

THE TANNERY DISTRICT

PROPOSED SUSTAINABLE NEIGHBORHOOD MASTER PLAN

ACTIVITY 1 : DRAFT VISION STATEMENT (10 MINS.)

Instructions: Review and discuss the following vision statement. Do you agree? What changes would you make? Please edit the text directly or add additional comments in the space provided.

The Tannery District is an innovative, sustainable neighbourhood that celebrates its rich history as an industrial destination in the Town of Cobourg, while looking toward the future. Grounded in the 10 One Planet principles for measuring ecological and carbon footprinting, the Tannery District supports a healthy and vibrant sense of community, and a diverse mix of people, places, cultures and experiences. A range of housing options ensure a diverse population, affording the opportunity to age-in-place, and establish roots in the community. Compact blocks, a well-connected network of streets and trails, and convenient access to the train station encourage active living and promote alternative modes of transportation. Engaging and attractive parks and public spaces support both casual gathering, and active recreation, within an extensive natural setting that prioritizes and celebrates ecological functionality and sustainability. All of this is founded on a strong local economy where neighbourhood entrepreneurs, artists, and other specialists compliment the Downtown businesses, supporting a Town-wide culture of locally-sourced goods and services.

Additional Comments

ACTIVITY 2 : PROPOSED LAND USE SCENARIOS (40 MINS.)

Instructions: Review and discuss the following Land Use Scenarios. What do you like about them? What do you dislike? Rate each scenario on a scale of 1-5. Please draw directly on the plans as necessary.

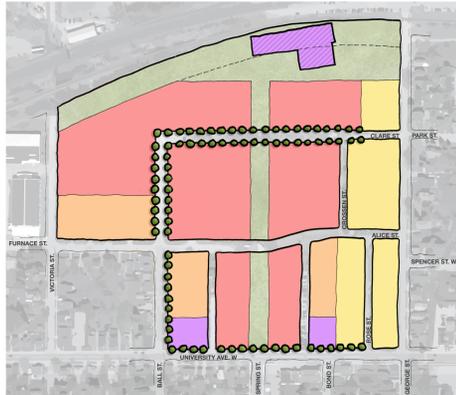
OPTION 1 : THE EXTENDED GRID



Like:	Dislike:
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

Overall Rating (Circle): 1 2 3 4 5

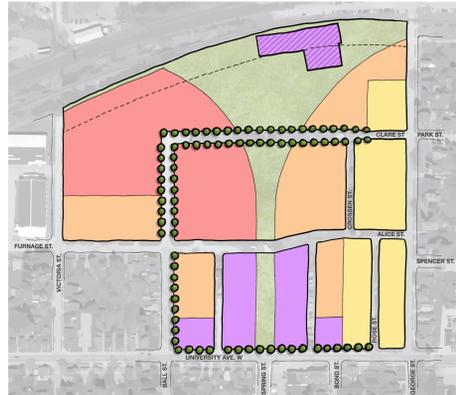
OPTION 2 : THE GREEN EXTENSION



Like:	Dislike:
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

Overall Rating (Circle): 1 2 3 4 5

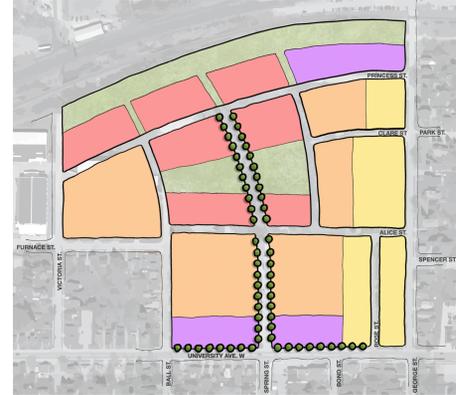
OPTION 3 : THE GREEN SPUR



Like:	Dislike:
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

Overall Rating (Circle): 1 2 3 4 5

OPTION 4 : THE CENTRAL PARK



Like:	Dislike:
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

Overall Rating (Circle): 1 2 3 4 5

OPTION 5 : THE MODIFIED GRID



Like:	Dislike:
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

Overall Rating (Circle): 1 2 3 4 5

ACTIVITY 3 : SUSTAINABILITY APPROACH (40 MINS.)

In order to implement One Planet Living's definition of sustainability, a range of strategies are provided under each of the ten OPL principles. These strategies vary in levels of complexity and costs, requiring careful examination and decision-making prior to commitment.

Instructions: Review and discuss the goals and strategies on the right. The \$ \$ \$ represents the cost/complexity of each strategy.

As a group, you have twenty (20)\$'s to spend. For each principle, please circle the approach you think is best in the Tannery District (up to a maximum of 20\$'s).

Health and Happiness

Goal: Prioritize healthy, active living in all aspects of community design.

Example Strategies

- \$ \$ \$** Incorporate cycling infrastructure throughout the Tannery District, including cycling lanes, bike share, bike parking, repair stations, and changing facilities.
- \$ \$** Conform to planning policy minimums, including cycling lanes on new arterial and collector roads where feasible.
- \$** Conform to LEED ND requirements by providing bike parking and storage; No new cycling lanes required given proximity to adjacent network.

Equity and Economy

Goal: Provide a variety of amenities to fulfill daily needs within walking distance.

Example Strategies

- \$ \$ \$** Ensure vital amenities, (i.e. daycares, convenience stores, drycleaners) are provided within 400m (5 minute walk) of all residents.
- \$ \$** Conform to LEED ND requirements by providing 4-7 amenities within 800m (10 minute walk) of all residents.
- \$** Provide retail space at grade level in mixed-use buildings where feasible.

Culture and Community

Goal: Celebrate sustainable technologies through educational signage, interactive elements, etc.

Example Strategies

- \$ \$ \$** Use cutting edge stormwater management techniques and incorporate in an interactive way to provide educational opportunities.
- \$ \$** Include plantings that support pollinators and native bird species, and highlight their importance through signage and wayfinding.
- \$** Install heritage plaques throughout the site to highlight sustainable and cultural heritage features.

Land and Nature

Goal: Provide extensive trees and landscaping to create a robust and urban tree canopy.

Example Strategies

- \$ \$ \$** Mandate green roofs (min. 75% of roof area) on all new mid-rise and high-rise buildings.
- \$ \$** Conform to LEED requirements by installing green roofs or solar reflectors (min. 75% of roof area) on all new mid-rise and high-rise buildings.
- \$** Provide green roofs on a project where feasible.

Sustainable Water

Goal: Reduce impervious surfaces through LIDs, green roofs, permeable paving, etc.

Example Strategies

- \$ \$ \$** Incorporate LID treatments (i.e. pavers, green roofs, bioswales, rain gardens, rain barrels, and vegetated filter strips) to ensure removal of at least 80% of total suspended solids.
- \$ \$** Use LID treatments to remove between 20% and 80% of total suspended solids.
- \$** Conform to provincial policy minimums, which encourage LID techniques where possible.

Local and Sustainable Food

Goal: Support community gardens and similar initiatives.

Example Strategies

- \$ \$ \$** Incorporate community gardens into landscaped areas, and on rooftops of all mid-rise and high-rise buildings.
- \$ \$** Incorporate community gardens into landscaped areas.
- \$** Ensure new development is within walking distance to grocery stores.

Travel and Transport

Goal: Shift the modal split away from the private automobile.

Example Strategies

- \$ \$ \$** Introduce regular shuttles to major transit stops, and consider unbundled parking (i.e. new residents can purchase a unit without parking).
- \$ \$** Incorporate parking spots and other requirements for car-sharing (i.e. Zipcar) on site.
- \$** Support ride-sharing programs (i.e. dedicated Uber pick-up/drop-off) on site.

Materials and Products

Goal: Maximize local building materials in the construction of buildings and public spaces new developments.

Example Strategies

- \$ \$ \$** Ensure 10-20% of building and 50% of infrastructure materials are recycled.
- \$ \$** Pursue LEED Materials and Resources credits by ensuring 50% of infrastructure materials are recycled.
- \$** Use recycled materials where possible.

Zero Waste

Goal: Explore solutions that prioritize waste as a resource and maximize landfill diversion for zero waste.

Example Strategies

- \$ \$ \$** Install tri-sorting infrastructure in all mid-rise and high-rise buildings, and achieve 75% construction waste diversion.
- \$ \$** Install tri-sorting infrastructure in all buildings (with less than 75% diversion).
- \$** Design residential units with separated cabinet space for recyclables, organics, and waste.

Zero Carbon Energy

Goal: Promote high-performance buildings that maximize solar exposure and minimize carbon impacts.

Example Strategies

- \$ \$ \$** Use renewable energies (i.e. District Energy, Passive House Design) and design to achieve a net zero carbon footprint.
- \$ \$** Achieve the minimum LEED Energy and Atmosphere energy performance credits.
- \$** Achieve code requirements for building energy, such as high-efficiency HVAC systems.

Additional Comments