provides for housing and employment within the community that are within easy walking or cycling distance. Designing for renewable energy will be addressed through the implementation of the LEED guidelines, and specific design guidelines in various areas of the Plan.

### **Natural Heritage**

*S2.1.4 Development and site alteration shall not be permitted in...significant areas of*

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*natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Areas of natural and scientific interest (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.*

*S2.1.6 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The proposed Land Use Plan acknowledges that the recently designated provincially significant ANSI requires further study within portions of the urban area. The BDC plans to further study the ANSI affecting its land holdings to explore the potential to promote further sustainable development opportunities within Batawa. Until this analysis is completed, no development is proposed within the ANSI. Land use adjacent to ANSI will incorporate suitable setbacks and buffers.

The Provincial government policy initiatives stress that sustainable development is crucial to the long-term success of the province and its municipalities. The Batawa Development Corporation shares the vision and objectives of the Provincial Policy Statement and is proposing a unique plan that demonstrates commitment to the future prosperity of Batawa by providing for a wide range of housing, employment and healthy lifestyle opportunities.



## 7. Conformity to the Goals, Policies, and Priorities of the Quinte West Official Plan

The current Quinte West Official Plan establishes a vision for the future of Quinte West as “...a new community which blends the very best of urban and rural lifestyles. By building on the strengths and resources of the four former municipalities that comprise Quinte West, we can offer an unprecedented quality of life and services to the people who live and work in our community.”

The community of Batawa offers the very best in both urban and rural lifestyles. There are many established community and recreational facilities such as an elementary school, a community centre, fire hall, ski hill, sports fields, tennis courts, and trails which are essential ingredients to creating an enjoyable environment for people in different life stages.

The Official Plan also sets out several priority objectives, three of which are “*create an economic environment that creates jobs and opportunities; promote tourism and development; build community identity, pride and awareness.*”

The designation of Batawa as a Special Policy Area will facilitate the City’s achievement of these goals in this area of the municipality. The proposed Land Use Plan designates a mix of employment opportunities primarily in the Business Park and live/work areas, which provides choice of lifestyle and job opportunities. The ski hill, trail network and water-based recreational uses associated with the Trent Severn Waterway have the potential to attract tourism to Batawa and the City. Batawa has an established community identity and its sense of pride is strong in its residents. It would be wise to build on these strengths, as they are often very difficult to achieve in new developments.

Policies have been established in the OP to implement these objectives including,

- *Maintain a complementary mix of urban and rural lifestyles;*
- *Maintain a supply of a variety of housing types to meet the current and future needs of the City*
- *Recognize, promote and where possible, enhance the natural environment features within the city;*
- *Facilitate the promotion of economic development opportunities through a balance of agricultural, tourism, commercial and industrial land uses in areas designated and determined to be best suited to each economic sector*

- *Maintain and enhance the City's ability to provide a high quality of life for all current and future residents.*

The proposed Land Use Plan for Batawa allows for a mix of urban and rural lifestyles, housing types and recreational opportunities within its own boundary. The proposal acknowledges the recently designated provincially significant ANSI and is committed to further investigating its merits through an environmental impact study. Economic development opportunities will be actively pursued for the employment areas within the Plan. Growth of Batawa in a sustainable manner has the ability to provide a high quality of life for current and future residents.

*The pattern for new growth in the City of Quinte West shall be promoted within the existing urban and rural settlement areas". (3.1.2 (ii))*

The proposed Land Use Plan does not request the expansion of the settlement area of Batawa, but requests that the community be permitted to grow through intensification and redevelopment. Growth in such a manner is supported by the Provincial Policy Statement where it states, "*Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.*" (1.1.2)

Batawa has great potential over the next 20 years to accommodate intensification and redevelopment through an appropriate mix of uses as described in the proposed Land Use Plan. The policy statement also states, "*Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.*" (1.1.3.1)

It is requested that the Official Plan be amended to delete the requirement for a Secondary Plan and to recognize Batawa as a Special Policy Area where growth and regeneration is promoted.

The goal of economic development in Quinte West is "*to develop and promote long term economic vision and unique positioning for the community as a place to do business in order to generate employment opportunities of a diverse nature.*" (3.13.1)

The Batawa Land Use Plan shares this goal: a long-term vision of creating a sustainable community that attracts diverse economic opportunities, by providing a high quality mix of housing and recreational opportunities.

The objectives for economic development include “*creating a climate that is receptive to innovative economic opportunities*”. The quality of life factor is increasingly important in the site selection process. Employers and their employees are more selective in terms of where they will work and live and raise their families. It is on this basis that this Plan requires the development of a properly planned sustainable residential community that creates an excellent quality of life. The provision of live/work units within the Batawa community is considered “an innovative economic opportunity”.

Quinte West is a series of communities within a larger community; it was created in 1998 following the amalgamation of 4 municipalities, Trenton, Sidney, Murray and Frankford. As such, it offers a range of locations to live, work and play that are urban, suburban or rural in nature.

Batawa is an historic Quinte West settlement and employment area, that is located in close proximity to all four wards at the geographic centre of Quinte West. It is also located along the major north/south corridor of Quinte West. This corridor supports the Frankford community, the Trent-Severn Waterway, a regional trail network, Highway #33 and it connects to Highway #401. This corridor provides opportunities for sustainable tourism development and recreation and links Quinte West's urban area with the rural community. Growth along the north/south corridor, including Batawa, should be encouraged as a viable alternative to growth along the Bay of Quinte. The growth anticipated for the Batawa Special Policy Area would maintain its ability to act as an important secondary urban centre within Quinte West.

In conclusion the proposed Land Use Plan for Batawa conforms to the goals, policies and priorities of the current Quinte West Official Plan. The implementation of this Land Use Plan as a Special Policy Area is recommended through the adoption of an Amendment to the Quinte West Official Plan.

## **8. Justification for Batawa as a Special Policy Area**

The proposed Batawa Land Use Plan is a plan to rejuvenate the community of Batawa using the environmentally superior development practices within the rating framework of the LEED Green Building Rating System and the LEED ND system. The LEED ND system recognizes new development projects that successfully protect and enhance the overall health, natural environment, and quality of life of a community. It also promotes the design of neighbourhoods where jobs and services are accessible by foot. This system encourages developers and community leaders to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted storm water runoff, and build more livable, sustainable, enduring communities for people of all income levels and ages.

Applying the LEED ND criteria to achieve the “Silver” certification level provides the ability for this project to meet many of the goals and objectives of the Provincial Policy Statement. The plan does not request an expansion to the settlement area boundary, but rather an intensification and redevelopment of the lands within the existing urban boundary. In order to do this however, municipal services within Batawa must be upgraded and expanded. There are several reasons to support investment in Batawa.

1. There are many public service facilities already in place, including an elementary school, community centre, church, fire hall, trails, ski hill, and sports fields which would be more efficiently utilized by a larger population base.
2. Batawa is a community with a strong industrial heritage, which has fostered a strong identity and pride among its residents – something that is difficult to achieve in new development, but is essential to the social well-being of a community.
3. One of Quinte West’s largest private employers is located in the community and would benefit from the investment in the local community.
4. Batawa is a settlement area within Quinte West that is in need of regeneration. The province states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.
5. Growth of the 8 Wing Trenton Air Base over the next few years, and the possible deflection of growth from the Greater Golden Horseshoe to places like Quinte

- West are likely to cause increased growth pressures within the municipality. The changing attitudes of people towards quality of life will also impact on growth in Quinte West. The BDC Plan provides the opportunity to appeal to people who are seeking a lifestyle that allows them to be a part of a vibrant community with many urban amenities while also having easy access to the natural and rural environment.
6. The Plan provides for a range of housing and employment types and densities within the community in order to accommodate all segments of the population.
  7. The Land Use Plan provides the City of Quinte West with the opportunity to promote a healthy active lifestyle within the municipality. Batawa is already well established for its ability to provide recreational opportunities (e.g. Ski hill, 20 kms of trails, sports fields). The design of the Plan is pedestrian/cyclist friendly with many opportunities for recreation and leisure activities.
  8. Given the national significance of the Trent-Severn Waterway and the Federal government's interest in investing to preserve it, the potential is high for development along its edge for tourism and recreation. One of the City's priority objectives in the Official Plan is to "promote tourism and development". The Eco Centre is proposed north of the 401 on the east side of the Trent River which will attract visitors to the City. The Batawa Ski Hill and nearby Bleasdell Boulder are also strong tourism draws. It makes sense to allow growth to occur along a north/south corridor as it evolves as a tourism and recreation route.

It is recommended that this Land Use Plan be adopted as an amendment to the Quinte West Official Plan as a new Special Policy Area for the Batawa Urban Area. The Special Policy Area for Batawa will allow intensification and redevelopment to occur within its current urban boundary, with a slight modification to incorporate all of the Business Park area. The requirement for a Secondary Plan in Section 10.2.3 of the former Sidney Township Official Plan will be replaced with the provisions of the Special Policy Area.

The Batawa Development Corporation shares the vision and objectives of the Provincial Policy Statement for sustainable development and it is recommended that the City of Quinte West endorse a unique plan that provides for a wide range of housing, employment and healthy lifestyle opportunities to be developed in a sustainable way for the benefit of all residents of Quinte West. It will be a place that its residents are proud to call home. Batawa will be "beautiful by nature and design"!

## 9. Servicing

The Batawa Development Corporation recognizes, along with the City of Quinte West and its staff, the deficiencies in the existing infrastructure in Batawa to meet the needs of its current residents.

The BDC will take every opportunity to work with the City in its planned upgrades to both water and sewer services, to realize any savings that may be incurred through combined planning for both today's needs and future growth. In addition, the most environmentally-sustainable technologies and solutions will be sought to address both water supply and waste treatment.

### 9.1 Water

The Batawa Development Corporation supports the recommendation of the Director of Public Works on February 21<sup>st</sup>, 2007 in report 2007-016 (Appendix IV) to extend a water main from Frankford to the community of Batawa to supply water to Batawa from the Frankford water supply system. The BDC have previously indicated that it would be prepared to provide the City of Quinte West with an easement along the rail bed line for the purpose of laying this water line at no charge to the city.

In his report the Director of Public Works further recommends that the existing water treatment plant in Batawa be decommissioned. The BDC further supports this recommendation.

The transfer of the low lift pumping station to the ski hill would need further discussion and research with Batawa Community Sport Inc.

The BDC is prepared to assume any reasonable oversizing costs to accommodate future development by the BDC in Batawa through an agreement to be negotiated with the City.

### 9.2 Storm Water

A storm water management (SWM) plan will be implemented according to the LEED ND green construction and technology criteria to reduce detrimental environmental impacts on water resources from development and redevelopment in Batawa. The plan will promote management practices to maintain and enhance tree cover, and will introduce vegetated swales, in order to reduce stormwater volumes, maintain the



natural aquifer recharge cycle and the base flows of local streams. The natural drainage systems will be integrated into the overall development scheme at the outset of the engineering design. The SWM plan will promote groundwater recharge, and address storm water quantity and quality controls mechanisms. The plan will identify practices such as permeable pavements, rainwater harvesting systems, green roof or walls, and rain gardens that infiltrate or re-use rainfall from impervious areas such as parking lots and roof tops.

### **9.3 Waste Water**

The City of Quinte West was successful in obtaining a COMRIF grant to complete upgrades to the sewage treatment plant and infrastructure in Batawa to accommodate the needs of its current residents and eliminate any wet weather by-passing into the Trent River, under order of the MOE.

The BDC will work with the municipality to plan and identify options to provide waste water treatment capacity for the planned BDC development that will take advantage of any cost savings that might be incurred by combining these upgrades and any necessary expansion for future growth.

The BDC is prepared to assume any reasonable costs to expand the waste water treatment plant and/or upgrade existing infrastructure to accommodate future development by the BDC in Batawa through an agreement to be negotiated with the City.

The BDC engineering team will work with city staff to identify the most ecologically sound and energy efficient means of treating waste water in keeping with LEED's ND green construction and technology criteria. This may include the diversion and reuse of wastewater generated by the community to replace the use of some of the potable water.

## 10. Community Comments

The Batawa Development Corporation has adopted a consultative approach with the residents of Batawa.

In May of 2005 the first Town Hall Meeting was held with residents of the village, Mrs. Bata and the development team. Preliminary plans were shared with the community and residents' comments were welcomed on the open floor. An interactive dialogue resulted and continued via email and other means of communication.

Comments shared at that first Town Hall meeting resulted in substantial changes to the overall plan, including, most prominently, abandoning plans to demolish the former Shoe Factory, instead turning the team's efforts to developing plans for the conversion of the factory to residential units.

Since that first Town Hall meeting, more than ½ dozen others have occurred, with new plans shared, comments collected and revisions made accordingly where possible. Following the drafting of this planning report and accompanying Land Use Plan, another meeting was held in May 2007 where the Draft Plan was unveiled for further comment. Several residents have dropped into the BDC offices to share their questions and comments, all of which our team has tried to address in the plan's design.

A natural approach to storm water management would be appreciated.
Buffers between existing back yards and new yards would be appreciated.
How does the newly-designated ANSI affect my property and why were residents not consulted?
Let's get started – this is exciting!
Will the condominiums be affordable and priced for the local market?
Who will the target market be for the community and the Shoe Factory in particular?
Calming of traffic flow on Fraser Drive is a concern. No through traffic please.
No change please – we like the community the way it is.
Ensure a noise buffer is maintained between residential uses and Invar.

Ensure that town homes are designed for moderate, not modest incomes.
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Ensure that commercial uses in the live/work area are compatible with residential uses.
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The BDC will continue to hold Town Hall meetings throughout the development process to ensure the community are informed and engaged.

# Appendix I

## LEED for Neighbourhood Development

### Summary of Goals

LEED for Neighbourhood Development encourages developers and community leaders to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted stormwater runoff, and build more livable, sustainable, enduring communities for people of all income levels.

The qualities of an ideal neighbourhood include that it has a legible centre and edge, is limited in size, typically five minutes average walk from centre to edge; has a mix of land uses, to allow for some basic daily needs to be satisfied within the neighbourhood; accommodates a diversity of household types; has an integrated network of walkable streets; and has special sites reserved for public spaces and civic buildings.

It is the goal of the Batawa Development Corporation to achieve the LEED ND “Silver” Certification Level which requires that 50% of the eligible points be attained.

### Rating System and Goals:

#### Smart Location & Linkage

- ❑ *Smart Location:* Encourage development within and near existing communities or public transportation infrastructure. Reduce vehicle trips and miles traveled and support walking as a transportation choice.
- ❑ *Proximity to Water and Wastewater Infrastructure:* Encourage new development within and near existing communities in order to reduce multiple environmental impacts caused by sprawl. Conserve natural and financial resources required for construction and maintenance of infrastructure.
- ❑ *Imperiled Species and Ecological Communities:* Protect imperiled species and ecological communities
- ❑ *Wetland and Water Body conservation:* Conserve water quality, natural hydrology and habitat and preserve biodiversity through conservation of water bodies or wetlands.

- ❑ *Agricultural Land Conservation*: Preserve irreplaceable agricultural resources by protecting prime and unique farmland and forest lands from development
- ❑ *Floodplain Avoidance*: Protect life and property, promote open space and habitat conservation, and enhance water quality and natural hydrological systems.
- ❑ *Brownfield Redevelopment*: Encourage the reuse of land by developing sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.
- ❑ *High Priority Brownfield Redevelopment*: Encourage the cleanup of contaminated brownfield sites in areas targeted for redevelopment.
- ❑ *Preferred Locations*: Encourage development within existing communities and developed places to reduce multiple environmental harms associated with sprawl. Reduce development pressure beyond the limits of existing development. Conserve natural and financial resources required for construction and maintenance of infrastructure.
- ❑ *Reduced Automobile Dependence*: Encourage development in locations that exhibit superior performance in providing transportation choices or otherwise reducing motor vehicle use.
- ❑ *Bicycle Network*: To promote bicycling and transportation efficiency.
- ❑ *Housing and Jobs Proximity*: Encourage balanced communities with a diversity of uses and employment opportunities. Reduce energy consumption and pollution from motor vehicles by providing opportunities for shorter vehicle trips and/or use of alternative modes of transportation.
- ❑ *School Proximity*: Promote public health through physical activity by facilitating walking to school. Promote community interaction and engagement.
- ❑ *Steep Slope Protection*: Minimize erosion to protect habitat and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.
- ❑ *Site Design for Habitat or Wetlands Conservation*: Conserve native wildlife habitat, wetlands and water bodies.
- ❑ *Restoration of Habitat or Wetlands*: Restore wildlife and wetlands that have been harmed by previous human activities.
- ❑ *Conservation Management of Habitat or Wetlands*: Conserve native wildlife habitat, wetlands and water bodies.

### **Neighbourhood Pattern & Design**

- ❑ *Open Community*: Promote communities that are physically connected to each other. Foster community and connectedness beyond the development.
- ❑ *Compact Development*: Conserve land. Promote livability, transportation efficiency, and walk-ability.
- ❑ *Diversity of Uses*: Promote community livability, transportation efficiency, and walk-ability.

- ❑ *Diversity of Housing Types*: To enable citizens from a wide range of economic levels and age groups to live within a community.
- ❑ *Affordable Rental Housing*: To enable citizens from a wide range of economic levels and age groups to live within a community.
- ❑ *Affordable For-Sale Housing*: To enable citizens from a wide range of economic levels and age groups to live within a community.
- ❑ *Reduced Parking Footprint*: Design parking to increase the pedestrian orientation of projects and to minimize the adverse environmental effects of parking facilities.
- ❑ *Walkable Streets*: Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity. Promote public health through increased physical activity.
- ❑ *Street Network*: Encourage the design of projects that incorporate high levels of internal connectivity and the location of projects in existing communities in order to conserve land, promote multimodal transportation and promote public health through increased physical activity.
- ❑ *Transit Facilities*: Encourage transit use and reduce driving by creating safe and comfortable transit facilities.
- ❑ *Transportation Demand Management*: Reduce energy consumption and pollution from motor vehicles by encouraging use of public transit.
- ❑ *Access to Surrounding Vicinity*: Provide direct and safe connections, for pedestrians and bicyclists as well as drivers, to local destinations and neighbourhood centres. Promote public health by facilitating walking and bicycling.
- ❑ *Access to Public Spaces*: To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors.
- ❑ *Access to Active Public Spaces*: To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors.
- ❑ *Universal Accessibility*: Enable the widest spectrum of people, regardless of age or ability, to more easily participate in their community life by increasing the proportion of areas that are usable by people of diverse abilities.
- ❑ *Community Outreach and Involvement*: To encourage community participation in the project design and planning and involve the people who live in a community in deciding how it should be improved or how it should change over time.
- ❑ *Local Food Production*: Promote community-based and local food production to minimize the environmental impacts from transportation food long distances and increase direct access to fresh foods.



## Green Construction & Technology

- ❑ *Construction Activity Pollution Prevention:* Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.
- ❑ *Certified Green Buildings:* Encourage the design and construction of buildings to utilize green building practices.
- ❑ *Energy Efficiency in Buildings:* Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
- ❑ *Reduced Water Use:* Minimize water use in buildings and for landscape irrigation to reduce the impact to natural water resources and reduce the burden on municipal water supply and wastewater systems.
- ❑ *Building Reuse and Adaptive Reuse:* Extend the life cycle of existing building stock, conserve resources, reduce waste, and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.
- ❑ *Reuse of Historic Buildings:* Encourage use of historic buildings in a manner that preserves their historic materials and character.
- ❑ *Minimize Site Disturbance through Site Design:* Preserve existing tree canopy, native vegetation and pervious surfaces while encouraging high density, smart growth communities.
- ❑ *Minimize Site Disturbance during Construction:* Conserve existing natural areas and protect trees to provide habitat and promote biodiversity.
- ❑ *Contaminant Reduction in Brownfield Remediation:* Encourage brownfield cleanup methods that reduce contaminant volume or toxicity and thereby minimize long-term remediation or monitoring burdens.
- ❑ *Stormwater Management:* Reduce pollution and Hydrologic instability from stormwater, prevent flooding, and promote aquifer recharge.
- ❑ *Heat Island Reduction:* Reduce heat islands to minimize impact on microclimate and human and wildlife habitat.
- ❑ *Solar Orientation:* Achieve enhanced energy efficiency by creating the optimum conditions for the use of passive and active solar strategies.
- ❑ *On-Site Energy Generation:* Reduce air, water, and land pollution from energy consumption and production by increasing the efficiency of the power delivery system. Increase the reliability of power.
- ❑ *On-Site Renewable Energy Sources:* Encourage on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.
- ❑ *District Heating and Cooling:* Reduce air, water, and land pollution resulting from energy consumption in buildings by employing energy efficient district technologies.

- ❑ *Infrastructure Energy Efficiency*: Reduce air, water, and land pollution from energy consumption.
- ❑ *Wastewater Management*: Reduce pollution from wastewater and encourage water reuse.
- ❑ *Recycled Content in Infrastructure*: Use recycled materials to reduce the environmental impact of extraction and processing of virgin materials.
- ❑ *Construction Waste Management*: Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.
- ❑ *Comprehensive Waste Management*: Reduce the waste hauled to and disposed of in landfills. Promote proper disposal of office and household hazardous waste streams.
- ❑ *Light Pollution Reduction*: Minimize light trespass from site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on natural environments.

### **Innovation & Design Process**

- ❑ *Innovation and Exemplary Performance*: To provide projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED for Neighbourhood Development Rating system and/or innovative performance in green building, smart growth, or new urbanism categories not specifically addressed by the LEED for Neighbourhood Development Rating system.
- ❑ *LEED Accredited Professional*: To support and encourage the planning a design integration required by a LEED for Neighbourhood Development green neighbourhood project and to streamline the application and certification process.

## **Appendix II**

### **Application for LEED ND Pilot Project**