

Built Environment Comment Menu

Haldimand-Norfolk Health Unit

Area	General comment/rationale	Menu of bullets ("Specific to this development")
Walkability	<p>H&SS encourages developments that make it easier for people to choose active forms of transportation (walking, cycling, wheeling) for short trips.</p> <p>Walkability, a measure of how easy, safe, and enjoyable it is to walk in a neighbourhood, can have a large impact on walking behaviour and willingness to use walking for transport and recreation. Key factors that influence walkability include access to amenities and destinations, residential density, positive walking experiences, street and sidewalk connectivity, and safety. Walkable communities encourage walking by investing in appropriate and safe infrastructure, which increases comfort and convenience of a route while also reducing the risk of collisions. A walkable community offers a safe and enjoyable walking experience for citizens of all ages and abilities.</p>	<ul style="list-style-type: none"> • Development adds residential density to the area - a key feature of a walkable community • Mixed commercial use and residential options are key features of a walkable community. • This development would increase residential density in the area, a key factor influencing walkability • The proposed density and mixed housing are factors of a walkable community. • The location is ideal for using modes of active transportation for daily activities as sidewalk infrastructure already exists and it is in close proximity to a variety of retail outlets, schools, churches, etc. • Existing and new sidewalk infrastructure is noted on site plan and encouraged • Close proximity to Kinsmen Park trail and pool, sports facilities for recreation • The proposed development is conveniently linked to well developed, safe sidewalks and street crossings on Argyle street • Given that at least some of the development will be marketed to an older population, sidewalks throughout are imperative to ensure the safety of residents who may have limited mobility and / or are no longer able to drive. • Sidewalks exist along Norfolk St, but are incomplete along the west side of East St and there are no sidewalks on First Ave. Sidewalks are encouraged to give pedestrians a safe, connected path to walk. • In the interest of creating safe, walkable communities and encouraging social interactions, backlotting [homes backing onto streets] is discouraged. Fronting townhouses on Metcalfe and Groves streets is recommended. • The health unit supports sidewalks within the development (aligned with Norfolk County's Sidewalk Policy) to enhance walkability. • Offering safe, secure bicycle parking for residents is encouraged to facilitate opportunities for active transportation. Here is a link to the essentials of bicycle parking: EssentialsofBikeParking_FINA.pdf (apbp.org) • Consider bicycle parking facilities for residents and visitors that is visible to apartment residents. Here is a link to the essentials of bike parking: EssentialsofBikeParking_FINA.pdf (apbp.org) • Offering secure bicycle parking / storage for residents and visitors of the apartment building can encourage alternative transportation options for more active, mobile tenants • Bike racks are noted in the application and encouraged. A Here is a link to the essentials of bike parking: EssentialsofBikeParking_FINA.pdf (apbp.org). • Norfolk County has been designated a bike-friendly community by Share the Road Cycling Coalition. All Norfolk County businesses are encouraged to install bike racks for employees and patrons. Here is a link to the essentials of bike parking: EssentialsofBikeParking_FINA.pdf (apbp.org)

		<p>For apartment buildings - Consider offering indoor bike storage (e.g., if the building has ground level parking or storage space in the site plan)</p> <ul style="list-style-type: none"> • Visit https://www.ontariobybike.ca/criteria to learn how to become a designated bike friendly business • Outdoor bike racks are noted in the application and encouraged. Consider also offering indoor bike storage to provide a secure and sheltered long-term parking option. Here is a link to the essentials of bike parking: EssentialsofBikeParking_FINA.pdf (apbp.org). • Consider adding sidewalks, painted crosswalks or other feature to provide pedestrians with a safer route through the parking lot from the sidewalk on Main St to the building • Is it on a known or marked cycling route? • This location is on a number of local cycling routes (Grand Vista , Grand Valley Trail and Haldimand blue and green cycling routes) • A Ride Norfolk bus stop is available at Norview Lodge, providing residents another means of transportation. • A Ride Norfolk bus stop is available within 500m at Riverside Rd (Shopper’s DrugMart), providing residents another means of transportation. • HNNU encourages sidewalk connectivity and development on both sides of a roadway throughout the entire development to enhance walkability and pedestrian safety • The inclusion of a boardwalk in a park-like setting on Parcel A would provide opportunity for an enjoyable walking, cycling or wheeling experience for patrons. <ul style="list-style-type: none"> ○ Consider accessibility, bicycle access and parking facilities in this area ○ Consider connection of boardwalk to adjacent streets or sidewalks • Research indicates a strong relationship between exposure to nature and reduced levels of stress among other positive health impacts <ul style="list-style-type: none"> ○ Consider accessibility and landscape design that incorporates natural elements and green space within the proposed park component of Parcel A • placing the building envelope at the street provides a more pedestrian-scale design
Complete Neighbourhoods	The health unit encourages the development of complete neighbourhoods and communities. Mixed-use land developments and complete neighbourhoods can have a great impact	<ul style="list-style-type: none"> • This development would contribute to the creation of a complete neighbourhood due to its convenient location <ul style="list-style-type: none"> ○ The development is within 1km of schools, restaurants, grocery stores, leisure opportunities (i.e. public pool, Kinsmen Park Trail)

	on health and well-being. Complete neighbourhoods are more convenient, socially engaging, and encourage regular physical activity. Most importantly, complete neighbourhoods provide easy access to the daily life necessities for people of all ages, abilities and backgrounds.	<ul style="list-style-type: none"> ○ The development is within 1km of leisure opportunities (e.g. Lions Park, Wellington park, Clifton park), public services, retail services and employment opportunities. The development is within 1.6km of a secondary school ● Proposed shared amenity space with gazebo, play equipment and BBQ facilities offers opportunities for social engagement and interaction and leisure <ul style="list-style-type: none"> ○ Research indicates a strong relationship between exposure to nature and reduced levels of stress, consider adding natural elements where possible in this area ○ Consider adding lighting to this space to decrease potential crime related activities ● Park space is noted and encouraged. The location will be within 400m of the majority of residential units which is ideal for walking/cycling to the parkette. A shared amenity or open space offers opportunities for social engagement and interaction and leisure. Consider including seating, shaded structures and landscaped areas to enhance the usability of this space ● A shared amenity or open space is encouraged to offer opportunities for social engagement and interaction and leisure. This could include facilities such as seating areas, a gazebo or play equipment
Access to healthy food- General comment		The Health Unit encourages developments that make it easier for people to make healthy food choices.
Residential development	<p>a. This location is not close to a grocery store and/or farmers market.</p> <p>b. This location is close to a grocery store and/or farmers market.</p>	<p>i. Easy access to healthy food benefits the physical and mental wellbeing of a community. We encourage residential developments with access to a within 1 km to a grocery store and/or farmers' market (ideally within 1km).</p> <ul style="list-style-type: none"> ● This site is within X km of a grocery store and X km of a farmers' market. <p>ii. From a healthy eating and sustainable food system perspective, it is encouraged that, if possible, the developer allot space for a community garden; a shared green space that is planned and maintained by residents. Community gardens offer many benefits that can help improve the health of residents, such as fresh and affordable produce, physical activity, a space to connect with others and a sense of community pride. Access this toolkit for more information on how to start a community garden.</p>
	c. Access to public transportation	i. Additionally it is x km from a RIDE Norfolk public transportation stop, which would allow residents easier connectivity to other food retailers within Simcoe and Norfolk County.
Unhealthy food development (fast food, convenience store, restaurant)	a. This location is close to a residential area.	i. Convenience store: A grocery store instead of a convenience store would increase the availability of healthy food choices and lower the distance needed to travel to purchase food. We would also recommend offering healthy food choices and local fruit and vegetables at the restaurant/convenience store.
		i. Fast food/restaurant: Access to healthy food benefits the health of a community. We recommend marketing to a retailer that is not a food premise, or a retailer that supports offering healthy, local food choices.

	b. This location is close to a school	Access to unhealthy food (fast food restaurants/convenience stores) near schools may be linked to increases in body mass index in children. We recommend that no fast-food restaurant/convenience store be located on a site that is within 1km of a public or private school.
Healthy food development (grocery store, farmers market)	a. This location is close to a residential area.	i. Access to healthy foods benefits the health of a community. We would recommend offering healthy food choices (if applicable) and local fruits and vegetables.
School development	a. The design of a school can affect student development, behaviour and academic success. We recommend consideration of the following design elements:	<ul style="list-style-type: none"> i. A commercial kitchen zone to facilitate the storage and preparation of fresh and healthy foods ii. A teaching kitchen zone designed for hands-on teaching for curricular and extracurricular use iii. A dining zone that provides a relaxing atmosphere conducive to the enjoyment of food and social interaction iv. Design that facilitates access to drinking water and discourages unhealthy food and drink choices from vending machines v. An agriculture zone that provides space for on-site food cultivation/production for curricular and extracurricular use (e.g. school garden or greenhouse facility)
	a. This location is close to a fast food restaurant/convenience store	i. Access to unhealthy food (fast food restaurants/convenience stores) near schools may be linked to increases in body mass index in children. We recommend that no fast-food restaurant/convenience store be located on a site that is within 1km of a public or private school.
Special events		i. We recommend offering healthy food choices and local fruits and vegetables as a food vendor option, as more than half of Haldimand, Norfolk and Ontario residents are not getting enough fruits and vegetables. Your site is close to _____ (if applicable) and other local produce providers; a great opportunity to support local farmers and healthy eating.
		ii. We recommend providing access to municipal water if possible
Smoke-free multi- unit dwellings		<ul style="list-style-type: none"> • HNHU encourages multi-unit dwellings which are 100% smoke-free. A no-smoking policy in the declaration prior to selling or renting any units is the simplest way forward. HNHU is able to support the applicant if interested. Learn more at Home - Smoke Free Housing Ontario

Smoke Free Ontario Act

If there is a convenience store and the owner decides to sell tobacco at this location, the premise must follow the Smoke Free Ontario Act with regards to selling tobacco products as well as keeping a smoke free space. Please contact the Tobacco Control Officer at the Haldimand-Norfolk Health Unit upon opening.