

PORT CREDIT WEST VILLAGE

HEALTHY COMMUNITY GUIDELINES

Prepared for the PCWV Partners
March 2018, Toronto, Ontario

URBAN
EQUATION



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1.0 INTRODUCTION

Research has shown that North Americans are living, building, and consuming as if we have five planets worth of resources. We only have one planet and we need to act accordingly.

Inspired by the 10 Principles of One Planet Living™, the Port Credit West Village Partnership Group is proposing a community that exceeds municipal objectives and could serve as a model community, a demonstration on how communities can be complete, healthy, sustainable, connected and productive. This Healthy Community Guidelines serve as the guiding document to reach this end.

1.1 Healthy Community Guidelines Overview

The Master Plan, Planning Justification, and Urban Design Study as submitted in the August 2017 application included a chapter on the Port Credit West Village's (PCWV) Sustainability Framework. The PCWV Sustainability Framework exceeds provincial and municipal policy including the Growth Plan for the Greater Golden Horseshoe, the ON Climate Change Action Plan, Our Future Mississauga: City's Strategic Plan, Inspiration Port Credit, the Natural Heritage and Urban Forestry Strategy, and Mississauga's Green Development Standard (Stage 1).

Building on the PCWV Sustainability Framework, this document, The Healthy Community Guidelines (HCG), identifies specific goals, performance targets, and strategies to achieve a Port Credit West Village that is healthy, livable, and sustainable. In this way, the HCG will be used to guide how the community is developed and how it thrives once occupied.

1.2 A Lifecycle Approach

PCWV strives to be a vibrant, healthy, sustainable community. The partners will set the foundations to achieve high-performance, long after construction is complete. As developers, the partners will act as the initial stewards for realizing sustainable commitments particularly those related to infrastructure, buildings and sustainability certifications. To fully realize and incentivize the benefits of sustainable living overtime, a Master Community Association (MCA) will be established. The MCA will be the steward for maintaining sustainable commitments over the life of the community. The diagram on page 2 illustrates how responsibility, reporting and certifications will evolve over time.

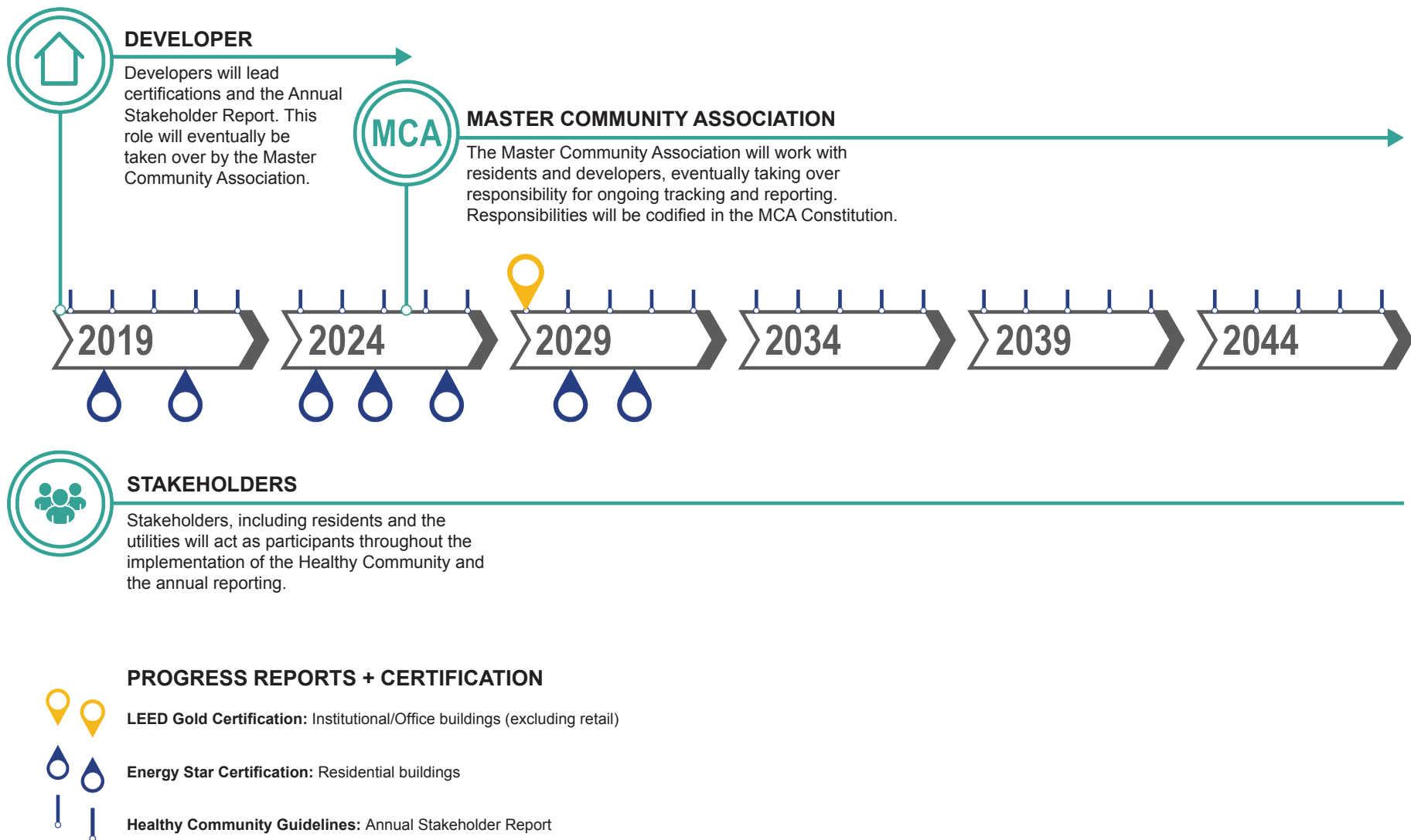


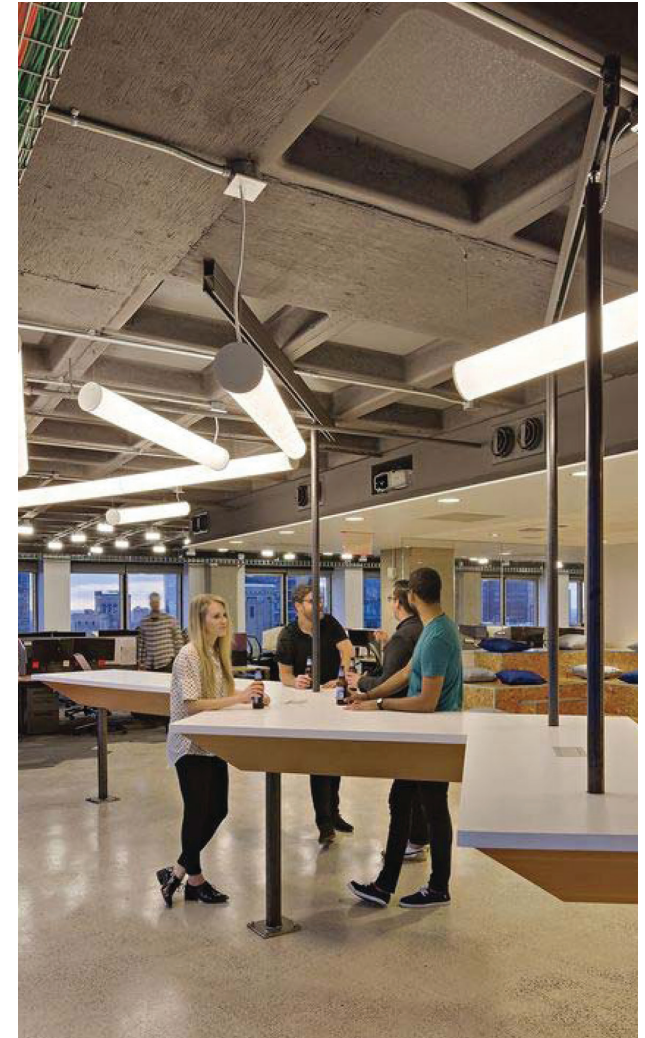
Figure 1. Healthy Community Guidelines Timeline

1.3 A Living Document

While most sustainability plans end when the project is built, the Healthy Community Guidelines for PCWV consider the lifecycle of the community - from master plan, to design documentation, contract documents to ongoing operations and community living. While the full life-cycle of the community has been considered for specific targets and initial strategies, ongoing review and changes will be necessary. The Implementation “Plan” outlined in section 5 provides the foundation for successful roll-out of the proposed strategies and provides suggested steps to make revisions over time - starting with the PCWV Partners who will ultimately hand over responsibility during operations to others. Each phase of the project will necessitate review of the Plan, along with the Strategies discussed in the Performance Goals in section 6.

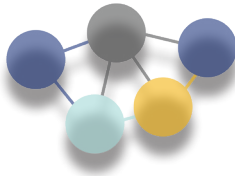
1.4 Ongoing Reporting

This Plan should be revisited at least annually to accomplish two goals: allow for updates to the Plan if necessary and to inform whether the design process is on track. Annual reports summarizing updates and progress should be prepared and shared with the members of the Master Community Association to celebrate the achievement of goals.



1.5 How to Read this Document

The Healthy Community Guidelines provide interrelated Principles, Goal Statements, Performance Targets, and Strategies, together providing a blueprint to ensure that the vision for Port Credit West Village is realized.



Principles

The Guidelines provide 10 high-level principles that inform the goals, performance targets, and strategies.



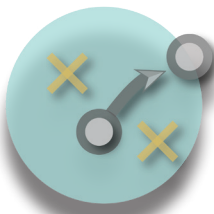
Goal Statements

Goal Statements outline specific focus areas related to each Principle.



Performance Targets

Performance Targets provide clear, measurable targets that will be used to achieve the high-performance Goals of the community.



Strategies

Strategies outline the specific design, construction, and operation approaches needed to achieve performance goals and targets.

2.0 ALIGNMENT WITH MISSISSAUGA'S GREEN VISION

The HCG has been developed to align with the City of Mississauga's suite of sustainable green plans, policies, and strategies, including the Living Green Master Plan, Inspiration Port Credit, the Strategic Plan: Our Future Mississauga, and the Mississauga Green Development Standards.

2.1 Living Green Master Plan

Adopted by Mississauga City Council in 2012, the Living Green Master Plan is a document developed to set an example for sustainable practices, encourage others to adapt to climate change, and compel others to act. The HCG align with the Living Green Master Plan in the following ways:

1. Leading and encouraging environmentally responsible approaches to development;
2. Conserving, enhancing and connecting natural environments; and
3. Promoting a green culture

2.2 Inspiration Port Credit

Inspiration Port Credit provides a development framework for the lands municipally known as 70 Mississauga Road South (the site). The document's direction for future development emerges from seven guiding principles, which the HCG support:

1. Embrace the water
2. Celebrate Port Credit's Waterfront Heritage and Cultural Footprint
3. Live Green and Blue (Maximizing open space)
4. Create an Economically Thriving, Sustainable Waterfront
5. Connect Land and Water
6. Balance and Embrace Regional Context
7. Activate early and often

2.3 Strategic Plan: Our Future Mississauga

The City of Mississauga's Strategic Plan is predicated on a vision for a city that inspires the world as a dynamic and beautiful global city for creativity and innovation, with vibrant, safe, and connected communities. The Healthy Community Guidelines support and expand the goals of Our Future Mississauga. This diagram outlines the various focus areas included in the PCWV Healthy Community Guidelines and how each relates to and builds upon the 5 strategic pillars set out in the Strategic Plan: Our Future Mississauga.



Move

developing a transit oriented city



Belong

ensuring youth, older adults and new immigrants thrive



Connect

completing our neighbourhoods



Prosper

cultivating creative and innovative businesses



Green

living green

PCWV Healthy Community Guidelines

City of Mississauga: Our Future Mississauga

Health and Happiness			
Equity and Local Economy			
Culture and Community			
Land Use and Wildlife			
Sustainable Water			
Local and Sustainable Food			
Materials and Products			
Travel and Transport			
Reduce Waste			
Low Carbon			

2.4 HCG and Policy Framework

The Healthy Community Guidelines exceed municipal and provincial policy.

	Our Future Mississauga	Inspiration Port Credit	Natural Heritage & Urban Forestry Strategy	Mississauga Green Development Standard		Growth Plan for Greater Golden Horseshoe (GGH)	ON Climate Change Action Plan
				LEED Silver	Stage 1		
Health and Happiness	✓	✓	✓				
Equity and Local Economy	✓	✓					
Culture and Community	✓	✓				✓	
Land Use and Wildlife	✓	✓	✓	✓	✓	✓	✓
Sustainable Water	✓	✓		✓	✓	✓	✓
Local and Sustainable Food						✓	
Materials and Products	✓			✓		✓	
Travel and Transport	✓	✓		✓	✓	✓	✓
Reduce Waste	✓			✓		✓	✓
Low Carbon	✓	✓		✓		✓	✓

2.5 Mississauga Green Development Standards

Mississauga's Green Development Standards were adopted by City Council in July of 2010. The Standards focus on achieving sustainability and environmental responsibility in all new developments in Mississauga. The Healthy Community Guidelines support and incorporate the following strategies from Mississauga's Green Development Standards:

On-Site Storm Water Retention Technologies

- Bio-retention
- Rainwater Harvesting
- Permeable Paving
- Grass and Dry Swales
- Green Roofs

Soft Landscape Material

- New Trees (minimum soil volumes and shade trees on all street, open space and public walkways)
- Native vegetation (50% of proposed plantings are native)

Pedestrian and Cycling

- Pedestrian Walkways
- Pedestrian Comfort
- Bicycle Parking (50% of residential occupant parking in secure, weather protected area)

Exterior Building Design

- Bird Friendly Glazing where applicable
- Site and Building Lighting (no trespass and no up-lighting)



3.0 VISION

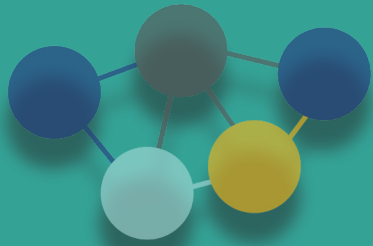
One Planet Living (OPL) is being used as a resource to define the Healthy Community Guidelines, including the document's vision. We will strive to embody the ten (10) One Planet Living principles as we transform this abandoned industrial property into a living, thriving and essential part of the Port Credit community.

3.1 Vision Statement

Port Credit West Village will be a community in which people enjoy healthy and happy lives within their fair share of the earth's resources, leaving generous space for nature, while embodying support and encouragement for everyday natural human interaction in our parks and storefronts, and on streets and pathways.







4.0 PRINCIPLES

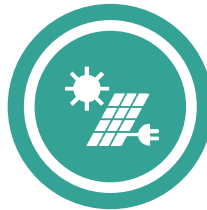
The Healthy Community Guidelines advance 10 principles based on the One Planet Living Framework. In order to transform this site from an old industrial site to a vibrant community the partners invested in extensive soil remediation. In addition, three additional principles are prioritized, including low carbon living, sustainable transport, and sustainable water.

4.1 HCG Principles



Land Use + Nature

Port Credit West Village will celebrate and support its relationship to nature, including biodiversity, wildlife habitat, and water systems, and revitalize a brownfield site through responsible and sustainable remediation.



Low Carbon Living

Port Credit West Village will embrace high-performance carbon and energy measures at the site and building scales through design measures, partnerships, and exploring the feasibility of a community energy system.



Sustainable Transport

Port Credit West Village will include transportation options that make it easy for, and enable, residents to make healthy low carbon choices, including active transportation and public transit — reducing their impact on the environment. Innovative partnerships and pilot projects will be considered.



Sustainable Water

Port Credit West Village will include innovative infrastructure made up of green and blue ways to house water management and provide visible interaction with water, including excellence in water design management via low-impact design measures incorporated throughout the site.



Waste

Port Credit West Village will consider the full life-cycle of materials, including waste infrastructure that diverts resources from landfills, and provide visible interaction with water, including excellence in water design management via low-impact design measures incorporated throughout the site.



Materials + Products

Port Credit West Village will incorporate sustainable materials where possible in order to enhance health outcomes and reduce its environmental impact.



Local + Sustainable Food

Port Credit West Village will use site design measures to enable access to local, sustainable, and ethical food choices, strengthening the local economy and health outcomes.



Health + Happiness

Port Credit West Village will include places that are inviting for children, families and seniors, inspire and encourage active living and promote mental and physical health, including a range of housing, retail and commercial opportunities enhancing local work and training opportunities.



Equity + Local Economy

Port Credit West Village will offer a range of barrier-free public and private spaces, housing types, employment opportunities, and commercial spaces to facilitate participation across gender, race, age, and sexual orientation.



Culture + Community

Port Credit West Village will be strengthened by its sense of place, social inclusion, and embracing local culture and heritage through design, land use, and housing options.

5.0 IMPLEMENTATION PLAN

The following sections present suggested tasks and responsibilities for each phase of the community build-out and occupancy. The intent of this Plan is to provide guidance to set the project up for success, while remaining inherently flexible to adapt to the realities of design and construction. More specific Strategies for each Performance Target are further outlined in Section 6: Performance Goals.

5.1 Phase 1: Master Plan

To achieve the Performance Goals for PCWV, a coordinated effort is required across a variety of disciplines and teams. By embedding sustainability within existing processes rather than an “add-on”, the Goals are more likely to be achieved. This is important to consider right from the Master Plan Phase, to most effectively realize synergies and cost efficiencies, communicate the goals and values to regulatory bodies, and to set a clear direction for subsequent phases.

Task 1: Review all project delivery processes against the Guidelines, and allow the time and space to effectively address sustainability. This includes allowing for an effective integrated design process and incorporating decision-making criteria into proforma evaluations that address the sustainability goals.

Responsibility: Partners

Task 2: Bring the sales and marketing teams on board early to help communicate the market value of sustainability features that are included in the Performance Goals. Their input can help inform implementation of various design features based on market value.

Responsibility: Partners; Sales & Marketing Teams

Task 3: Maintain Sustainability Performance Targets as part of Master Planning and Contract documents. The partners should ensure the Performance Goals and Targets are maintained throughout the evolution of the Master Plan and Contract Documents. This includes reviewing documents against sustainability goals and proposing any revisions that will result in a more positive outcome for the project. Criteria that are recommended to be included in contract documents are identified under the Implementation Strategies column of the Performance Goals table.

Responsibility: Partners

5.2 Phase 2: Design & Construction

The foundation for success is advanced in Phase 1: Master Plan. During Design & Construction, it is critical that expectations are clear and that all parties involved are on board to ensure the Performance Targets are achieved. The steps in this Phase are iterative for each development block.

Task 1: Ensure consultant and contractor procurement documents effectively communicate project goals and minimum performance targets. When procuring products and services that push the envelope of conventional design and construction, it is critical that expectations are clearly set from the beginning. This can help alleviate costly change orders and will more likely achieve the Project Goals.

Responsibility: Partners

Task 2: Define and implement process for progress/compliance tracking. This includes defining the level of tracking, acceptable deliverables, and who is responsible for submitting and reviewing. The process will vary depending on whether individual performance thresholds are being reviewed by a 3rd party verification entity, such as LEED, EnergyStar or One Planet Living. Other options for consideration include whether the project will comply with a particular target vs prescriptive requirements.

Once the process is defined, having consistent implementation is key. Embed the agreed-upon tracking approach into the design and construction processes, with clear roles and responsibilities that can be passed along to others as needed.

Responsibility: Partners

Task 3: Update Implementation Strategies and Plan to reflect any changes during design. Regular and ongoing review of the Implementation Strategies and this more detailed Plan are required to ensure the design and construction progress towards successful achievement of the Performance Targets. The Partners will review progress and make any adjustments to the documents necessary based on the current status of the project.

Responsibility: Partners. As the project evolves, this will eventually become the community members' responsibility.

5.3 Phase 3: Operation & Occupancy

To achieve the ongoing operation and occupancy Performance Targets, strategies have been developed to focus on effective ways of providing the residents and visitors to PCWV options, tools, and incentives to adopt more sustainable behaviour.

Task 1: Engage marketing and sales teams to help facilitate Health + Happiness, Culture + Community, and Equity + Local Economy targets. This includes developing marketing materials that appeal to a range of residents and commercial tenants.

Responsibility: Partners

Task 2: Prepare hand-off documents and set up meetings as necessary to review design features and their intended operation. Before the Partners' responsibilities end, they will facilitate conversations, resources, and tools to support the community's long-term commitment to the sustainability goals, which will include establishing a Master Community Association (MCA). As outlined in the Implementation Strategies, these include occupant handbooks, resources for the City with respect to public infrastructure and programming, and supporting tenants' contributions to the goals of the community.

Responsibility: Partners

Task 3: Update Implementation Plan with Occupancy and Operations focus. Work with the MCA to provide a revised Implementation Plan that can be used to inform ongoing decisions through occupancy and operations.

Responsibility: Partners, MCA



6.0 PERFORMANCE GOALS



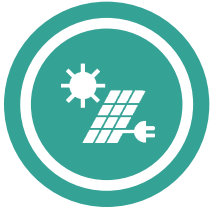
6.1 Land Use & Nature

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Create a positive net contribution to local biodiversity and sustainable agriculture.	Plantings designed to attract pollinators with a diversity of trees and 100% native/adaptive plants.	Plantings designed to attract pollinators with a diversity of trees and 100% native/adaptive plants, including green roofs on mid-rise and high-rise buildings that attract butterflies and bees respectively. Provide occupant groups with care instructions and lists of suitable plants should relandscaping be done post-occupancy.
	Habitat creation and demonstration gardens are incorporated into the design.	Engage a specialist to identify which species the community should provide habitat for. Design team to design naturalized areas so they provide quality habitat for each target species. Incorporate bird-friendly plantings in design of bioswales and possible feature pond.
	Rooftop gardens are provided on high-rise residential buildings.	Include minimum green roof areas in procurement documents once available area is known.
	Opportunities for farmer's market and community gardens are provided.	Allocate a portion of lands to community garden plots. Provide resident boards with resources on setting up and organizing an effective community garden and farmer's market.
	LID features are used to clean stormwater and supply green features.	See Sustainable Water.
Provide clean water, clean air, and carbon sequestration.	Tree canopy is designed for carbon sequestration and low landscape maintenance.	Engage a landscape designer to optimize species selection for carbon sequestration over the lifetime of the trees selected. Include in design documents the requirement for species selection that do not require permanent irrigation or petrochemical pesticides or fertilizers. Provide municipality and occupant groups with care instructions and lists of suitable plants should relandscaping be done post-occupancy.
	Pedestrian- and cycle-friendly design.	See Sustainable Transport.
Engage people in recognizing the value of nature.	Provide space for landscape-based rituals and access to lakefront for water based activities.	Incorporate walking trails and/or direct water access in the site plan.



6.1 Land Use & Nature (continued)

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Ensure no unnecessary soil is removed through the remediation process.	Reuse available soil to the extent possible within the development plan.	Redistribute excess soils generated through development as landform features and site grading design.
	Reduce soil removal associated with development.	<p>Locate higher density blocks, requiring underground parking, where soil is most impacted and would require excavation for remediation purposes.</p> <p>Undertake risk assessment to maximize the reusability of soils within the site.</p>
Reduce GHG emissions related to soil remediation	Minimize trucking and associated GHG emissions	Maximize reuse of soils onsite to reduce offsite trucking of excess soils.



6.2 Low Carbon Living (under development pending results from Alectra coordination)

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Promote holistic energy planning.	Complete a Community Energy Plan and establish Energy Use Intensity by building type.	Complete an energy and carbon feasibility study.
Encourage energy efficient buildings.	<p>Achieve building level energy targets in line with EnergyStar Certification for residential and LEED Gold levels of performance for office.</p> <p>Low-Rise Residential: 111ekWh/m²</p> <p>High-Rise Residential: 152ekWh/m²</p> <p>Office: 127ekWh/m²</p>	<p>Implement an integrated design process to encourage whole-team participation and maximize idea-sharing.</p> <p>Conduct detailed energy modelling to track anticipated building performance throughout the design process.</p> <p>Monitor performance after occupancy to determine whether buildings are performing as intended as part of the yearly reporting process, and make a plan to take corrective action if necessary.</p>
Consider low carbon energy sources.	Net zero carbon neighbourhood.	Determine viability of partnering with a community energy provider to source community heating, cooling and electricity requirements from low carbon sources, including, but not limited to, geothermal, rooftop solar and district energy.



6.3 Sustainable Transport

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Promote low carbon transportation by reducing car dependence and the need for everyday travel.	Maximum SOV Mode Split = 49%	<p>Implementing the following strategies are expected to achieve the Target:</p> <ul style="list-style-type: none"> • Unbundled Vehicular Parking (where feasible) • Car-Sharing Program • Travel Mode Information Packages • Shuttle to/from Port Credit GO Station • Ride-sharing Program • Community Outreach
	Minimum Public Transit Mode Split = 22%	<p>Implementing the following strategies are expected to achieve the Target:</p> <ul style="list-style-type: none"> • Transit Information Centres • Pre-loaded PRESTO cards
Make it easy and attractive for people to walk and cycle.	Minimum Cycling/Walking Mode Split = 14%	<p>Implementing the following strategies are expected to achieve the Target:</p> <ul style="list-style-type: none"> • Shower Change Facilities (to be finalized during design phase) • CAN BIKE • Bicycle Parking • Pedestrian Connections • Bike Repair Stations • Bike Share/Bike Fleet Systems



6.4 Sustainable Water

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Contribute to sustainable water management and flood risk mitigation in the surrounding area.	Implement LID treatment train focused on water quality treatment (80% TSS removal).	<p>Incorporate High Performance LID measures into the design. The suggested LIDs are:</p> <ul style="list-style-type: none"> • bio-retention • vegetated swales • vegetated filter strips • rain barrels • green roofs • tree pits • cisterns
	Reduce indoor water consumption by 40% (residential) or 20% (commercial) compared to baseline.	Incorporate low-flow/-flush fixtures into the design to achieve performance targets using LEED water use calculation methodology.
	Water fountains are provided throughout public spaces.	Source durable, reliable and functional water fountains to be included in site plan designs.
	Reduce permanent irrigation systems.	Include requirements in design specifications. Landscape design to demonstrate how species selection has considered water demand and long-term survival of landscaping plantings.
Engage the community.	Incorporate signage and awareness campaigns around visible LID measures.	Include requirements in design specifications for content creation and signage procurement.



6.5 Waste

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Reduce construction waste and future renovation waste.	Achieve 75% construction waste diversion.	<p>Include requirements in procurement documents and in the scoring system used to select a successful proponent. Require contractor to outline how documentation collection and verification will occur (i.e. if LEED is pursued and the related credit is targeted or if internal verification will be conducted)</p> <p>Assign a construction coordinator to review submittals from contractor and monitor performance throughout construction.</p>
Achieve high recycling and composting rates in operation with low waste to landfill.	<p>Low-Rise Residential: Units to have bulk recycling storage internal to the property but external to the living area, including but not limited to garages.</p> <p>On-site composters are provided, except for office/commercial buildings</p> <p>High Rise Residential: Kitchen suites must have separated cabinet space for recyclables, organics, waste. A waste sorter system with accessibility on each floor is provided.</p>	<p>Include requirements in procurement documents.</p> <p>Review design submissions to ensure requirements are maintained as design evolves.</p>



6.6 Materials & Products

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Select materials for their positive social and environmental benefit or for reduced negative impact and avoid toxic materials.	Where feasible, specify sustainable products.	Source low-VOC materials, recycled content, and FSC-certified wood where feasible.
Promote sustainable living by making it easy to share and reduce consumption of natural materials.	Resident groups are provided with resources and tools to help facilitate adoption of sharing, donating, and other forms of consumption reduction.	<p>Include a summary of the following in handoff materials for Resident Groups and the MCA:</p> <ul style="list-style-type: none"> • Existing programs that help facilitate sharing. • Suggestions of how local systems and programs might be set up within PCWV. <p>Facilitate an in-person session with members of the community to encourage adoption of these strategies.</p>



6.7 Local & Sustainable Food

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Make it easy and attractive for people to enjoy fresh, local, seasonal, healthy produce and low carbon diets.	Site design integrates food retail and urban agriculture.	Incorporate food retailers in the design, particularly within walking distance of residential blocks. Encourage food retailers to incorporate locally-grown produce.
	Food growing opportunities are provided to residents.	See Land-Use + Nature.
Promote sustainable and ethical farming which supports biodiversity.	Provide opportunities for local farmer's market.	See Land-Use + Nature.
Reduce or eliminate food waste.	Provide opportunities for local farmer's market.	Provide residents and commercial tenants information on what can and cannot be sent to municipal compost collection. Provide on-site composters for low-rise residential and resources on how to use them effectively. Include strategies to reduce food waste in new resident welcome package (such as meal planning tips and recipes to use up produce).
	Food waste diversion infrastructure is provided in all residential buildings and encouraged in commercial buildings where feasible.	See Waste.



6.8 Health & Happiness

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Increase levels of happiness and contentment.	Design: <ul style="list-style-type: none"> • invokes a sense of fun and imagination into design of open space and buildings • features green spaces, social gathering places, and common spaces for residents and visitors throughout the community 	Include requirements in procurement documents and in the scoring system used to select a successful proponent. Proponents to submit a narrative describing how the proposed design meets the Performance Target and Goal.
Increase levels of physical, social and mental health.	Design: <ul style="list-style-type: none"> • includes a safe and accessible mobility framework to promote active transportation • provides publicly accessible green space and indoor and outdoor recreation facilities to promote social, physical and mental health benefits • incorporates services for residents such as medical clinic, retail, restaurants • demonstrates Crime Prevention Through Environmental Design principles 	Include requirements in procurement documents and in the scoring system used to select a successful proponent. Proponents to submit a narrative describing how the proposed design meets the Performance Target and Goal.



6.9 Equity & Local Economy

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Promote diversity and equality of opportunity across gender, race, age, and sexual orientation.	Community provides places for children to play and learn; young adults to work, play or socialize; and for elderly to live and be active.	Marketing materials are designed to attract a diverse group of residents and employers. Include mandatory elements within design documents to accommodate a range of ages and abilities.
	Community incorporates welcoming places of racial diversity.	Work with Campus occupants to create and promote culturally-diverse programming.
	Universal and accessible space design.	Include requirement to exceed minimum accessibility standards.
	Seamless integration and access is provided to both publicly and privately owned open spaces at grade.	Consider access to and from each public-private interface. Design for enhanced accessibility.
Reduce rising income and wealth inequalities and create places where people from a range of incomes can live or work.	Provide a range of housing typologies.	Incorporate a variety of housing opportunities, incorporating various layouts, aesthetics, and value.
	Mixed-use buildings provide a variety of retail opportunities, with commercial spaces and live/work options.	Incorporate a variety of retail opportunities, providing opportunity for small businesses meeting a range of needs to thrive. Maximize mixed-use commercial buildings.
	Business/tech incubator work spaces are designed for.	Conduct market research to determine feasibility of incorporating incubator spaces in the community.



6.10 Culture & Community

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Foster a sense of belonging, enable social inclusion and encourage active citizenship.	<p>Design:</p> <ul style="list-style-type: none"> • incorporates vibrant public spaces to facilitate local Community gatherings. • provides neighbourhoods accessible by foot. • includes a diversity of housing options for all people, including children and those who wish to age in place. • incorporates naturalized gardens that allow residents to learn about ecology and foster a sense of stewardship. <p>Encourage surveying residents on their sense of belonging and participation of community activities.</p>	<p>Include requirements in procurement documents and in the scoring system used to select a successful proponent.</p> <p>Proponents to submit a narrative describing how the proposed design meets the Performance Target and Goal.</p> <p>Provide survey questions and surveying methodology suggestions to resident boards for them to implement at various intervals of occupancy.</p>
Enhance local culture and heritage and nurture a new culture of sustainability.	<p>Design:</p> <ul style="list-style-type: none"> • incorporates interactive design to create a sense of place. • provides centres of discovery and learning. • showcases the history of the site and highlights environmental features, such as remediation work undertaken to create the community and LIDs. • facilitates investment in long-term operations and maintenance of community related facilities such as LIDs, public/private parks, open spaces, community learning and roof gardens. 	<p>Include requirements in procurement documents and in the scoring system used to select a successful proponent.</p> <p>Hold working sessions with City to get buy in on long-term responsibilities for the installed infrastructure. Use the PCWV HCG to help communicate the value of this investment to the City.</p>

6.11 Certifications

Goal Statement (as per the Master Plan)	Performance Target	Implementation Strategies (will evolve over time)
Demonstrate commitment to high-performance design through third party certification programs.	Achieve LEED-CS certification for all office/institutional buildings.	<p>Include requirement for Gold certification using the most recent version of LEED in the contract documents.</p> <p>Consider stipulating mandatory credits that align with the other project goals.</p>
	Achieve EnergyStar (or equivalent) certification for all residential buildings.	<p>Review latest EnergyStar for multi-family homes program pilot, expected to be released by NRCan and EnerQuality in early 2018.</p> <p>Include requirement that all single family and multifamily residential buildings are EnergyStar certified in the bid documents.</p> <p>Confirm commitment to zero-carbon.</p>
	Consider becoming a One Planet Living endorsed community.	<p>If zero-carbon is targeted, submit a version of the Healthy Community Guidelines to BioRegional for feedback on any revisions required to endorse.</p> <p>Review any additional implications of endorsement based on BioRegional's feedback and confirm whether the Partners wish to proceed.</p>

