

May 2007 suggested tools and actions	November 2007 Initial Actions	May 2008 Initial Actions
<p>Develop a plan which maps the city's future pattern of development, amenities and services. The plan will determine potential locations, density levels, mixes of use, services/amenities, and timing of implementation, and will be prepared in consultation with the community.</p>	<p>Pursue additional policy tools for obtaining public benefits through development and for providing public benefits in order to ensure that growth is accompanied with adequate community amenities.</p>	<p>Staff be directed to report back to Council with analysis of additional financial tools and methods, reflecting national and international best practices and innovation, for providing appropriate levels of amenity to support density, and the achievement of various additional public benefits in a timely way. This evaluation should include, among other ideas, tax-increment financing, neighbourhood improvement bylaws, additional amenity bonusing, new taxation tools, bond issues, new government partnership approaches, new use of city-owned land, and new or innovative joint use of facilities with others (e.g., School Board, Province, private users).</p>
<p>Reduce barriers to green design and development...e.g.. allow gardening opportunities in higher density developments.</p>	<p><i>Pursue the achievement of a neighbourhood plaza or community gathering place in each planning area within Neighbourhood Centres and Area Planning programs, through various tool in keeping with EcoDensity commitments.</i></p>	<p>Staff be directed in various work programs and initiatives as opportunities allow, to pursue the achievement of a significant community gathering place, outdoor/and or indoor, that are strategically located and designed in each neighbourhood , as part of planning programs such as Neighbourhood Centres, Area Planning, and Major Projects. Such places may vary in form or type by neighbourhood as defined through neighbourhood consultation, providing flexible, adaptable space for meeting, respite, and relaxation, celebration, information-sharing and community based social, cultural and or environmental initiatives.</p>
<p>Use City facilities and parks to generate energy, farm fruit and nut trees and manage stormwater.</p>	<p>Develop a program, involving all City departments, for a comprehensive amenity strategy review, starting with documenting existing standards, delivery mechanisms, capacities, and plans, and using this as a base to evaluate and develop new strategies, with public input.</p>	<p>Staff be directed to report back to Council on a proposed work program and resource needs to develop a new city-wide plan, that builds on and respects <i>CityPlan</i> and the many Community Visions, rather than replacing them, to form an approved physical direction that will manage change and density across the city to meet the commitments of the EcoDensity Charter.</p> <p>The work program, at a minimum, should consider approaches and techniques as follows: Identify and build on existing density and population potential under existing policy and zoning; existing density-to-</p>

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		<p>amenity ratios and relationships (e.g., which neighbourhoods are better served with existing amenity-to-population than others); existing neighbourhoods where key affordability goals are being achieved; etc.</p> <p>Set goals and measurements of success around key “eco city” indicators, on a city-wide and neighbourhood scale, such as: greenhouse gas emissions per capita; reductions in carbon and ecological footprints; energy use and costs; mitigation and preparation for climate change;</p> <p>Include multiple new “layers” of strategies, including links to other new City initiatives, that support density, design, and land use and are necessary for a lower-footprint city pattern -- including layers on transportation, district energy, new amenity and services approaches, social development issues, urban agriculture and local food access, affordability and Housing Actions Plans, etc.</p>
Supply land and start-up costs for community gardens on City property.	To show City leadership and to improve understanding of, and generate interest in, emerging sustainability practices, develop a proposal to use City land for one or more EcoDensity demonstrations, at potentially varying scales and that could include a variety of EcoDensity and related features, such as deep green design, renewable energy sources, alternative parking standards, affordable housing, and urban agriculture.	Staff be directed to report back to Council on a strategy to show strong leadership in translating the Ecodensity Charter commitments into market-replicable projects on city-owned land, to test, improve understanding of, and generate interest in, emerging sustainability, affordability and liveability practises. Included in the strategy will be evaluation of City-Owned assets and options to use City land for one or more Ecodensity demonstrations at varying scales. Ecodensity features to be explored include cutting-edge performance based green design, renewable energy sources/energy production opportunities, sustainable transportation demand management innovative affordability approaches, alternative parking standards and designs and urban agriculture.
Create car free areas or corridors		
Develop systems for greener infrastructure for streets and lanes.(country lanes)		
Develop a public realm strategy to accompany a new plan of		

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development and include diverse and varied use of play opportunities for children.		
Create parkettes in or adjacent to commercial and institutional areas to provide public seating and play opportunities for children.		
Upgrade parks through provision of basic elements such as; sidewalks, pathways and seating as well as other amenities and environmental enhancements to accommodate an increasing diversity of users and park functions		
Design rainwater discharge in creative ways that enhance the natural and aesthetic experience of parks and the public realm.		
Encourage roof top gardening and social congregation spaces.		
Use density bonusing or similar incentives to secure community amenities including neighbourhood houses, affordable housing, child care and parks.		
Make community amenities available across the City to meet the needs of the increased density.		
Create Urban Agriculture Guidelines for the public realm to increase the availability of space for agriculture and community gardens		
Require on-site food production gardens for new buildings and establish guidelines to prevent shadowing.		
Use public ROW's creatively to create more community engagement opportunities: playspaces, gathering spaces, water infiltrations area or small scale gardening.		
Build a network of neighbourhood composting facilities in high density areas.		

Notes on comparing the 3 versions:

1. The May 2007 list has actions with examples of practical steps that can be achievable with technology of today and few studies needed.

2. The May 2007 actions note the designation of spaces for specific activities (usually gardening activities while generally, the new “actions” are the development of programs and policy.
3. They **all** try to address the demand for amenities in relation to increased density. The May 2007 example seems to say more about improving public spaces.
4. The May 2007 action list has an emphasis on children and providing the land and facilities for growing food and gardening locally.
5. The May 2007 action list recognizes the notion of the city as a social place and the need to facilitate social interaction, play and encouraging walking.
6. Again, the May 2007 action items recognize the need for improved quality of public spaces to accommodate more uses, people and level of use due to the anticipated increase demand.
7. The May 2007 actions note that more people will be living in apartments and will want access to garden space to grow their own food, dry their clothes outside and other daily activities. These can be provided in a denser form (roof tops).

