

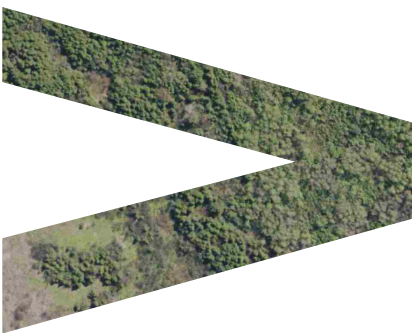
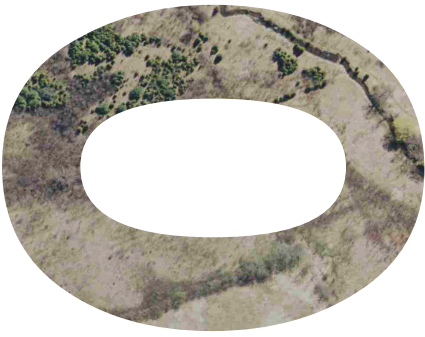


# sustainability report

sustainability vision + report for  
**RONDEAU (COBOURG) LTD.**

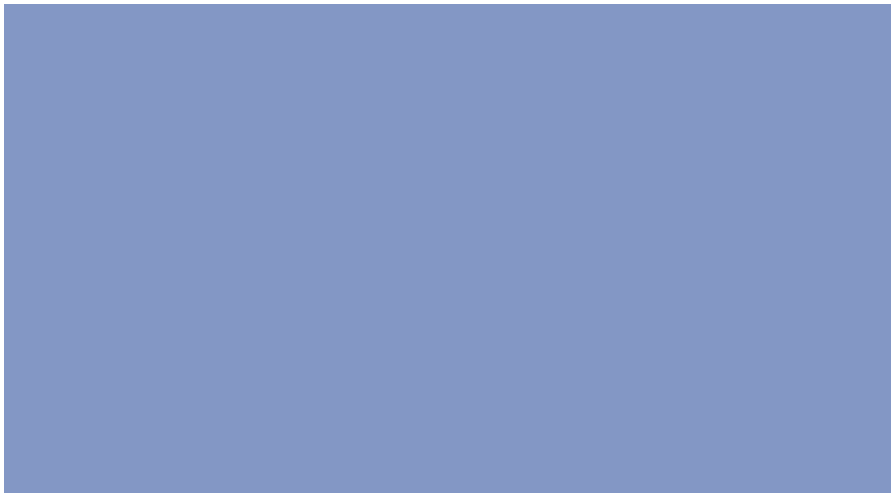
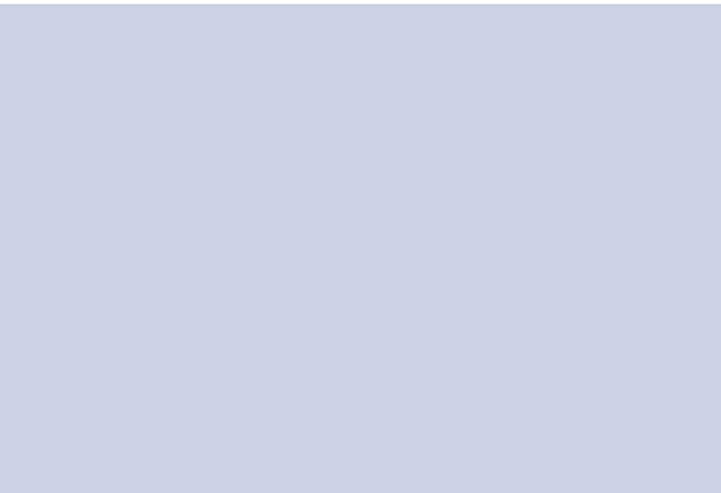
Town of Cobourg  
County of Northumberland

April 2018



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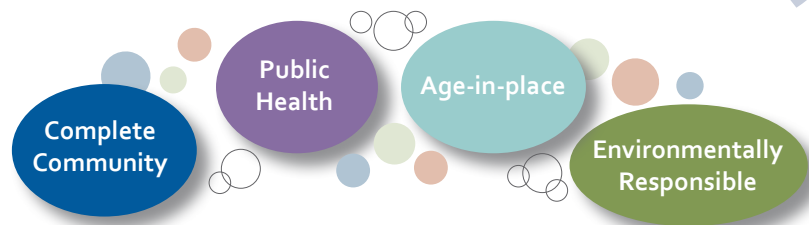
**VISION**

# 1. Vision + Sustainable Communities

This Sustainability Vision + Report has been prepared as a component of the Rondeau (Cobourg) Ltd. Draft Plan of Subdivision application process to address how the development intends to satisfy the need for local sustainability and how it will contribute to the overall sustainability of the Town of Cobourg.

## vision

“*The vision for the lands is that of an environmentally sustainable, healthy and complete community with distinctive, liveable neighbourhoods, integrated and connected green spaces, an efficient mobility system, and employment opportunities.*”



### Meaningful Sustainable Measures

Sustainability has become an issue of ever increasing importance due to, and not limited to, climate change, rising green house gas emissions, an aging population, resource depletion, and increasing public health challenges all related to the ways in which we interact with our built and natural environments. The nature and shape of development needs to change to respond to these limits if we are to achieve any meaningful sustainable measures.

A sustainable community is a healthy, complete, and compact community that supports new economic opportunities and high quality of life with minimal impact on the environment.

The initiatives outlined within this report are components of a healthy, complete, and sustainable community that will work together to achieve the vision for this development.

## 2. Subject Lands

### The Subject Lands

The Subject Lands are approximately 107 hectares (264 acres) in size, located in the southwest quadrant of Highway 401 and Nagle Road, in the Town of Cobourg, Regional Municipality of Northumberland.

The development applications are being made to obtain approvals from the Town of Cobourg for a revised Draft Plan of Subdivision, and supporting amendments to the Town of Cobourg Official Plan (the Proposed OPA), specifically the Cobourg East Community Area Secondary Plan (OPA 61), and the Town of Cobourg Zoning By-law 085-2003 (the Proposed ZBA).

### The Broader Area Context and Surrounding Land Uses

The Subject Lands are located in the County of Northumberland, in the north east portion of the Town of Cobourg. This area is within the approved Cobourg East Community Area Secondary Plan. The surrounding context includes existing residential neighbourhoods, the Cobourg Community Centre Campus, the Northumberland Hills Regional Hospital, a VIA Rail Station, and commercial/retail uses to the west. The Town's historic core is located southwest of the Subject Lands, proximate to Lake Ontario and Cobourg's harbour.



Location of Subject Lands within the larger community.

## 3. Town of Cobourg

### 3.1 Town of Cobourg Official Plan, Five Year Review Consolidation, May 2010

The Town of Cobourg has included a number of sustainable initiatives in its Official Plan. One of the components of the Town's vision is:

*ii) an emphasis on sustainable, accessible and compact development, particularly transit supportive, mixed use built form along its main streets, which will enable Cobourg to enhance its function as a vibrant, environmentally aware urban centre;*

Sustainable development is further emphasized under Section 2.7 Design Principles, which outline the Town's approach to community and site design.

- i) Protect Historical, Natural and Cultural Heritage*
- ii) Encourage Compact, Mixed Use Development*
- iii) Promote Active Transportation*
- iv) Promote Sustainable Development*
- v) Provide a Variety of Housing*
- vi) Provide a Vital Setting for Employment Uses*
- vii) Create and Celebrate Public Spaces*
- viii) Promote Healthy Lifestyles and Physical, Mental and Spiritual Well-being*

The Town's eight principles set forth a vision for a built environment that will meet the needs of its resident's while also ensuring the impact to the surrounding natural environment, and use of natural resources, is minimized:

The Town's approach to a sustainability strategy utilizes the 'triple bottom line' approach to reflect the principle of sustainable development; ensuring that the needs of the present are met without compromising the needs of future generations.

Under Section 4.8 Sustainability Strategy, of the Official Plan, the policies are framed in the context of furthering their progress in developing a "culture of conservation". The methodology embraces this principle as it relates to development form but also as the underlying framework for an Integrated Community Sustainability Plan that will focus on the conservation of water and energy, improvements to air quality, waste reduction, reduced emissions from vehicular sources, and environmental monitoring and education.

Under this Section, the Town will encourage development designed to:

- i) reduce the consumption of energy, land and other non-renewable resources including support for energy efficient building and opportunities for co-generation;*
- ii) minimize the waste of materials, water and other limited resources;*
- iii) create livable, healthy and productive environments;*
- iv) reduce greenhouse gases; and,*
- v) enhance biodiversity, ecological function, and the natural heritage system, including the provision of wildlife habitat and linkages.*

This report will follow the directions and actions outlined under Section 4.8.3 Integrated Community Sustainability Plan to set forth a sustainability vision and initiatives for the Rondeau (Cobourg) Ltd. lands.

## 3.2 Urban and Landscape Design Guidelines, September 2010

The Town's Official Plan sustainability strategy and policies are designed to work in tandem with the Urban and Landscape Design Guidelines. The Guidelines were developed to provide a comprehensive tool for the Town to review and assess development proposals, in both the public and private realm, and to ensure new development promotes a high quality of urban design and integration into the existing context.

The eight principles outlined in the guideline document are reflective of the Official Plan design principles found under Section 2.7 of the plan.

The guidelines are broken into two sections; the Public Realm and the Private Realm. Both sections provide guidance and recommendations with regard to sustainability and have been developed to ensure the Official Plan vision is achieved.

The guidelines address the basic issues that are considered in every community design and development; liveability, transportation, open space, heritage, sustainability, energy efficiency, and water and resource management. The guideline document is a tool to assist in implementing the policies of the Official Plan, to provide further clarification to those in the process of designing a community, and to provide an understanding of how to implement the Official Plan policies.

The **Public Realm** guidelines address streets, parks and open spaces, sustainability, the Greenlands System, parking, stormwater management, and streets and streetscapes.

The **Private Realm** guidelines provide detailed guidelines for privately owned land, including sustainability, land use and site design, and building typologies and design.

This report has regard for the guideline document and in the following section, provides a number of initiatives that respond to the approach set forth under the eight principles:

1. Protect Historical and Natural Heritage
2. Encourage Compact, Mixed Use Development
3. Promote Active Transportation
4. Promote Sustainable Development
5. Provide a Variety of Housing
6. Provide a Vital Setting for Employment Uses
7. Create and Celebrate Public Spaces
8. Promote Healthy Lifestyles and Physical, Mental and Spiritual Well-being

The intended focus of the Urban and Landscape Design Guidelines is a unified and healthy community. The sustainable initiatives outlined in this report will work together to emulate the intent and provide for a community that is a complete, sustainable, and healthy living environment for its residents.



## 4. Initiatives for Rondeau (Cobourg) Ltd. Lands

An environmentally sustainable community with distinctive, liveable neighbourhoods, integrated and connected green spaces, an efficient mobility system which encourages active transportation, and employment opportunities, will be the primary focus for the Rondeau (Cobourg) Ltd. development.

To achieve this community vision, key components of good urban design will include:

- Creation of a linked and permeable transportation network that encourages active transportation and the efficient movement of vehicles;
- Compact urban form that builds upon existing urban areas and decreases regional sprawl;
- Building mixed-income and walkable neighbourhoods in a greenfield location;
- Creating visible and accessible range of open space opportunities;
- Diversity and mix of housing types and tenure; and,
- Incorporation of low impact development opportunities to reduce stormwater run-off, enhance erosion control, and reduce stress on traditional stormwater management infrastructure.

The key components for Rondeau (Cobourg) Ltd. have been broken down into five layers for sustainable community design: **Community Form, Mobility, Natural Environment and Open Space, Green Infrastructure and Building, and Culture + Community Health and Well-Being.** Within each layer are a number of indicators or characteristics that should be implemented to achieve each layer and to ensure the overall goal of creating a complete community.

The list of elements will include, but are not limited to, the following:

### COMMUNITY FORM

1. Compact Development
2. Mix and Diversity
3. Community Structure
4. Housing Mix and Diversity
5. Walkability

### MOBILITY

1. Street and Block Pattern
2. Transit Supportive (Future Accommodation)
3. Active Transportation
4. Pedestrian and Cycling Network
5. Alternate Mobility

### NATURAL ENVIRONMENT AND OPEN SPACE

1. Natural Heritage
2. Parks
3. Pathways and Trails
4. Stormwater Management Ponds

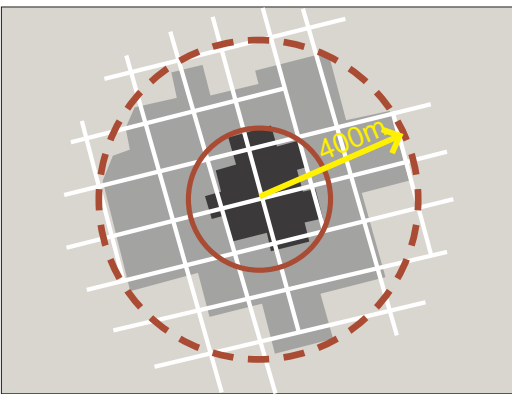
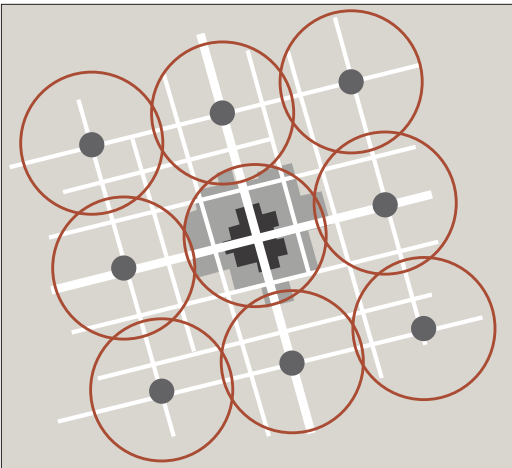
### GREEN INFRASTRUCTURE AND BUILDING

1. Energy Conservation
2. Water Management
3. Material Resources and Solid Waste
4. Green Buildings

### CULTURE + COMMUNITY HEALTH AND WELL-BEING

1. Socialization
2. Seniors Housing and Care
3. Life-Cycle Housing
4. Institutional/Educational Opportunities

Community Form		
Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>1. Compact Development</b>	Transit supportive	Density - contributes to the overall density requirement and diversity of unit types in the developable area.
	Energy conservation	Live/work proximity, proximity to future transit/services/jobs.
	Walkability	Strategic allocation of density contributes to compact form, increased transportation efficiency and walkability.
	Accessibility	Higher densities, retail and institutional uses placed along mixed use corridors, transit corridors, and in close proximity to public open spaces.
<b>2. Mix and Diversity</b>	Air Quality	Higher densities, retail and institutional uses placed along mixed use corridors, transit corridors, and in close proximity to public open spaces.
	Built form mix and distribution	A number of higher order diverse uses are provided, such as retail, arterial roads, open space, and institutional facilities, to provide a variety of land uses within 800 metre (10 minute walk) for residents.
	Land use mix and distribution	Cluster of diverse land uses in neighbourhoods and mixed use nodes to ensure the availability, accessibility, and convenience of destinations and facilities.
	Walkability	Mixed use buildings provided in Mixed Use Area to create an urban streetscape providing retail at street level and residential above. Support local economy, downtown and provide for employment opportunities in retail, institutional, and seniors service sector.
<b>3. Community Structure</b>	Energy Conservation	A coherent system of walkable neighbourhoods which cluster to form a community with a vibrant mixed use area providing a range of social and employment opportunities.
	Transit supportive	Overall community structure is formed by a clustering of neighbourhoods around a mixed use centre.
	Walkability	5 Neighbourhoods - shape and size defined by approximately 200 metres (3 minute walk) from centre to perimeter with a distinct edge or boundary.
	Accessibility	Mixed Use Area - acts as a distinct centre or focus with a compatible mix of uses that include medium/high residential density, retail, community facilities, seniors housing.
		200 metre walking distance (3 minute walk) for each neighbourhood focal point, such as a village square. 400 metres (5 minute walk) to daily activities, such as future transit, parks and modest services, or 800 metres (10 minutes) to higher order transit, major services, or community facilities in the Mixed Use Area.

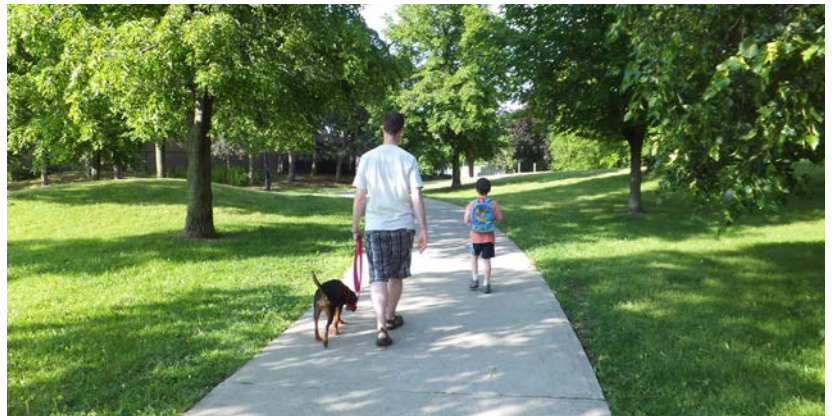
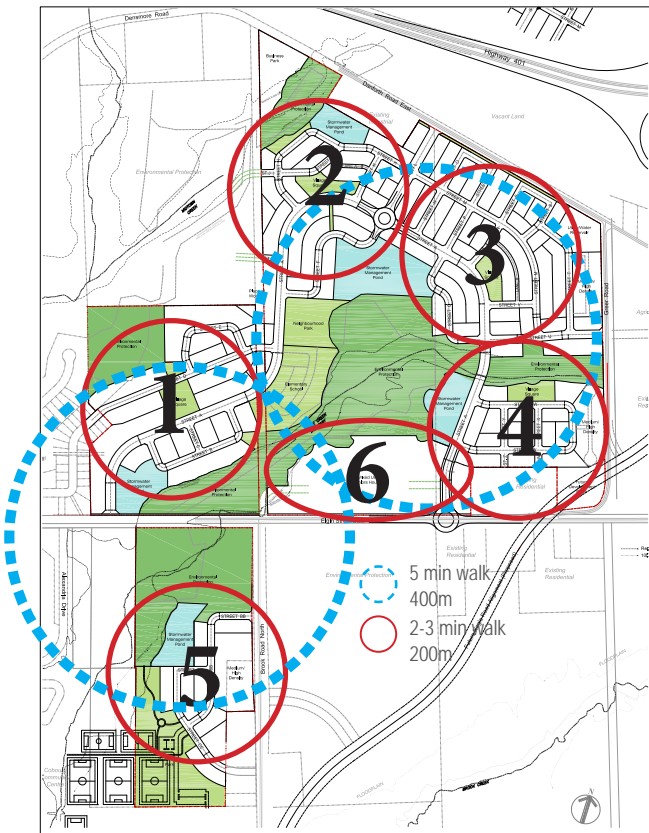


Proposed Mixed Use Centre Concept

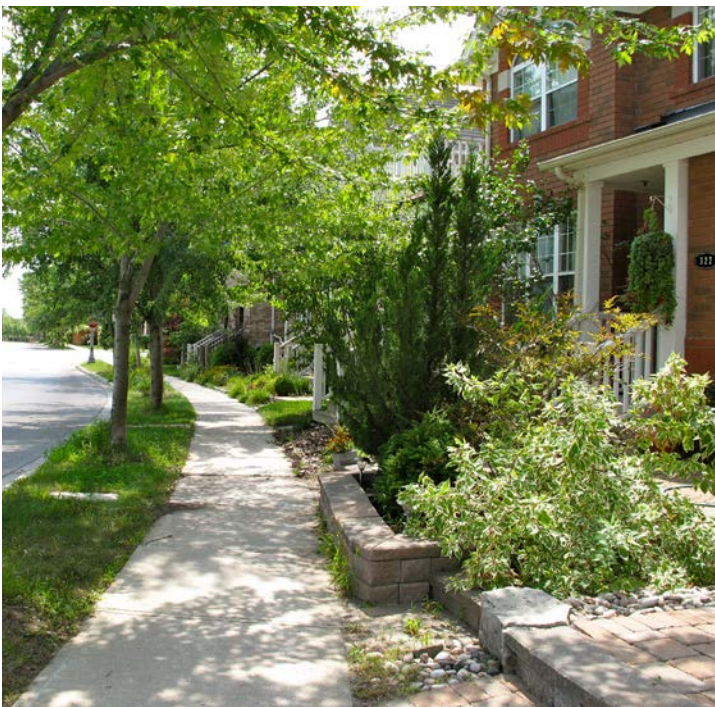
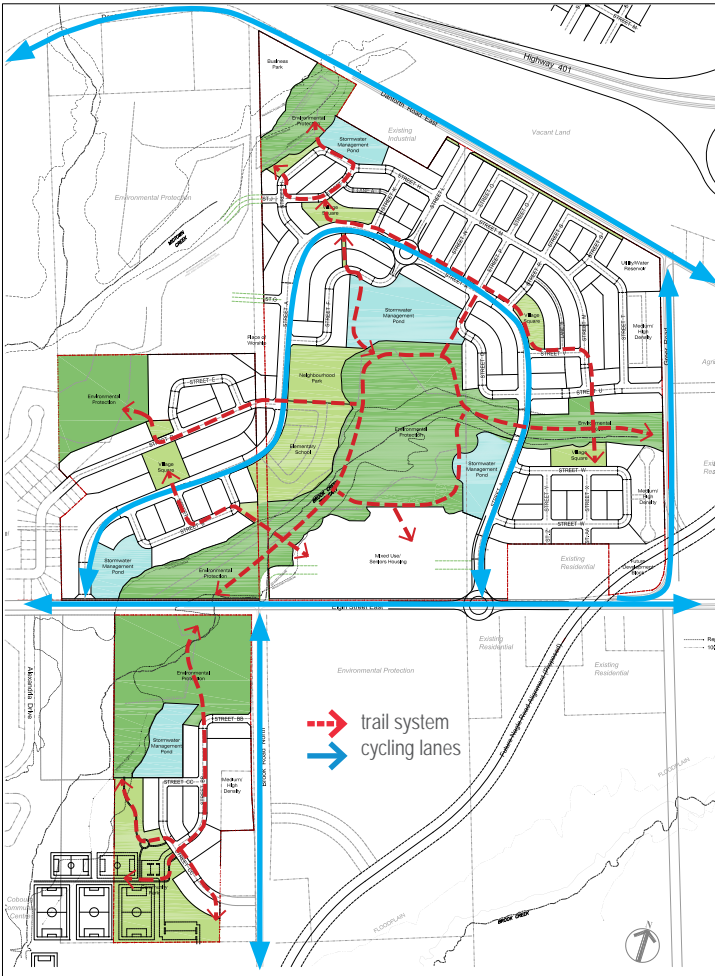
A community is formed by a clustering of typically 6 to 9 neighbourhoods (depending on topography and natural features)



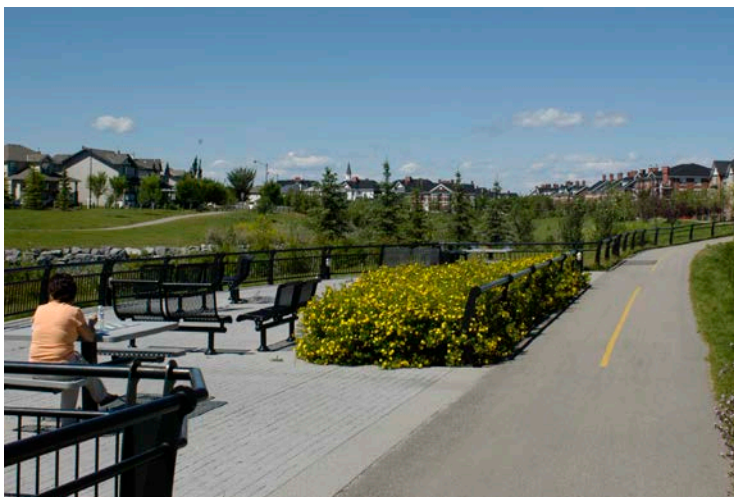
Community Form		
Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>4. Housing Mix and Diversity</b>	Range of household sizes	Providing for housing options specifically designed for seniors. Retirement and long term care facilities are placed closer to the neighbourhood centre and incorporate multi-storey, dense components to achieve sufficient yield on small sites.
	Affordability	Providing a range of lot sizes and building forms to avoid homogenous development. A range of lot sizes within a block to ensure diversity and choice of housing types and forms to satisfy broader community needs.
	Ageing society	Range of housing types includes, but not limited to: bungalows, single detached, semi-detached, townhouses, low rise apartments, and seniors housing options.
		Mixed tenure and affordability.
<b>5. Walkability</b>	Transit supportive	Promoting internal connectivity and connections to the community at large, taking into account existing and proposed urban structure of adjacent and adjoining areas.
	Walkability	Street and block pattern allows for an interconnected network of sidewalks, bicycle routes, future transit, and multi-use trails ensuring proper integration with surrounding neighbourhoods and a variety of destinations, allowing for continuous movement throughout the community.
	Air Quality	The 5 neighbourhoods shape and size are defined by approximately 200 metres (5 minute walk) from centre to perimeter with a distinct edge or boundary.
	Public Health	The central Mixed Use Area is accessible to the community within 400-800 metres (5-10 minute walk) and with the highest density and diversity of uses is an ideal transit pick-up point.
	Heat Island Reduction	Sidewalks to be provided on both sides of the street, one if it is a lower order local street, unless it is a major pedestrian link to school, centre, shops.
		No cul-de-sacs used in community plan.
		Neighbourhood permeability is provided using block lengths of 150 to 180 metres in length, whenever possible. When not possible, it is due to the topography of the site.
		50% of dwelling units are located within 5 minute walk to the Elementary School.
		High quality streetscapes that provide appropriate planting materials to address summer/winter conditions, canopy closure on local roads.
		Utilize comprehensive streetscape elements to enhance walkability (i.e. trees, pedestrian crossings, pavement patterns, bump outs, speed humps, lighting).



Mobility		
Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>1. Street and Block Pattern</b>	Energy Conservation	Connected and permeable street system that facilitates the efficient movement of pedestrians, cyclists, future transit, and vehicles.
	Transit supportive	Neighbourhood permeability is provided using block lengths of 150 to 180 metres in length, whenever possible.
	Walkability	Local streets are designed for short trips for local traffic moving between neighbourhoods.
	Connectivity	Appropriately sized roads to reflect the built form scale and context, and to provide inherent traffic calming.
		Wherever possible, street and block alignments for grade-related residential units are designed within 25 degrees of geographic east-west in order to maximize passive solar orientation of buildings.
<b>2. Transit Supportive (Future Accommodation)</b>	Energy Conservation	Walking distance for residents is generally 200 to 400 metres (3 to 5 minute walk) to a future local bus route, or, alternatively 800 metres (10 minute walk) to higher order transit along the arterial grid. Cobourg train station (VIA Rail) is located approximately 3 km from the subject lands.
	Transit supportive	
	Walkability	
	Connectivity	Promoting higher densities and compact development to support existing and planned transit services, reducing the need for automobile use and greenhouse gas emissions.
	Air Quality	Future transit system will be complemented and supported by a network of active transportation facilities to further promote walking, cycling, and the use of public transit.
		Exploring the opportunity for a shuttle bus from the community Mixed Use Area to downtown Cobourg and/or VIA train station.
<b>3. Active Transportation</b>	Energy Conservation	Street layout is designed to ensure efficient walking routes to schools, central services, future transit and other key destinations to encourage daily physical activity.
	Transit supportive	Street and block patterns emphasize connections and walkability internally, and with surrounding neighbourhoods, through a grid or modified grid pattern.
		Sidewalks to be provided on both sides of the street, one may be allowed if it is a lower order local street, unless it is a major pedestrian link to school, neighbourhood centre, and shops,
	Connectivity	Connected trail and bicycle system that links natural heritage features, parks, and SWM ponds.
	Public health	Well distributed neighbourhood centres to support walking, cycling, and future transit within the community.



Mobility		
Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>4. Pedestrian and Cycling Network</b>	Energy Conservation	Pedestrian and cycling routes travel to or from amenity areas, with access to trip end facilities such as secure long-term bicycle parking such as lockers, and secure short-term bicycle parking such as bicycle racks
	Walkability	
	Connectivity	Network of pathway/cycling trails that are connected through the natural heritage system, woodlot, parkland, and street network. Internal pedestrian and bicycle connections to the Cobourg Community Centre.
	Air Quality	Community plan accommodates a cycling network that includes bike lanes and off-road cycling or multi-use trails, that will connect to existing bike lanes and trails (Cobourg Community Centre, expanded Darcy Street bike lane that connects to the Downtown and Waterfront Trail, future Elgin Street bike lane).
	Public health	Marked cycle lanes (shared lane markings) should be provided on major and minor collectors and local streets will have on-street cycling shared with cars.
		Shared off-street pedestrian and bicycle paths should be designed for the requirements of the route, provide for a continuous linked system of trails throughout the community, be part of the open space network.
<b>5. Alternate Mobility</b>	Accessibility	Designated routes and pathways within the community designed for alternate modes of mobility such as electric scooters and golf carts.
	Air Quality	
	Public Health	Marked lanes and specific design standards for the designated use. Designed to AODA standards. Potential for a central charging station in the Mixed Use Area.





Natural Environment and Open Space		
Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>1. Natural Heritage</b>	Energy Conservation	<p>Integrated the Natural Heritage System as a key structural element of the community by providing appropriate views, vistas and connections by utilizing terminal views at the ends of prominent streets and by providing for a range of development interfaces to provide opportunities for public visual and physical access, while also limiting access where necessary.</p> <p>NHS is connected to and integrated with the open space network and trail system.</p> <p>Plan provides for a continuous linear natural open space system and corridor.</p> <p>Encourage residents to participate in the protection, enhancement and maintenance of the Natural Heritage System, a homeowner's pamphlet should be distributed.</p> <p>Approximately 27.0 ha (67 acres) of the plan area is protected environmental land.</p> <p>The 10ha central woodlot represents the primary defining structural element on the lands. It will serve as the physical centre and a focal point of the new community and the open space system.</p>
	Heritage Preservation and Enhancement	
	Public Health	
<b>2. Parks</b>	Walkability	<p>Accessible, connected, and diverse range of parks are provided to allow for active and passive recreational opportunities for all residents.</p>
	Connectivity	<p>Parks will be designed and located to utilize Crime Prevention through Environmental Design (CPTED) principles.</p>
	Air Quality	<p>Providing a 4.08 ha (10.1 acre) Community Park block on the south property adjacent to the Cobourg Community Centre to provide for the expansion of sports fields and access to the facilities from Brook Road.</p>
	Public Health	<p>Neighbourhood Park - opportunities for active and passive recreation for surrounding residents within an approximate 400 to 800 metre distance (5 to 10 minute walk).</p>
		<p>4 Village Squares - accessible for residents within a 200 to 400 metre radius (3 to 5 minute walk).</p>
		<p>Public frontage is provided through public roads, the school, and the Natural Heritage System.</p>
		<p>Neighbourhood park is located adjacent to the school site to encourage shared amenities.</p>
		<p>Potential for community gardens, local food covenants available to residents to grow local food on properties.</p>

## Natural Environment and Open Space

Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>3. Pathways and Trails</b>	Connectivity	Providing the opportunity for a connected and accessible trail system throughout the Town by providing a connected system of trails that link to the Cobourg Community Centre and future walking or multi-use trails proposed along Kerr Street Road allowance and diagonally from Workman to Kerr, along ridge line, and south of Elgin Street.
	Public Health	Connected to and integrated with the open space network.
	Air Quality	Trail heads are incorporated with parks, village squares and stormwater management ponds, whenever possible.
		Native, non-invasive plantings will be encouraged along trail connections abutting natural feature.
		Trails will be designed to accommodate a range of users and abilities, and should be barrier-free where appropriate.
	<b>4. Stormwater Management Ponds</b>	Improve Water Quality  Public Health
Enhance views and access to ponds by providing a portion of the pond to be bounded by either streets and/or open space.		
Reduce Flooding		Stormwater ponds are located offline, act as a buffer to environmental features, and should be naturalized.
Reduce Impact on Natural Systems		Native species and flood tolerant edge plants (such as herbaceous and woody vegetation) will be used to stabilize banks of ponds.
		Ponds are designed as part of the overall pedestrian and trail system with view points and interpretive signage.
		Ponds will be designed to blend with the natural landscape. Where feasible, inlet and outlet structures will be concealed using a combination of planting, grading and natural stone.
		Reduce 'end-of-pipe' flow rates through Low Impact Development (LID) initiatives. (see also Water Management).



## Green Infrastructure and Building

Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>1. Energy Conservation</b>	Energy Conservation	Considering alternative energy sources such as solar. Opportunities for geo-exchange in high density/Mixed Use Area.
	Solar Orientation	Utilizing passive solar orientation to permit enhanced energy efficiencies by creating optimum conditions for the use of passive and active solar strategies
	Heat Island Reduction	Street tree planting on all roadways and/or reflective green roofs on large scale buildings to minimize heat island effect should be considered
	On-site Renewable Energy Production	Block design and street alignment within 25 degrees of geographic east-west, where feasible, to maximize passive solar orientation of buildings front and rear window.
		Explore sustainability opportunities for community-based initiatives (i.e. car pooling, community composting, waste reduction, education and stewardship programs).
		Include an owner/tenant education package at the time of purchase or rental regarding household activities to improve energy and water efficiency, access to transit, location of recycling station, etc.
<b>2. Water Management</b>	Improve Water Quality	Implementing Low Impact Design Standards that emphasize the use of innovative stormwater practices, at-source infiltration, potential greywater re-use system, water conservation measures, cisterns and rain barrels.
	Public Health	Opportunities for best management practices (BMPs) for stormwater such as rain gardens, vegetated swales, permeable pavements, rain barrels, and green roofs.
	Reduce Flooding	Considering the use of porous or permeable pavement instead of standard asphalt and concrete for surfacing sidewalks, driveways, parking areas.
		Use of native, drought resistant landscaping.
		Approximately 42ha or 39% of the community is green - parks and open space, NHS, SWM, supporting significant groundwater recharge opportunities.

Green Infrastructure and Building		
Sustainable Element	Sustainable Components	East Cobourg Initiatives
3. Material Resources and Solid Waste	Energy Conservation	Construction waste - Recycle and/or salvage at least 50% of nonhazardous construction and demolition debris. Include a designated area on site for recyclable materials.
	Air Quality	All buildings will utilize best practices for design and construction techniques in order to reduce the amount of construction waste produced.
		Green building materials should be used to reduce impacts on the environment. Encourage the purchase of building materials (or obtained) from responsible, ethical, and whenever possible, local sources
		In large buildings, such as multi-unit residential buildings, employment and office buildings, and institutional or public buildings, on-site recycling facilities for handling, storing, and separation of recyclables should be provided
4. Green Buildings	Energy Conservation	Incorporate Green Materials/Features (includes, but not limited to):
	Public Health	<b>ENERGY STAR FEATURES</b> <ul style="list-style-type: none"> <li>• high efficiency gas furnace c/w digital thermostat</li> <li>• R-50 blown-in insulation in attic.</li> <li>• R-24 blown in blanket system (BIBS) ENERGYSTAR qualified insulation in exterior studded walls above grade.</li> <li>• Solar ready conduit rough-in from attic to mechanical room.</li> <li>• Integrated Heat Recovery Ventilation (HRV) system</li> <li>• Light bulbs are to be CFL or LED lights</li> <li>• Copper drain water heat recovery pipe reduces water heating costs by 20% to 40%.</li> <li>• “Low E” argon gas, double pane insulated windows</li> </ul>
	Water Conservation	<b>QUALITY CONSTRUCTION</b> <ul style="list-style-type: none"> <li>• Optimal value engineered wood framing.</li> <li>• High performance engineered flooring system “I” joists on first and second floors</li> <li>• Engineered sub-floors</li> <li>• Quality pre-engineered roof trusses.</li> <li>• Quality 7/16” OSB roof sheathing.</li> <li>• Engineered 2”x 6” exterior and interior wall construction</li> </ul> <b>WATER SAVING</b> <ul style="list-style-type: none"> <li>• Water efficient faucets and shower heads.</li> <li>• Low consumption 4.8 litres / flush) toilets.</li> <li>• ENERGYSTAR qualified rental gas hot water tank.</li> <li>• Rainwater collection barrel</li> </ul>

## Culture + Community Health and Well-Being

Sustainable Element	Sustainable Components	East Cobourg Initiatives
<b>1. Socialization</b>	Accessibility	Opportunities for meeting places throughout the community; parks, trails, amenity spaces in mixed use area, encourages daily physical activity and socialization.
	Walkability	
	Public Health	Walkable neighbourhoods that are defined by a 200m walking distance measured from centre to edge, with a definable centre, such as a village square.
	Connectivity	Connected and permeable street network that accommodates active transportation.
<b>2. Seniors Housing and Care</b>	Ageing Society	Providing a variety of seniors housing options ranging from active adult throughout the community, to long term or assisted care in the Mixed Use area.
	Public Health	
	Affordability	Employment opportunities in the seniors service sector.
	Range of Housing Options	Creates opportunity for seniors to age-in-place with supportive community amenities, such as retail, medical offices, and meeting places.
<b>3. Life Cycle Housing</b>	Age in place	Provides for mixed age groups within the population of the community.
	Public Health	
	Affordability	Range of housing options including student housing, young professionals, starter homes, traditional housing, empty nesters, active adult, seniors housing, and assisted living.
	Range of Housing Options	Affordable housing options.
<b>4. Institutional/Educational Opportunities</b>	Ageing Society	Residential neighbourhoods will contain a mix of lot sizes, housing types and styles to promote a strong sense of place for residents. A variety of housing types, including affordable housing, will respond to the varied needs of the future population by allowing people to age-in-place within the same neighbourhood.
	Employment Opportunities	Support local economy and the downtown, as well as the creation of jobs in senior's service sector, retail, and institutional.
	Support Local Economy	Teaching opportunities within the Mixed Use area are being explored, satellite campus opportunities that are integrated with the seniors component of the community such as nursing students, culinary school, and seniors care.
		Discussions with local University/College for satellite campus opportunities.







## 5. Conclusion

The vision for the lands is that of an environmentally sustainable, healthy, and complete community with distinctive, liveable neighbourhoods, integrated and connected green spaces, an efficient mobility system, and employment opportunities. The key components for the community plan have been provided under the five layers of sustainable community design:

- **Community Form**
- **Mobility**
- **Natural Environment and Open Space**
- **Green Infrastructure and Building**
- **Culture + Community Health and Well-Being**

These key components have set forth a number of initiatives, that not only respond to the development form encouraged by the Town of Cobourg, under Section 4.8.2 of the Official Plan, but act in partnership to support the vision for the community. Through the implementation of the initiatives discussed in this report, the development of the Rondeau (Cobourg) Ltd. community is intended to support the Town's sustainability strategy to:

- reduce the consumption of energy, land and other non-renewable resources including support for energy efficient building and opportunities for co-generation;*
- minimize the waste of materials, water and other limited resources;*
- create livable, healthy and productive environments;*
- reduce greenhouse gases; and,*
- enhance biodiversity, ecological function, and the natural heritage system, including the provision of wildlife habitat and linkages.*



