



MEMORANDUM

DATE: November 4, 2020

FROM: Tim Cane, Director of Growth

CC: Jason Reynar, CAO

SUBJECT: Facilitating MZO Process - Revised MZO Resolution for Council's Consideration

REFERENCE: DSR-176-20 dated November 4, 2020

Background :

On October 14, 2020, Council received Staff Report DSR-154-20 and directed staff to submit a request to the Ministry of Municipal Affairs and Housing (MMAH) for a Ministerial Zoning Order ("MZO") to implement the Mobility Orbit Vision. That request for a MZO was submitted to Minister Clark on October 16, 2020. Council also directed staff to continue receiving input from stakeholders to inform the final content of the proposed MZO.

The draft MZO was originally released for public review and comment on October 7, 2020 following extensive input from key stakeholders and informed by the current policy framework (i.e. Growth Plan, Our Place Official Plan) and key background studies in place for the lands. Since October 7, 2020 Staff have followed a detailed communication plan offering a variety of engagement tools to continue to receive and consider input from the community as reflected in the Orbit Engagement Compilation of Community Questions and Answers document available [here](#) and reflected in the content of the revised MZO attached to Staff Report DSR-176-20 and latest revision attached to this memo.

In the days following the release of that revised MZO, Staff have continued to receive and consider comments from the community in real-time that have resulted in further refinements to the content of the MZO. The table below summarizes the MZO content changes proposed by Staff, included in the revised MZO to be considered tonight.

Proposed Changes to draft MZO (from October 29 to November 4, 2020 - time period since proposed draft included in staff report DSR-176-20):

MZO Content	Proposed Changes to previous content	Explanation of Change
<p>Definition for Affordable Housing</p>	<p>"Affordable Housing" means home ownership and/or rental housing for low income households. In the case of home ownership, <u>can include housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual income for low and moderate income households; housing for which the purchase price is at least 20% below the average purchase price of a resale unit in the regional or local market area; and/or</u> housing for which the purchase price is at market value, with a reduced down payment resulting in at least 20% below the average purchase price of a similar resale unit in regional market area. In the case of rental housing, the least expensive of a unit for which rent does not exceed 30% of gross annual household income for low and moderate income households or a unit for which rent is at or below the <u>least 20% below average</u> market rent of a unit in the regional market area.</p>	<p>The MZO definition is being expanded to allow for a range of affordable and attainable housing ownership forms as per the Council Resolution approved October 14, 2020.</p> <p>In addition, the Site Plan Requirement document is being revised to list a range of approaches to Affordable Housing such as land leases, equity partnerships and rent-to-own models under both the definition and sustainability principles.</p>
<p>Major Transit Station Area Definition and Application</p>	<p><u>"Major Transit Station Area" means the area including and around the Higher Order Transit Station as outlined in red on a map numbered _____ identified by a stamp of the Registrar of Regulations on (INSERT DATE), 2020 and filed at the Toronto office to the Ministry of Municipal Affairs and Housing located at 777 Bay Street.</u></p> <p>2(1) This Order applies to lands in the Town of Innisfil in the County of Simcoe, in the Province of Ontario, being the lands outlined in red on a map <u>shown as Major Transit Station Area and</u> numbered _____ identified by a stamp of the Registrar of Regulations on (INSERT DATE), 2020 and filed at the Toronto office to the Ministry of Municipal Affairs and Housing located at 777 Bay Street ("Lands").</p>	<p>The definition is being added to provide clarity to the zoning schedule that identifies the full Orbit boundary as a Major Transit Station Area (MTSA) and to benefit the future Secondary Plan process.</p> <p>Further review of the Planning Act suggests that the MTSA boundary may be included in a MZO.</p>

Transit Oriented Community Zone 2 - non residential floor area	5. A minimum of 4 4,000 square metres of non-residential gross floor area.	Technical correction: This revision applies a blended minimum requirement of 4,000 square metres of non-residential floor area as intended by the previous draft MZO that applied a minimum of 1,000 m2 of non residential gross floor area to each quadrant.
Transit Oriented Community Zone 3	7.(1) This section applies to the lands located in the area shown as Transit Oriented Community Zone 3 <u>and contained within the Major Transit Station Area boundary</u> on the map described in section 2 Existing <u>permitted uses in Zoning By-law 080-13 on the day prior to this regulation coming into force</u> , until such time as the lands are appropriately zoned to accommodate future urban development.	This revision will allow for existing permitted uses to continue until future changes and permissions are established through the Secondary Plan process and clarifies the TOC3 zone is contained within the Major Transit Station Area boundary, as per the intent of the previous draft MZO.
Zoning Map	Clarification with the reference to “Boundary of Major Transit Station Area”.	As discussed above.

Should Council be agreeable to the proposed content changes to the proposed MZO and Site Plan Requirements, staff suggests the following recommendations in Staff Report DSR-176-20 be revised as follows:

1. That Staff Report DSR-176-20 dated November 4, 2020, regarding the request for a Ministerial Zoning Order for The Orbit, be received;
2. That Council directs Staff to forward the ~~attached~~ updated requested Ministerial Zoning Order to the County of Simcoe for consideration on an expedited basis;
3. That Council direct Staff to forward the requested Ministerial Zoning Order to the Ministry of Municipal Affairs and Housing to supplement the October 16, 2020 request of the Minister, which will support the realization of The Orbit Vision and proposed Innisfil GO Station;

4. That Council endorse the **updated** Orbit Master Site Plan Process Requirements for future development within The Orbit lands; and
5. That Council approves the Capital Engineering Project ENG57 – Software for Sustainable Infrastructure to commence staff training for the sustainability evaluation tool (Envision).

Financial Considerations:

Page 8 of Staff Report DSR-176-20 indicated that a Joint Consulting Agreement would be in place prior to the consideration of the matters tonight. Despite best efforts, the Town's approach to make the design review process more collaborative and efficient through a Joint Consulting Agreement with the developer could not be ready for tonight's meeting. The joint retainer process has not been done before at the Town (or potentially any other jurisdictions) and this added to the delays in it not being ready for this evening. The Town will continue to pursue this arrangement as a benefit to the Orbit and potentially other future developments in the Town.

In the meantime, staff want to reinforce that existing 'tried and true' standard agreements and processes at the Town related to site plan and secondary plan processes remain in place and will be used to advance the project if a Joint Consulting Agreement is not in place. However, these existing agreements and processes may result in potential delays to the project and additional costs to the developer.

Conclusion:

The background, analysis and justification contained in DSR-176-20 remain unchanged. The updated content in the MZO and Site Plan Process Requirements are considered relatively minor amendments that reflect the input from the community and will better establish the regulatory framework needed to initiate the Mobility Orbit Vision centred around the proposed GO Station.

Please do not hesitate to reach out to myself or CAO Reynar if you have any questions or concerns.

Attachment 1: Updated Draft Orbit MZO dated November 4, 2020

Attachment 2: Updated Orbit Master Site Plan Requirement dated November 4, 2020

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER – TOWN OF INNISFIL, COUNTY OF SIMCOE

Definition

1. In this Order,

“Active Uses” means uses and structures that activate public spaces including but not limited to retail store, restaurant, market, gallery, library and community centre, common areas, and associated public art, outdoor seating, shelter structures, and placemaking infrastructure.

“Affordable Housing” means home ownership and/or rental housing for low income households. In the case of home ownership, can include housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; housing for which the purchase price is a least 20% below the average purchase price of a resale unit in the regional or local market area; and/or housing for which the purchase price is at market value, with a reduced down payment resulting in at least 20% below the average purchase price of a similar resale unit in the regional or local market area. In the case of rental housing, the least expensive of a unit for which rent does not exceed 30% of gross annual household income for low and moderate income households or a unit for which rent is at least 20% below average market rent of a unit in the regional market area.

“At-grade” means lands within 1 metre of the final elevation at the 6th Line where it crosses the centreline of the Metrolinx rail line.

“Flex space” means a building or portion of a building flexible in design (i.e. spatially, electrically, digitally) and with a minimum 4.2 metre ceiling height (or alternative to the satisfaction of the Town of Innisfil) measured from first floor to ceiling directly above to accommodate a range of non-residential uses listed in this Order. Flex spaces shall provide for adaptable floor plans, fibre optic connection, and active façades.

“Heritage Homes” means buildings that have been designated under Part IV of the Ontario Heritage Act as having cultural heritage value or interest.

“Higher Order Transit Station” means a new GO rail station spread over 2 levels that includes the requirements of the station operator including but not limited to trackwork, platforms, washrooms, access, trail connections, parking, alternative transit links/facilities, and common public areas generally consistent with the Orbit Vision Plans. Such station shall also include space available to the Town for active and community uses.

“Laneway Suite” means a self-contained living accommodation for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite and is in an ancillary building abutting a lane.

“Live-work unit” means a dwelling unit, part of which must be used as a commercial or manufacturing business establishment and where the dwelling unit is the principal residence of the business operator. The commercial floor space of the Live-work unit shall not permit residential uses and shall be distinct and separate from the residential floor space of the Live-work unit.

“Major Transit Station Area” means the area including and around the Higher Order Transit Station as outlined in red on a map numbered ___ identified by a stamp of the Registrar of Regulations on (INSERT DATE), 2020 and filed at the Toronto office to the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

“Perimeter Mixed/Residential Use Buildings” means a building typology that provides an active street frontage with minimal disruption by access and service areas to form an internal courtyard amenity space for the building occupants and/or shared public space.

“Radius” shall be measured from the intersection of the 6th Line and the rail line and any lot or block that intersects the radius shall be deemed to be within that radius.

“Rail Park” means a park abutting the rail line corridor and extending a minimum of 30 metres from the rail line corridor and shall include a multi-use trail network, public art and sculpture features, outdoor seating with protection/shelter from weather elements and may include transit station, buildings, structures, infrastructure and stratified underground parking.

“Stratified Parkland” means the creation of public parkland above or below structures such as parking garages, underpasses, overpasses through appropriate agreements (i.e. strata title arrangements).

“Track-level” means lands within the 1 metre elevation of the rail line corridor.

“Office Amenity Space” means floor space within a residential or mixed use building used for amenity space accessible to residents and/or members of the public for office use.

“Zoning By-law” means Zoning By-law No. 080-13 of the Town of Innisfil, as amended.

Application

2. (1) This Order applies to lands in the Town of Innisfil in the County of Simcoe, in the Province of Ontario, being the lands outlined in red on a map shown as **Major Transit Station Area** and numbered ___ identified by a stamp of the Registrar of Regulations on (INSERT DATE), 2020 and filed at the Toronto office to the Ministry of Municipal Affairs and Housing located at 777 Bay Street (“Lands”).

Non-application of s. 41 of the Act, site plan control area

3. Section 41 of the Act does not apply to the lands described in subsection 2(1) of this Order.

Matters that may be dealt with in an agreement

4. This Order shall require owners of lands as described in Section 2.(1) to enter into one or more agreements with the Town of Innisfil dealing with matters listed in subsections 47 (4.4) and 47 (4.13) related to **affordable housing** of the Act that implement regulations of this Order.

Transit Oriented Community Zone 1

5. (1) This section applies to the lands located in the area shown as Transit Oriented Community Zone 1 on the map described in section 2.

(2) The following uses are permitted on the lands described in subsection (1) :

1. All uses listed in the Mixed Use 2 – MU2 zone of the Zoning By-law, with the exception of drive through facilities.
2. All uses listed in the Community Services – CS Zone of the Zoning By-law, with the exception of cemetery.
3. Rail Park.
4. **Higher Order Transit Station.**
5. Light, small scale manufacturing and processing, including micro-breweries and micro-distilleries provided they do not exceed 2,500 square metres of gross floor area per use.

(3) The zoning requirements for the Transit Oriented Community Zone 1 apply to the uses, buildings and structured permitted under subsection (2):

1. The minimum building height shall be 6 storeys, with the exception of Heritage Homes which are only permitted beyond a radius of 125 metres.
2. A minimum 850m² **Higher Order Transit Station** to be located at grade and track level.
3. A minimum of 200 residential dwelling units per net hectare.
4. A minimum 11,000 square metres of non-residential gross floor area as follows:

- a. A minimum of 50% of the overall 11,000 square metres non-residential gross floor area shall be **Flex Space**.
 - b. A minimum of 5,000 square metres of non-residential gross floor area to be located **at grade** and/or **track level**;
 - c. A minimum of 4,000 square metres of non-residential gross floor area to be located above-grade, a portion of which may include live-work units, **Office Amenity** and/or **Flex Space**.
 - d. A minimum of 1500 square metres of the non-residential gross floor area total for each quadrant shall be community space, library or similar indoor cultural use and shall provide active, weather protected, three-season outdoor space(s).
5. A minimum of 5,000 square metres of park area(s) located **at-grade** within 80 metres of the centreline of the rail line and the 6th Line and include public art, outdoor seating, green infrastructure, weather protective elements and infrastructure to support outdoor retail, public cleansing stations, outdoor markets, community art classes and performances and pop-up commercial and cultural uses.
 6. Residential dwelling units with direct access to grade are not permitted **at-grade** within a **radius** of 125 metres, with the exception of **Live-Work Units**. **Live Work Units** shall not comprise more than 10% of at-grade frontages.
 7. Beyond a radius of 125 metres, a minimum of 35% of residential units shall be in **Perimeter Mixed/Residential Use Buildings**.
 8. Where a lot is contiguous to a park, a minimum of 10% of **at-grade** uses shall be **Active Uses**.

Transit Oriented Community Zone 2

6. (1) This section applies to the lands located in the area shown as Transit Oriented Community Zone 2 on the map described in section 2

(2) The following uses are permitted on the lands described in subsection (1) subject to issuance of a building permit for a **Higher Order Transit Station** and Site Plan Approval described in Section 4 for a minimum of 500 residential dwellings units and a minimum of 3,000 square metres in Transit Oriented Community Zone 1:

1. All uses listed in the Mixed Use 2 – MU2 zone of the Zoning By-law, with the exception of drive through facilities.
2. All uses listed in the Community Services – CS Zone of the Zoning By-law, with the exception of cemetery.
3. Townhouses and Stacked Townhouse Dwelling, subject to subsection (3)
4. Laneway Suites, subject to subsection (3)
5. Heritage Dwellings, subject to subsection (3)
- 6. Rail Park**
- 7. Higher Order Transit Station**
8. Light, small scale manufacturing and processing, including micro-breweries and micro-distilleries provided they do not exceed 2,500 square metres of gross floor area per use.

(3) The zoning requirements for the Transit Oriented Community Zone 2 apply to the uses, buildings and structured permitted under subsection (2):

1. A minimum building height of 4 storeys, with exception of Townhouse and Stacked Townhouse Dwellings, Laneway Suites and Heritage Dwellings.
2. A minimum of 150 residential dwelling units per net hectare.
3. A minimum of 35% of residential dwelling units shall be within **Perimeter Mixed/ Residential Use Buildings**.
4. The area of land for Townhouses and Stacked Townhouse Dwellings shall not exceed 20% of the lands described in subsection (1)
5. A minimum of 4,000 square metres of non-residential gross floor area.

Transit Oriented Community Zone 3

7. (1) This section applies to the lands located in the area shown as Transit Oriented Community Zone 3 and contained within the **Major Transit Station Area** boundary on the map described in section 2.

(2) The following uses are permitted on the lands described in subsection (1):

Existing permitted uses in Zoning By-law 080-13 on the day prior to this regulation coming into force, until such time as the lands are appropriately zoned to accommodate future urban development.

Terms of Use

8. Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

9. Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

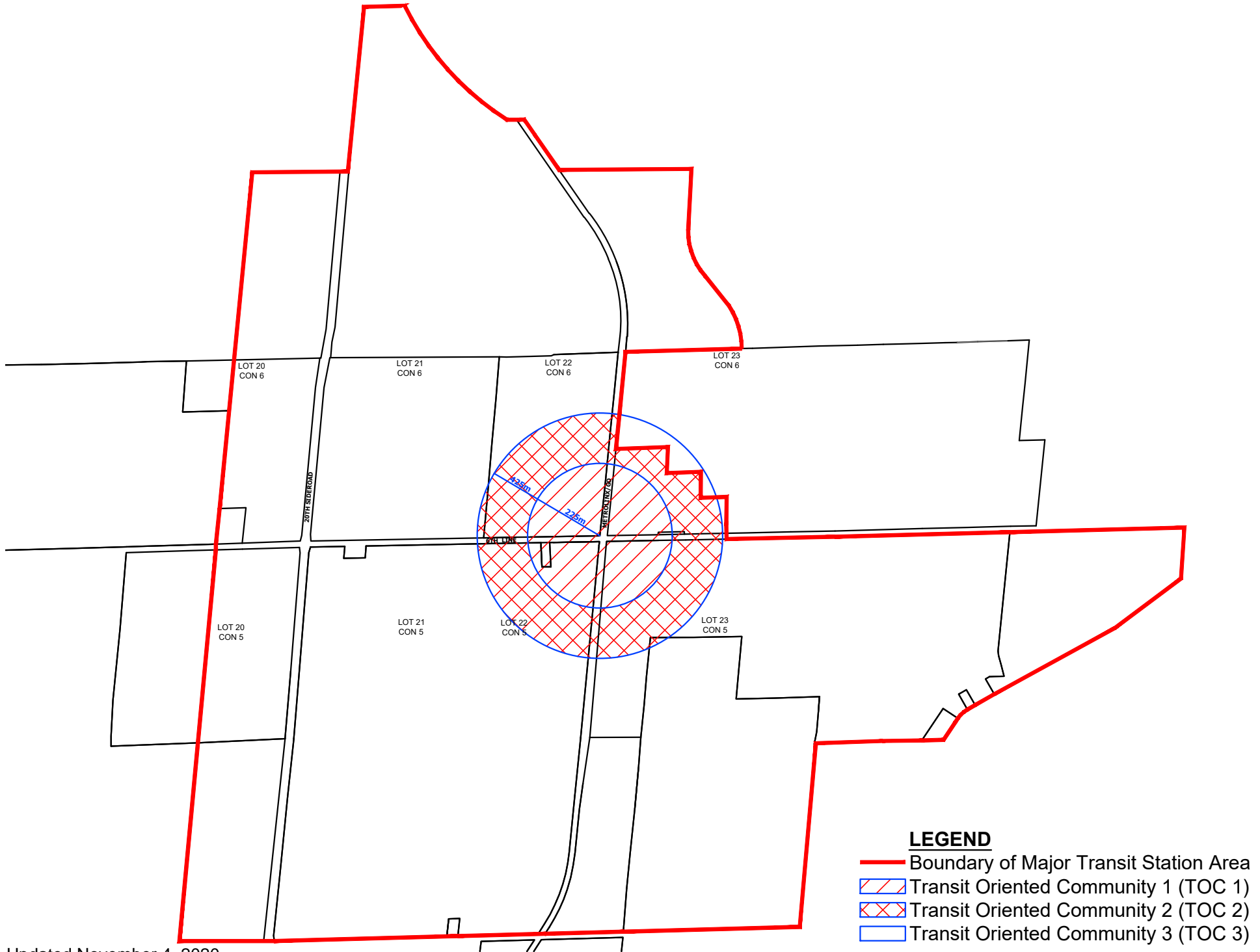
10. Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

11. This Order is deemed for all purposes, except for purposes of section 24 of the Act, to be and to always have been a by-law passed by the Council of the Town.

Commencement

12. This Regulation comes into force on the day it is filed.



LEGEND

- Boundary of Major Transit Station Area
- Transit Oriented Community 1 (TOC 1)
- Transit Oriented Community 2 (TOC 2)
- Transit Oriented Community 3 (TOC 3)

Orbit Master Site Plan Requirements

The following information is required for Master Site Plan Applications for the lands zoned Transit Oriented Communities and will form the basis of future development agreements. Only complete submissions with dated plans, drawings, and reports stamped and signed by a qualified professional will be reviewed.

All submissions shall be reviewed in accordance with applicable Provincial Plans and Regulations (*Planning Act*, Provincial Policy Statement (PPS), Places to Grow: Growth Plan for the Greater Golden Horseshoe (GGH), Lake Simcoe Protection Plan (LSPP), and Clean Water Act), the County of Simcoe Official Plan and the Town's Official Plan (Our Place), the Town's Orbit Principles and Sustainability Principles, the Town's Master Plans (i.e. Innovative Innisfil 2030 Community Strategic Plan, Our Place Official Plan, Culture Master Plan, Parks Master Plan, and Our Health Strategy), The Town's Engineering Design Standards and Specifications Manual, Lake Simcoe Region Conservation Authority's Technical Guidelines for Stormwater Management Submissions and the Town's applicable zoning provisions. All supporting materials shall be scoped to address matters outlined in the Orbit Principles, Sustainability Principles, Affordable Housing provisions, and Parkland Dedication provisions outlined below.

All documents, reports, and drawings shall be provided to the Town in digital format for the site plan application submission.

Master Site Plan(s) shall be required for all development within the Orbit Transit Oriented Community Zones pursuant to Section 47 (4.4) of the Planning Act and implement the **Orbit Principles** and **Sustainability Principles** defined herein and achieve the following key priorities:

- a) Implement the Orbit Vision Plans produced and adopted by Town of Innisfil Council on November 27, 2019 and July 15, 2020.
- b) Implement the principles through concentric circulation patterns, **parkland dedication** and distribution, density requirements, development blocks, and defined and measurable sustainability targets, such as the Envision Rating System to promote a healthy Lake Simcoe and its watershed.
- c) Establishes community hubs offering a range of cultural and institutional uses, including schools that integrates and animates quality open spaces and streetscapes.

Complete Application Requirements

Our Place establishes standards for complete applications and an application for Site Plan Control will only be considered complete under the *Planning Act* when the following items have been provided to the Town:

1. Completed Application Form
2. Record of Pre-Consultation (minutes/ correspondence)
3. Prescribed Application fees & required working deposits
 - ❖ Please note staff time is billable for any time spent by staff working on the application. Staff will draw from the working deposit and you will be notified to replenish if the working deposit is depleted. Any



reports/studies or plans/drawings that require peer review by an external consultant will also be drawn from the working deposit.

- ❖ Please contact the Town or refer to the Fees and Charges By-law for the most up to date application fees.

4. Supporting Materials in accordance with Section 22.16.6 of the Town’s Official Plan and Section 1.3 of the Town’s Standards:

- ❖ All reports, documents and drawings must be submitted in electronic/digital format.
- ❖ All submission materials must be properly labelled using the File Naming Convention:
 - YEAR.MM.DD File Number Address Title
 - i.e. **2020.01.01 SP-2020-001 2101 Innisfil Beach Road Grading Plan**

Supporting Materials		Submitted
Plans & Drawings	Site Plan	
	Architectural Drawings (elevations, floor plans, cross sections) (colour rendering)	
	Erosion and Sediment Control Plan	
	External Works Plan	
	Grading Plan	
	Landscape Plan	
	Lighting and Photometrics Plan	
	Microclimate Plans and Analysis (sun/shadow, wind)	
	Pavement Marking Plan	
	Servicing Plan	
	Snow Storage Plan	
	Stormwater Management Plan	
	Topographic and Boundary Survey	
	Truck turning movement plan	
	Tree Inventory, Compensation, Preservation and Protection Plan	
Other		
Reports & Studies	Functional Servicing Report	
	Archaeology Report	
	Geotechnical Report, including high groundwater data	

	Hydrogeological Assessment	
	Noise and Vibration Study	
	Place Making Brief	
	Community Needs Assessment (including student accommodation)	
	Salt Management Plan	
	Spill Contingency Plan	
	Stormwater Management Report addressing both quality and quantity controls and LID measures	
	Stormwater Management Operation & Maintenance Manual	
	Traffic Impact Assessment	
	Environmental Impact Study	
	Health Impact Assessment	
	Urban Design Report	
	Water Conservation Plan	
	Environmental Site Assessment, Phases 1 and 2	
	Sustainability Checklist (Envision and/or LEED and/or Town of Innisfil)	
	Odour Study	
	Schedule and Design Milestone Schedule	
	Other	

Other	Cover Page	
	Cost Estimate of site works	
	Zoning Matrix	
	OBC Matrix	
	Spatial Separation Requirements	
	Other	

5. Additional Notes:

- ❖ Please ensure Site Plan file number SP-####-### is included on all correspondence to the Town, on the title blocks of all drawings/plans and the cover page of all reports and studies.

- ❖ In addition to the above listed items, the Town *may* require additional reports, studies, plans or drawings once a formal review of the application is completed.
- ❖ External agencies may require additional materials, application fees and other supporting items to complete the review of your application.

Affordable Housing means home ownership and/or rental housing for low income households. In the case of home ownership, can include housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; housing for which the purchase price is at least 20% below the average purchase price of a resale unit in the regional or local market area; and/or housing for which the purchase price is at market value, with a reduced down payment resulting in at least 20% below the average purchase price of a similar resale unit in regional market area. In the case of rental housing, the least expensive of a unit for which rent does not exceed 30% of gross annual household income for low and moderate income households or a unit for which rent is at least 20% below average the market rent of a unit in the regional market area. Approaches to Affordable Housing could include but are not limited to land leases, equity partnerships and rent-to-own models.

Orbit Principles shall mean:

- a) Providing high quality and articulated built form, including 4 to 8 primary mixed use building concentrically arranged around the Higher Order Transit Station, with respect to massing, public realm, access, sustainability targets, and articulated building design with visible vegetative plantings in dimensions emphasizing varied and different parts of a building with a range of housing and employment options consistent with the Orbit Vision Plans.
- b) Integrating higher quality public open spaces and private amenity spaces where buildings and site design incorporate visible plantings to green structures and spaces in three dimensions over the entire building elevation with connections to private and common areas.
- c) Including gentle density principles of liveable, human scale neighbourhoods and built forms that accommodate flexible, dynamic and comfortable indoor and outdoor spaces (including vegetated outdoor spaces), promote walkability, placemaking, and foster a sense of identity. Neighbourhoods shall include innovative street design, dynamic cross sections for adaptable uses, and active street features that create 'pedestrian/active transportation first' environments.
- d) Promoting a socially balanced and resilient community through health impact assessments, fostering wellness, access to food/basic services, pandemic-readiness, inclusivity, programming for active living, support mental and physical health and affordable housing.
- e) Providing space to support arts, cultural and heritage activities.
- f) Providing employment opportunities through private sector enterprises, small business/start-up spaces, public sector organizations and academic institutions.
- g) Embracing placemaking through a modern, walkable community with quality of life through arts, culture, social activities, access to water, and animated and curated public spaces.
- h) Embedding applicable principles of Town master plans including but not limited to the Innovative Innisfil 2030 Community Strategic Plan, Our Place Official Plan, Culture Master Plan, Parks Master Plan, and Our Health Strategy.
- i) Designing for district energy, Smart Grid principles and sustainable infrastructure components (i.e. solar, wind, energy storage, recycled water) that incentivize and make measurable contributions to decarbonization, net energy concepts, and reducing climate change.

- j) Planning for transportation that prioritizes alternative and active transport modes;
- k) Embedding sustainability principles that adopt best practice stormwater management, alternative building/green standards, reduces climate change, and protects key natural features consistent with the Sustainability Principles.
- l) Embracing technology to solve historic urban challenges and facilitate Orbit Principles including smart city components, data governance, and digital infrastructure.

Sustainability Principles means development designed for/to:

- a) spatial and physical flexibility and adaptability in design, function and use.
- b) integrated and visible green infrastructure in all buildings/elevations and amenity spaces (i.e. planters, shrubs, vines, trees).
- c) integrated and quality parks, open spaces and green spaces that are biodiverse, socially and culturally inclusive, attractive and support mental and physical health.
- d) achieve place-making and public art initiatives through design for social and cultural viability.
- e) support the development of community hubs that foster a variety of local cultural uses with flexible programmable spaces, integrated institutional spaces, including schools and a mix and synergy of uses that contribute to choices to study, work, play and gather in walkable, complete communities.
- f) prioritize achievement of local and regional connectivity by walking, cycling and public transit.
- g) encourage walkability for all ages and abilities and facilitate cycling as a more convenient, safe mode of transport and clean air alternative.
- h) encourage the use of low emitting fuel efficient vehicles, electric vehicles, carpooling and car sharing
- i) facilitate access to local healthy foods and improving community food security.
- j) roof gardens, integrated building planters and other measures to reduce the impact of local heat islands on human and ecosystem health.
- k) reduce energy loads in buildings, capture solar energy, incorporate passive design strategies, employ district energy/smart grid and provide protection and enable self-recovery during power disruptions.
- l) provide lower carbon energy sources of supply.
- m) protect water quality during construction and demolition.
- n) green infrastructure to improve energy efficiency and supply of renewable energy.
- o) capture and manage rainfall to reduce stormwater runoff and enhance resilience of infrastructure to extreme rainfall events.
- p) manage and clean stormwater that leaves the site.
- q) reduce demand for potable water through efficient fixtures and appliances and reusing non-potable water.
- r) create resilient landscapes that support tree growth and enhance the urban forest;
- s) protect, restore, enhance and establish natural features, including native plant and animal species, habitat and ecosystems.
- t) reduce nighttime glare, upright and light trespass to support ecosystem and human health through dark sky lighting and reduce bird collisions and mortality.
- u) facilitate waste reduction and diversion, encourage adaptive reuse and optimize the environmental performance of products and materials, divert non-hazardous construction and demolition debris and encourage the use of products and materials that minimize the lifecycle impact to the environment.
- v) establish defined and measurable sustainability targets.

- w) provide for **affordable housing**, such as but not limited to affordable rental, land leases, equity partnerships, rent-to-own and third-party down payment models. Third-party down payment models could include a third-party not-for-profit organization or institution supplementing the down payment to achieve required CMHC insurability. The not-for-profit organization would take back a second mortgage from the purchaser for the difference between the market value and the affordable price. The second mortgage would bear no interest and would remain in place for the duration of the purchaser's ownership of the unit. In the event of any sale, the purchaser must pay back the down payment loan plus 10% of any realized capital gain and the increase in value gained by the not-for-profit would be used to finance the program and the interest free loans to future purchasers.

Parkland Dedication shall be provided through dedication and/or payment in lieu at the discretion of the Town of Innisfil using the following minimum rates:

- a) In the case of commercial or industrial purposes, 2% of developable land area;
- b) In all other cases, dedication of 1 hectare of developable land area per 300 dwelling units and payment in lieu of parkland dedication of 1 hectare per 500 dwelling units;
- c) For the purpose of this regulation, the following shall be accepted as partial parkland credit as required by Section 5(d)(iii) of this Order, subject to satisfactory arrangements and agreements:
 - (1) Stratified Parkland;
 - (2) Privately owned public spaces; and
 - (3) Linear trail connections with a minimum width of 8m. Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- d) There shall be no regulations restricting the location any permitted uses beneath streets or parks, subject to providing for required infrastructure.