



Appendix A Sustainability Checklist

Site Plan Applications

Section 3.0 Public Realm Guidelines

3.1.1 Block Design

E7.dp+sp

Significant hedgerows within village greens and parks are maintained through minimal disturbance to grading adjacent to the hedgerows.

YES

N/A

NO. OF POINTS



~~2~~

3.1.4 Streetscape Elements

E10.dp+sp

Additional street trees 10% or greater, are provided above the minimum required by Section 3.1.4 b) of these Guidelines.

2

E11.dp+sp

Street trees with appropriate larger caliper widths, 10% or greater than the City standard are provided in the plan.

2

E12.dp+sp

The selected street trees achieve a minimum 40% canopy and shade within 10 years.



2

E13.sp

Alternative planting strategies are provided for more than 50% of street trees within high-pedestrian areas of the development.

2

E14. dp+sp

Street furniture, which is provided, is manufactured from recycled material with a minimum of 25% recycled content.

2

3.3 NATURAL HERITAGE SYSTEM

E15.dp+sp

Prepare and distribute homeowner' and employees information packages.



~~2~~

3.4.1 Parks General Guidelines

E16 dp+sp

Trees are salvaged from the site or local area and are re-planted either in parks or the Natural Heritage System.



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3.4.2 District Park

E17.sp

In consultation with City staff, a developer/landowner agrees to provide at their cost at least one feature, such as public art, in a focal area.



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3.4.3 Community Park / Recreation Centre

E18.sp

In consultation with the City, a developer/landowner agrees to provide at least one special feature at their cost, such as high quality seating and other furnishings.

2

E19.sp

In consultation with City staff, a developer/landowner agrees to provide at least one feature at their cost, such as a water feature, in a focal area.



~~2~~

	YES	N/A	NO. OF POINTS
<p>E20.dp+sp <i>At least two sides 50% of the portion of the community park perimeter not bounded by the Natural Heritage System, is bounded by a public road</i></p>		✓	2
<p>3.4.4 Neighbourhood Park</p>			
<p>E21.dp+sp <i>In consultation with City staff, a developer/landowner agrees to provide at their cost, high quality elements such as seating and other furnishings.</i></p>		✓	2
<p>E23.dp+sp <i>In consultation with City staff, a developer/landowner agrees to provide at their cost, high quality character structures, such as gazebos</i></p>		✓	2
<p>E24.sp <i>In consultation with City staff, a developer/landowner agrees to provide at their cost, bike racks for neighbourhood parks in appropriate locations.</i></p>		✓	2
<p>3.4.5 Village Green</p>			
<p>E25.sp <i>In consultation with City staff, a developer/landowner agrees to provide, at their cost, facilities such as play areas.</i></p>		✓	2
<p>E26.dp+sp <i>A Village Green has road frontage on four sides or other design alternatives are used to achieve public views and access such as front lotting of residential lane based units, side lotting of residential units where the main entrance is located along the Village Green property line, or to be located immediately adjacent to the Natural Heritage System, or a Storm Water Management facility</i></p>		✓	5
<p>3.4.6 Urban Square</p>			
<p>E27.sp <i>In consultation with City staff, a developer/landowner agrees to provide at their cost, high quality public features.</i></p>		✓	2
<p>3.4.7 Trail Head</p>			
<p>E28.dp+sp <i>In consultation with City staff, a developer/landowner agrees to make contributions to and/or build trail heads and entrance features.</i></p>		✓	2
<p>3.4.9 Cultural Heritage Landscapes</p>			
<p>E29.dp+sp <i>Significant views are protected and enhanced, and are made available to the public.</i></p>		✓	2
<p>E30.dp+sp <i>Cultural heritage landscapes are protected to the extent practical in accordance with Section 11.61 of the Official Plan.</i></p>		✓	2



	YES	N/A	NO. OF POINTS
E31.dp+sp <i>A developer/landowner agrees to make contributions to a themed cultural heritage signage program.</i>		✓	2
3.4.10 Storm Water Management Facilities			
E32dp+sp <i>The stormwater management site is designed as a key focal/visual feature.</i>		✓	2
E33.dp+sp <i>The stormwater management site is designed to blend with the natural landscape.</i>		✓	2
E34.dp+sp <i>The stormwater management site is designed with living fences and barrier plantings where public access is discouraged.</i>		✓	2
TOTAL POINTS FOR SECTION 3.0 Public Realm Guidelines			
Total Possible Points: Application points will vary depending on the type, size and/or location of the development	2		10

Section 4.0 Built Form Guidelines

4.1.1 Housing Mix and Diversity

E36.dp+sp
Housing specifically designed for seniors (ie. bungalows housing types) are offered.

YES

N/A

NO. OF POINTS



~~2~~

4.1.2. Housing Types

b) Townhouses and Back to Back Townhouses

E37.dp+sp
All townhouses 6.0 metres and greater are lane-based.



~~2~~

c) Apartments

E38.sp
Three-chute disposal drops are provided for each apartment building.



~~2~~

E39.sp
Parking spaces are sold or rented separately from the unit.



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4.1.3 Residential Density

E42.dp+sp
The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density at least 200 units per net hectare in High Density Areas.



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E43.dp+sp
The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density of at least 100 units per net hectare in Mixed Corridors.



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4.1.5 Street Interface

E44.sp
50% of porches are 2.0 metres in depth.



~~2~~

4.2.1 Commercial & Mixed-Use Development - General Guidelines

b) Building Articulation, Massing & Architecture

E45.sp
The building has 2 functional storeys or greater.

2

E46.sp
The building has 3 or more functional storeys or greater.

5

c) Storefronts

E47.sp
Awning/canopies are provided for at least 50% of storefronts.



5

E48.sp
Awning/canopies are provided for 75% of storefronts.

2



	YES	N/A	NO. OF POINTS
<p>E49.sp Front elevation ground floors should be designed with windows and doors to be at least 60% transparent between 1.0 and 2.4 metres above ground. All other floors along the front elevation above the first level should be designed with a minimum transparency level of 30%.</p>			5
e) Vehicular Access & Parking			
<p>E50.sp Shared parking is provided between adjacent commercial / mixed-use properties, where it reduces parking requirements by 20%.</p>			2
f) Surface Parking Lots			
<p>E51.sp Permeable paving material is used for at least 75% of the parking lot.</p>			2
<p>E52.sp Provide shade from canopy tree planting that will cover at least 25% of the area at full growth.</p>	✓		2
<p>E53.sp Underground parking and/or a parking structure is provided for employee and/or visitor parking.</p>			5
4.2.3 Live-Work Units			
<p>E54-dp+sp The identification of a block on a draft plan and zoned for live-work units or the submission of a site plan, which identifies live-work units.</p>			5
4.2.4 Pedestrian Predominant Streets			
<p>E55.sp Pedestrian entrances occur at an average of 10 metres or less.</p>			2
<p>E56.sp A minimum of 90% of the block face is provided along Pedestrian Predominant Streets.</p>			5
<p>E57.sp Pedestrian connections occur at an average of 30 metres or less.</p>			2
4.2.5 Mixed Use Buildings			
<p>E58.sp At least 25% of the ground floor area is designed to allow for retail/commercial uses, and residential uses above.</p>		✓	2
<p>E59.sp At least 50% of the ground floor area is designed to allow for retail/commercial uses, and residential uses above.</p>		✓	2
<p>E60.sp At least 75% of the ground floor area is designed to allow for retail/commercial uses, and residential uses above.</p>		✓	5
<p>E61.sp At least 75% of the ground floor area is designed to allow for retail/commercial uses, and at least 25% of the floor area for the 2nd level is office or retail/commercial, and residential uses above.</p>		✓	5

	YES	N/A	NO. OF POINTS
E62.sp <i>At least 75% of the ground floor area is designed to allow for retail/commercial uses; at least 50% of the floor area for the 2nd level is office or retail/commercial, and residential uses above.</i>		✓	5
E63.sp <i>At least 75% of the ground floor area is designed to allow for retail/commercial uses; at least 75% of the floor area for the 2nd level is office or retail/commercial, and residential uses above.</i>		✓	5
4.3.3 Places of Worship			
E64.sp <i>The parking lot is designed to be shared with the adjacent property to reduce land requirements where appropriate.</i>		✓	2
4.4 PRESTIGE EMPLOYMENT AREA			
4.4.1 Siting and Massing			
E65.sp <i>The building has 2 functional storeys or greater.</i>		✓	5
4.4.3 Employee Services & Facilities			
E66.sp <i>At least one social support service is provided on-site.</i>		✓	2
E67.sp <i>At least one recreational/gym facility is provided on-site.</i>		✓	2
E68.sp <i>At least one cultural/religious service is provided on-site.</i>		✓	2
E69.sp <i>Ground floor retail/service uses of a minimum of 300 square metres are provided in accordance with the policies of the Official Plan.</i>		✓	2
4.5 BUILT HERITAGE RESOURCES			
4.5.1 Whitevale Character Road			
E70.sp <i>Garage is located at the rear of the property.</i>		✓	2
TOTAL POINTS FOR SECTION 4.0 Built Form Guidelines			
Total Possible Points:			
Application points will vary depending on the type, size and/or location of the development			
	7		44



Section 5.0 Green Infrastructure and Building

5.1 ENERGY EFFICIENCY

	YES	N/A	NO. OF POINTS
E71.sp + dp <i>A district energy system is connected to the development.</i>			20
E72.sp + dp <i>A community energy system is connected to the development.</i>			20
E73.sp <i>Green roofs are provided on a minimum of 10% of all building roof areas within a specific development.</i>			2
E74.sp <i>Green roofs are provided on a minimum of 25% of all building roof areas within a specific development.</i>			5
E75.sp <i>Green roofs are provided on a minimum of 50% of all building roof areas within a specific development.</i>			5
E76.sp <i>Light-coloured driveway paving material is provided to 25% of grade related units in a specific development.</i>		✓	10
E77.sp <i>Light-coloured driveway paving material provided to 50% of grade related units in a specific development.</i>		✓	5
E78.sp <i>25% of all building roof areas in a specific development use light-coloured or reflective materials (with reflectance levels of at least 0.3)</i>			2
E79.sp <i>50% of all building roof areas in a specific development use light-coloured or reflective materials (with reflectance levels of at least 0.3)</i>			2
E80.sp <i>75% of all building roof areas in a specific development use light-coloured or reflective materials (with reflectance levels of at least 0.3)</i>			5
E81.sp <i>50% of all paved areas in a specific development use low-albedo paving.</i>			10
E82.sp <i>75% or more of all paved areas in a specific development use low-albedo paving.</i>			5
E83.sp <i>Residential units in a specific development are supplied with primary certified energy star appliances.</i>		✓	5
E84.sp <i>Multi- unit buildings above 5 storeys are designed to achieve an EnerGuide level of 82.</i>		✓	2
E85.sp <i>Multi- unit buildings above 5 storeys are designed to achieve an EnerGuide level of 84.</i>		✓	5
E86.sp <i>Multi- unit buildings above 5 storeys are designed to achieve an EnerGuide level of 86</i>		✓	10

	YES	N/A	NO. OF POINTS
E87.sp + dp <i>Solar thermal, and/or photo voltaic facilities are “roughed in”.</i>			5
E88.sp + dp <i>Solar thermal, and/or photo voltaic facilities are provided.</i>			10
E89.sp + dp <i>Geothermal facilities are provided.</i>			10
E90.sp <i>25% of the buildings in a specific development are designed to achieve energy demand improvements by 40%</i>			5
E91.sp <i>50% of the buildings in a specific development are designed to achieve energy demand improvements by 40%</i>			5
E92.sp <i>75% of the buildings in a specific development are designed to achieve energy demand improvements by 40%</i>			10
E93.sp <i>The development is enrolled in LEED NC Certification.</i>			5
E94.sp <i>The development is enrolled in LEED NC Silver certification.</i>			10
E95.sp <i>The development is enrolled in LEED NC Gold certification</i>			20
E96.sp <i>The development is enrolled in LEED NC Platinum certification.</i>			20
E97.sp <i>Buildings in a specific development are designed so that at least 25% of the habitable south building facade is designed with large windows/doors.</i>		✓	5
E98.sp <i>Buildings in a specific development are designed so that at least 50% of the habitable south building facade is designed with large windows/doors.</i>		✓	5
E99.sp <i>At least one charging station is provided within the development.</i>			5
5.2 WATER EFFICIENCY & MANAGEMENT			
E100.sp <i>At least 50% of the planting stock in a specific development is native and drought resistant.</i>	✓		2
E101.sp <i>At least 75% of the planting stock in a specific development is native and drought resistant.</i>			5
E102.dp+sp <i>Permeable driveway paving material is provided to 25% of grade related units in a specific development.</i>		✓	2
E103.dp+sp <i>Permeable driveway paving material is provided to 50% of grade related units in a specific development.</i>		✓	5



	YES	N/A	NO. OF POINTS
E104.sp <i>At least 25% of the site area in a specific development, excluding the building footprint, is pervious.</i>			2
E105.sp <i>At least 50% of the site area in a specific development, excluding the building footprint, is pervious.</i>			5
E106.sp <i>In consultation with City staff, a developer/landowner agrees to build trenches, swales, or naturalized bioswales adjacent to large parking areas in their development.</i>			5
E107.dp+sp <i>25% of all new residential units in a specific development are designed for grey-water pipe infrastructure.</i>		✓	2
E108.dp+sp <i>50% of all new residential units in a specific development are designed for grey-water pipe infrastructure.</i>		✓	5
E109.dp+sp <i>75% of all new residential units in a specific development are designed for grey-water pipe infrastructure.</i>		✓	10
E110.dp+sp <i>25% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.</i>		✓	2
E111.dp+sp <i>50% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.</i>		✓	5
E112.dp+sp <i>75% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.</i>		✓	10
5.3 MATERIAL RESOURCES & SOLID WASTE			
E114.dp+sp <i>25% of new development in a specific development is made from new green building material.</i>			2
E115.dp+sp <i>50% of new development in a specific development is made from new green building material.</i>			5
E116.dp+sp <i>At least 25% of the total mass of building materials for new development in a specific development is made from of recycled content.</i>			2
E117.dp+sp <i>At least 50% of the total mass of building materials for new development in a specific development is made from of recycled content.</i>			5
E118.sp <i>At least 1 composting facility is provided on-site in a specific development.</i>			5
E119.sp <i>At least 1 recycling facility is provided on-site in a specific development.</i>			5

	YES	N/A	NO. OF POINTS
5.4 LIGHTING			
E120.dp+sp <i>At least 50% of lighting is high efficiency lighting in a specific private development.</i>	✓		10
E121.dp+sp <i>100% of lighting is high efficiency lighting in a specific private development.</i>	✓		5
E122.dp+sp <i>50% of external residential building lights have lighting controls that use motion sensors and/or timers in a specific development.</i>		✓	2
5.5 SUSTAINABLE PROGRAMS			
a) Education Packages			
E123.dp+sp <i>Education packages are provided to new home purchasers in a specific development regarding household activities to conserve household energy and water resources, access to transit, recycling and composting programs and depots.</i>		✓	5
b) Transit Programs			
E125.dp+sp <i>Provide 1 pass per unit and/or 1 pass per employee at least half the regular cost, during the first three years of occupancy.</i>			5
E126.sp <i>Shared vehicles are provided if the development contains more than 100 dwelling units and/or employees.</i>			2
E127.sp <i>One parking space is dedicated to each shared vehicle if the development contains more than 100 dwelling units and/or employees.</i>			2
E128.sp <i>At least 10 parking spaces are dedicated for car pooling if the development contains more than 100 dwelling units and/or employees.</i>			2
E129.sp <i>At least 5 parking spaces are dedicated for a fuel efficient hybrid or similar vehicles if the development contains more than 100 dwelling units and/or employees.</i>			2
c) Cycling Facilities			
E130.sp <i>For retail/commercial development, or industrial development, or institutional development, a dedicated bicycle parking area is provided at the rate of at least 7% of the automobile parking spaces required by the Zoning By-law.</i>			2
E131.sp <i>For apartments or multiple unit residential with common garages, a covered bicycle storage area is provided at a ratio of 0.3 per unit for residents and visitors.</i>		✓	2
E132.sp <i>For office buildings, a minimum of 3 bicycle parking spaces are provided, plus bicycle parking at the rate of at least 7% of the automobile parking spaces required by the Zoning B-law</i>			2
E133.sp <i>At least one trip-end facility, including shower and change room, is provided for non-residential or mixed-use buildings.</i>			2



	YES	N/A	NO. OF POINTS
E134.sp <i>At least one trip-end facility for each gender, including shower and change room, is provided is provided for non-residential or mixed-use buildings.</i>			5
5.6 INNOVATION IN DESIGN			
E135.dp+sp <i>Points for innovation elements in specific developments will be determined by the City based on the proposed innovation.</i>			20
TOTAL POINTS FOR SECTION 5.0 Green Infrastructure & Building	17		
Total Possible Points: <i>Application points will vary depending on the type, size and/or location of the development</i>	26		337