

**S**USTAINABILITY

**M**ETRICS

**G**UIDEBOOK



## **Sustainability Metrics Guidebook**

Prepared for the Cities of Brampton, Vaughan and the Town of Richmond Hill

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### **1.0 Introduction**

The Cities of Brampton, Vaughan and the Town of Richmond Hill have joined together to produce a consolidated set of Sustainability Metrics to help guide, inform and rank the performance of new development applications. The Sustainability Metrics apply to Block Plans, Draft Plans of Subdivision and Site Plans and cater to all types of development ranging from infill to greenfield and employment land developments. The purpose of the Sustainability Metrics is to:

- Level of the playing field across the three municipalities;
- Provide consistency in submission quality;
- Simplify the submission process for applicants and review time for municipal staff;
- Provide a tool to quantify and rank the intended performance of the proposed project/plan; and
- Inform the appropriate incentive for aspirational projects.

The Sustainability Metrics are outlined in:

- A Static Tool - Sustainability metrics and targets listed in table format;
- A Dynamic Tool – Excel based tool that allows the Applicant to quantify the score of a proposed plan;
- A dynamic tool manual – explaining how to input information into the tool; and
- A Sustainability Metrics Guidebook (this document) – explaining how to quantify the dynamic tool inputs.

This Guidebook provides further instructions, detailing how the Dynamic Tool user should quantify certain Sustainability Metrics. The Guidebook also identifies the supporting information and calculations that should be included within the project submission material.

If the plan does not include multi-family, commercial, retail or institutional projects, the submission will be exempt from requiring those relevant mandatory credits and points. Quantifying the Sustainability Metrics

This section attempts to communicate options for a Dynamic Tool user to quantify certain Sustainability Metrics. The order presented below reflects the sequence of metrics presented in the Static Tool tables.

The tables below provide a summary of the various metrics, their intent, instructions on how to quantify the Dynamic Tool input, and where the information should be referenced within the plan's submission package. The point allocation is also explained below for each metrics.

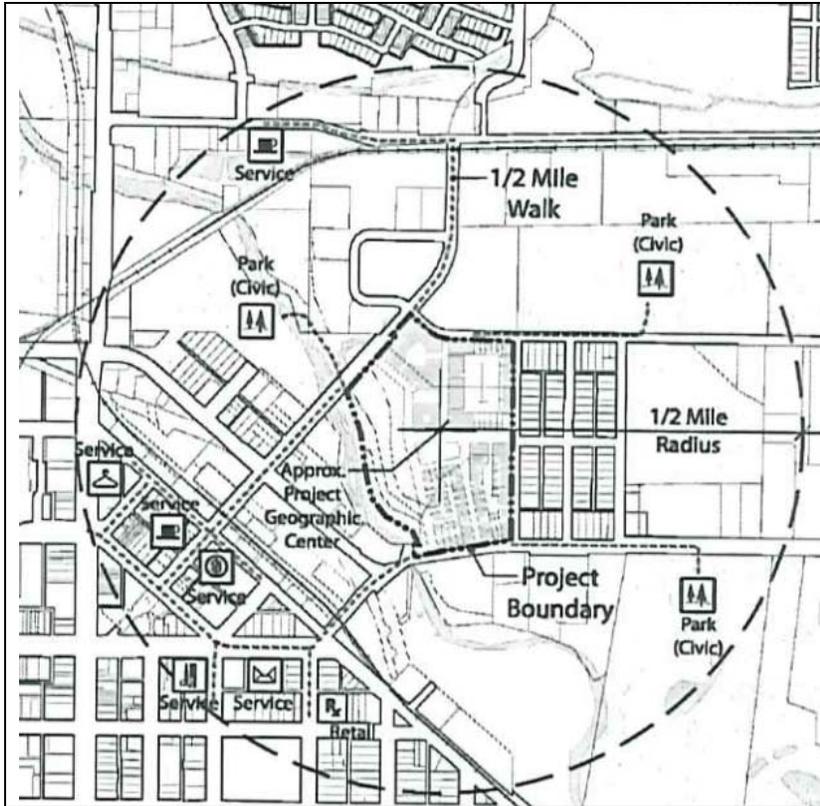
## BUILT ENVIRONMENT

<b>METRIC</b> Persons and Jobs per hectare	<b>INDICATOR</b> Compact Development
<b>APPLIES TO</b> Block & Draft Plan - Greenfield	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> To conserve land and promote active transportation, transit efficiency, liveability and improve public health. Ensure the plan complies with growth targets referenced in the municipal Official Plan / Secondary Plan	
<b>DEMONSTRATE COMPLIANCE</b> Review growth targets referenced within the Municipal Official Plan / Secondary Plan and ensure that the projected population and jobs comply with targets (expressed in people and jobs per hectare). Some areas may be permitted to be excluded. Refer to the “Take-A-Ways” as outlined in the Growth Plan.	
<b>POINT ALLOCATION – MANDATORY METRIC (0 POINTS)</b>	
<b>DOCUMENT COMPLIANCE</b> Included within the Planning Justification Report and/or Urban Design Guidelines. Submission requirements: <ol style="list-style-type: none"> <li>1) Municipal Official Plan / Secondary Plan population and job per hectare</li> <li>2) Proposed plan population and jobs per hectare ((Population + Jobs)/hectare).</li> </ol>	

<b>METRIC</b> Location Efficiency	<b>INDICATOR</b> Compact Development
<b>APPLIES TO</b> Block Plan - Greenfield	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Building heights and densities conform to the minimum or maximum targets in the Municipal Official Plan. Encourage development with increased density along transit corridors. Promote multi-modal transportation choices and reduced vehicle use.	
<b>GLOSSARY OF TERMS</b> Transit Corridor – also referred to as Transit Spine and Secondary Transit Corridor and usually bisecting a community. Please see Regional or Municipal Official Plan for definition.	
<b>DEMONSTRATE COMPLIANCE</b> Review height and density targets in the Municipal Official Plan / Secondary Plan and ensure that the proposed plan complies with targets. Along existing or planned mid-block collectors planned for transit, quantify the density increase (expressed in %), relative to the Municipal Official Plan target. If the proposed plan achieves a 50% increase, relative to municipal targets, the plan is awarded 1 point. An additional point is awarded if the plan achieves a density increase of 100% relative to municipal targets.	
<b>POINT ALLOCATION – UP TO 3 POINTS</b> <b>Mandatory Target</b> – Building heights and densities must confirm to the Municipal Official Plan Targets <b>Minimum Target</b> – For a 50% increase relative to municipal targets (1 Point) <b>Aspirational Target</b> - For a 100% increase relative to municipal targets (3 Points)	
<b>DOCUMENT COMPLIANCE</b> Included in Planning Justification Report and/or Urban Design Guidelines. Submission requirements: <ol style="list-style-type: none"> <li>1) Height and density targets in Municipal OP/Secondary Plan</li> <li>2) Proposed plan height and density targets</li> <li>3) Density targets along transit/mid-block collectors (Brampton and Vaughan only)</li> <li>4) % increase of density along transit corridor/ mid-block collectors within a block or specified distance (e.g. 200 metres) on either side of the transit corridor (Brampton and Vaughan only)</li> </ol>	

<b>METRIC</b> Floor Area Ratio	<b>INDICATOR</b> Compact Development
<b>APPLIES TO</b> Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Municipal official plans include land use designations and density schedules that apply to existing urban areas to achieve municipal growth management strategies with attention to placemaking, built form and urban design.	
<b>DEMONSTRATE COMPLIANCE</b> Review Municipal Official Plan FAR/FSI targets and ensure that the proposed building(s) comply with Municipal requirements.	
<b>POINT ALLOCATION – MANDATORY METRIC (0 POINTS)</b>	
<b>DOCUMENT COMPLIANCE</b> Included in Site Planning Drawings. Submission requirements: <ol style="list-style-type: none"> <li>1) FSI/FAR requirements in Municipal OP/Secondary Plan</li> <li>2) FSI/FAR for proposed building(s) and across the site</li> </ol>	

<b>METRIC</b> Proximity to Basic Amenities	<b>INDICATOR</b> Land Use Mix and Diversity
<b>APPLIES TO</b> Draft, Block, Site Plans (Employment Lands Excluded)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Recognize sites with good community connections to services and/or promote services to encourage compact communities and multi-modal transportation options. Uses walking distance as a measure of realizing a fine grain mix of uses envisioned in municipal official plans. The metric and targets are adapted from the point scoring system used in LEED ND.	
<b>GLOSSARY OF TERMS</b> Basic Amenities include: <ol style="list-style-type: none"> <li>1) Grocery store, Farmers market, place to purchase fresh produce</li> <li>2) Community/Recreation Centre</li> <li>3) Pharmacy</li> <li>4) Library</li> </ol> NOTE 1 – One building can be considered multiple amenities (i.e. pharmacy included in a grocery store) NOTE 2 – If the amenities are included in the proposed plan, but have yet to be defined, use best judgment (based on size, location and planning allocations) to assume the expected end-use of the planned amenity.	
<b>DEMONSTRATE COMPLIANCE (how to calculate “walking distance”)</b> Identify clusters/circles that capture 50% and 75% of the Dwelling Units (DU) and jobs within the proposed plan.  To measure, apply radial circles to the plan demonstrating if 50% or 75% of the planned development is within 400m or 800m distance to planned or existing amenities. See Figure below for an example, illustrating the radial circles, the distance to amenities and the amenity types within the plan (Source: LEED ND Reference Guide)	



**POINT ALLOCATION – UP TO 12 POINTS**

**Minimum Target** - the project is awarded a maximum of 6 points (2 points per amenity) for all Basic Amenities that are within an 800m walking distance to 50% of the DU and jobs.

**Aspirational Target** – the project is awarded up to an additional 6 points (2 points per amenity) for all Basic Amenities that are within a 400m walking distance to 75% of the DU and jobs.

**DOCUMENT COMPLIANCE**

Included in Planning Justification Report, Urban Design Submission, or Site Plan Drawings.

Submission requirements:

- 1) Highlight the Basic Amenities that are either included or planned for the project (or located off site) within 800m and/or 400m. If some amenities are outside of the development plan, please provide an additional map showing their location.
- 2) Highlight development clusters/circles that account for 50% and 75% of the DU and jobs
- 3) Using radial circles, determine the % of DU and jobs that fall within a 400m and 800m walking distance to the planned or existing Basic Amenities.
- 4) List the Basic Amenities that fall within the 400m and 800m walking distance/radial distance to 50% and 75% of the DU and jobs.

<b>METRIC</b> Proximity to Lifestyle Amenities	<b>INDICATOR</b> Land Use Mix and Diversity
<b>APPLIES TO</b> Draft, Block, Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b>	
Recognize sites with good community connections to services and/or promote services to encourage compact communities and multi-modal transportation options. Uses walking distance as a key measure of realizing a fine grain mix of uses envisioned in municipal official plans. The metric and targets are adapted from the point scoring system used in LEED ND.	
<b>GLOSSARY OF TERMS</b>	
Lifestyle Amenities include:	

- 1) General retail
- 2) Convenience store
- 3) Theatre
- 4) Coffee Shop
- 5) Hair Salon
- 6) Bank
- 7) Place of Worship
- 8) Daycare
- 9) Restaurant/Pub
- 10) Other

**NOTE 1** - One building can be considered as multiple amenities (i.e. a mall)

**NOTE 2** - If the amenities are included in the proposed plan, but have yet to be defined, use best judgment (based on size, location and planning allocations) to assume the expected end-use of the planned amenity.

**DEMONSTRATE COMPLIANCE (how to calculate “walking distance”)**

Identify clusters/circles that capture 50% and 75% of the Dwelling Units (DU) and jobs within the proposed plan.

Apply radial circles to the plan demonstrating if 50% or 75% of the planned development is within 400m or 800m walking distance to planned or existing amenities.

**POINT ALLOCATION – UP TO 6 POINTS**

**Mandatory Target** – Satisfy Municipal Official Plan Requirements.

**Minimum Target** - The project is awarded a maximum of 3 points (1 point per amenity) for all Lifestyle Amenities that are within an 800m walking distance to 50% of the DU and jobs.

**Aspirational Target** – The project is awarded up to an additional 3 points (1 point per amenity) for all Lifestyle Amenities that are within a 400m walking distance to 75% of the DU and jobs.

**DOCUMENT COMPLIANCE**

Included in Planning Justification Report, Urban Design Submission, or Site Plan Drawings.

Submission requirements:

- 1) Highlight the Lifestyle Amenities that are either included or planned for the project or located off site within 800m or 400m. If some amenities are outside of the development plan, please provide an additional map which shows their location.
- 2) Highlight development clusters/circles that account for 50% and 75% of the DU and jobs
- 3) Using radial circles, determine the % of DU and jobs that fall within a 400m and 800m walking distance to the planned or existing Lifestyle Amenities.
- 4) List the Lifestyle Amenities that fall within the 400m and 800m walking distance/radial distance to 50% and 75% of the DU and jobs.

<b>METRIC</b> Buildings designed and/or certified under an accredited “green” rating system	<b>INDICATOR</b> Green Buildings
<b>APPLIES TO</b> Draft and Site Plans	<b>METRIC TYPE</b> Applicant and Community Score
<b>METRIC INTENT</b> Recognize appropriate independent third-party certification systems incorporated into proposal.	
<b>GLOSSARY OF TERMS</b> Examples of Green rating systems include: <ul style="list-style-type: none"> <li>- LEED for New Construction (NC), Core and Shell (CS), Homes (H)</li> <li>- ASHRAE 189</li> <li>- EnergyStar</li> </ul>	

<p><b>DEMONSTRATE COMPLIANCE</b>  All Public buildings greater than 500m<sup>2</sup> must be designed to LEED Silver or alternative equivalent (only considered applicable for the Community score).  Commit to or demonstrate that at least 1 building within the project boundary will be certified to a recognized third party green rating system.  For sites that include 5 or more buildings, identify the percentage (%) of buildings that will be certified to a recognized third party green rating system.</p>
<p><b>POINT ALLOCATION – UP TO 6 POINTS</b>  <b>Mandatory Target</b> - Public Buildings greater than 500m<sup>2</sup> are designed to LEED Silver or alternative equivalent  <b>Minimum Target</b> – 2 points are awarded if the project boundary includes 1 or more green buildings certified to a recognized third party standard.  For projects with 5 or more buildings, additional points are awarded  <b>Aspirational Target</b> – 2 or 4 additional points as follows: if 50% to 75% of the buildings are certified to a recognized third party green rating standard (2 points); if 76% to 100% of the buildings are certified to a recognized third party green rating standard (4 points).</p>
<p><b>DOCUMENT COMPLIANCE</b>  Included in a Letter of Intent provided to the Municipality by the Applicant  Submission requirements:  1) Letter of Intent to communicate the commitment and targeted certification level (if applicable).  2) Should LEED be pursued, submit a draft LEED scorecard documenting targeted points.</p>

<b>METRIC</b> Universal Design	<b>INDICATOR</b> Site Accessibility
<b>APPLIES TO</b> Site Plan (Not Applicable to Commercial, Residential, Institutional Developments)	<b>METRIC TYPE</b> Applicant Score
<p><b>METRIC INTENT</b>  Enable a wide spectrum of people, regardless of age or ability to live within and access new buildings.</p>	
<p><b>GLOSSARY OF TERMS</b>  Refer to Regional/Municipal Official Plan for definition</p>	
<p><b>DEMONSTRATE COMPLIANCE</b>  Multi-Residential Units are designed to provide barrier free path of travel and in accordance with OBC requirements.  Dwelling Units (DU) are designed in accordance with the American National Standards Institute Accessible and Usable Buildings and Facilities (ICC ANSI A117.1) or equivalent.</p>	
<p><b>POINT ALLOCATION – UP TO 2 POINTS</b>  <b>Mandatory Target</b> – Barrier free path of travel is included in 10% of Multi-Residential Units per OBC (no points)  <b>Minimum Target</b> - 20% of the DU within the plan are designed to ANSI 117.1 standards or equivalent (1 point).  <b>Aspirational Target</b> – 30% of the DUs within the plan are designed to ANSI 117.1 standards or equivalent (1 additional point)</p>	
<p><b>DOCUMENT COMPLIANCE</b>  Included in Site Plan drawings  Submission requirements:  1) Quantify the total number of Multi-Residential Units (if applicable) and total DUs included within the plan.  2) If Multi-Residential Units are included in the plan, confirm that 10% of the units have been</p>	

<p>designed with barrier-free path of travel.</p> <p>3) Quantify the number and % of DUs that have been designed to ANSI 117.1 standards or equivalent.</p>
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<b>METRIC</b> Urban Tree Diversity	<b>INDICATOR</b> Landscape and Street Tree Planting / Preservation
<b>APPLIES TO</b> Draft Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Create a diversity of urban trees along streets, parking areas, parks, etc...	
<b>DEMONSTRATE COMPLIANCE</b> On a landscape drawing, identify the variety of tree species that are being considered (street trees, trees in parks, trees in parking areas, etc...) for the project. Demonstrate that the tree species alternate at least every 2 trees or is in accordance with approved municipal standards.	
<b>POINT ALLOCATION – MANDATORY METRIC (0 POINTS)</b>	
<b>DOCUMENT COMPLIANCE</b> Included in Landscape Drawings. Submission requirements: <ol style="list-style-type: none"> <li>1) List any municipal standards for alternating tree species</li> <li>2) Landscape drawing listing tree species being considered for the plan</li> <li>3) Landscape drawing clearly marking the diversity of species aligns with metric (i.e. alternates every 2 trees or in accordance with municipal standards)</li> </ol>	

<b>METRIC</b> Maintain Existing Healthy Trees	<b>INDICATOR</b> Landscape and Street Tree Planting / Preservation
<b>APPLIES TO</b> Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Protect or relocate healthy, mature trees that exist within the project boundary. When healthy trees are removed, new trees are provided to mitigate the lost canopy.	
<b>GLOSSARY OF TERMS</b> Healthy, Mature Tree: Diameter Breast Height (DBH) is 20cm or greater. Mitigate Lost Canopy – Recommend 3 new trees for every 1 tree removed or in accordance with Municipal tree removal compensation protocol.	
<b>DEMONSTRATE COMPLIANCE</b> Provide an arborist report that identifies and evaluates the healthy, mature trees that will be protected (in-situ or moved) or removed. Where healthy, mature trees are removed, quantify the number of new trees required to mitigate the lost canopy.  NOTE 1 – This metric (and associated points) are excluded if there are no healthy, mature trees within the project boundary. NOTE 1 – This metric applies for healthy, mature trees on the developable portion of the site (e.g. not in the protected natural heritage system). Compensation may be used to enhance the Municipal natural heritage system in accordance with the Municipal policies.	
<b>POINT ALLOCATION – UP TO 5 POINTS</b> <b>Mandatory Target</b> - Provide an arborist Report that identifies and evaluates where on-site healthy mature trees will be protected (in-situ or moved) or removed. <b>Minimum Target</b> - Where healthy mature trees must be removed, new trees (not including street trees) are provided on site or as determined by the municipality to mitigate the lost canopy coverage of the trees removed. (2 Points) <b>Aspirational Target</b> - 75% of healthy mature trees greater than 20 cm. DBH are preserved in situ on	

site. (3 Points)
<p><b>DOCUMENT COMPLIANCE</b> Included in Arborist Report and Landscape Plan Submission requirements:</p> <ol style="list-style-type: none"> <li>1) Arborist report that identifies the mature healthy trees on site, the trees that will be protected, moved and removed</li> <li>2) Landscape plan that quantifies the number of new trees that will provided to mitigate the lost canopy</li> <li>3) Calculations and signoff by a professional demonstrating that the proposed number of trees will mitigate the lost canopy.</li> <li>4) % of healthy, mature trees that will be protected (in-situ) on site.</li> </ol>

<b>METRIC</b> Soil Quantity and Quality	<b>INDICATOR</b> Landscape and Street Tree Planting / Preservation
<b>APPLIES TO</b> Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Ensure that sufficient quality and quantity of soil is provided for vegetated space	
<b>GLOSSARY OF TERMS</b> N/A	
<b>DEMONSTRATE COMPLIANCE</b> Review Municipal Tree Planting standards and ensure that the soil quality and soil quantity provided satisfy municipal requirements. Document the expected top soil properties for all pits, trenches, and planting beds included within the project.	
<b>POINT ALLOCATION – 2 POINTS</b> <b>Mandatory Target</b> - Satisfy Municipal Tree Planting Standards <b>Aspirational Target</b> - Pits, trenches or planting beds have a topsoil layer with an organic matter content of 10 to 15 % by dry weight and a pH of 6.0 to 8.0. The topsoil layer should have a minimum depth of 60 cm. The subsoil should have a total uncompacted soil depth of 90 cm. Minimum soil volume of 30 cubic meters per tree (2 Points)	
<b>DOCUMENT COMPLIANCE</b> Included in Landscape Plan/Drawings Submission requirements:	
<ol style="list-style-type: none"> <li>1) Submit a landscape plan that shows the location of pits, trenches, planting beds and tree planting.</li> <li>2) For each location, identify the following expected soil properties: <ul style="list-style-type: none"> <li>- Organic matter content (by dry weight)</li> <li>- pH</li> <li>- Topsoil minimum depth</li> <li>- Subsoil total uncompacted soil depth</li> <li>- Minimum soil volume provided per tree</li> </ul> </li> </ol>	

<b>METRIC</b> % Tree canopy within proximity to building/pedestrian infrastructure	<b>INDICATOR</b> Landscape and Street Tree Planting / Preservation
<b>APPLIES TO</b> Site Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> As part of the urban forest, street trees provide a range of ecosystem services including: cleaning air; intercepting rainfall that helps to mediate storm flows; evaporative cooling and summer shade to reduce building cooling loads; wind breaks; and carbon sequestration. As community amenities,	

street trees promote active transportation by providing a more walkable pedestrian environment.
<p><b>DEMONSTRATE COMPLIANCE</b> Review Municipal requirements and ensure tree planting requirements are satisfied. Highlight the existing and planned pedestrian paths (walkways/ sidewalks) within the project boundary. Identify the location of trees along pedestrian paths and the expected shade that will be provided within 10 years of tree planting. Use the estimated crown diameter (the width of the shade if the sun is directly above the tree) to calculate the area of the sidewalk that is shaded.</p>
<p><b>POINT ALLOCATION – UP TO 4 POINTS</b>  <b>Mandatory Target</b> - Satisfy municipal planting requirements  <b>Minimum Target</b> - Provide shade within 10 years for at least 50% of the walkways/sidewalk lengths  All trees should be selected from the applicable municipal tree list (2 Points).  <b>Aspirational Target</b> - Provide shade within 10 years for at least 75% of the walkways/sidewalk lengths. All trees should be selected from the applicable municipal tree list (4 Points).</p>
<p><b>DOCUMENT COMPLIANCE</b> Included in Landscape Plan/Drawings Submission requirements:</p> <ol style="list-style-type: none"> <li>1) A drawing that highlights the existing and/or planned pedestrian networks within the project boundary</li> <li>2) Total area of the existing or planned pedestrian networks</li> <li>3) A drawing that highlights the existing and/or planned trees along pedestrian networks. The expected tree canopy after 10 years of growth should to be identified on the drawings</li> <li>4) Calculations and signoff by a qualified professional (e.g. arborist, landscape architect) quantifying the total pedestrian path that is shaded by tree canopy after 10 years of growth. Shade is expressed in % and considers the shaded area provided by the tree canopy, relative to the total pedestrian path</li> <li>5) Signoff from a qualified professional (e.g. arborist, landscape architect) that the planting details are appropriate to grow healthy trees, taking into account tree species, root medium, soil volume/quality, and the tree species in accordance with municipal standards.</li> </ol>

<b>METRIC</b> % Canopy Coverage	<b>INDICATOR</b> % Tree canopy within proximity to building/pedestrian infrastructure
<b>APPLIES TO</b> Block and Draft Plans	<b>METRIC TYPE</b> Applicant Score
<p><b>METRIC INTENT</b> As part of the urban forest, street trees provide a range of ecosystem services including: cleaning air; intercepting rainfall that helps to mediate storm flows; evaporative cooling and summer shade to reduce building cooling loads; wind breaks; and carbon sequestration. As community amenities, street trees promote active transportation by providing a more walkable pedestrian environment.</p>	
<p><b>DEMONSTRATE COMPLIANCE</b> See previous Metric above (% Tree canopy within proximity to building/pedestrian infrastructure).</p>	
<p><b>POINT ALLOCATION – UP TO 4 POINTS</b>  <b>Mandatory Target</b> - Provide street trees on both sides of streets according to Municipal Standards.   <b>Minimum Target</b> - Provide street trees on both sides of new and existing streets within the project and on the project side of bordering streets, between the vehicle travel lane and walkway, at intervals averaging no more than 9 meters (1 point).   Provide shade within 10 years of planting for at least 50% of sidewalk lengths. All trees should be selected from the applicable Municipal tree list (1 point).</p>	

<p><b>Aspirational Target</b> - Provide street trees on both sides of new and existing streets within the project and on the project side of bordering streets, between the vehicle travel lane and walkway, at intervals averaging no more than 6 meters (2 points).</p> <p>Provide shade within 10 years of planting for at least 75% of sidewalk lengths. All trees should be selected from the applicable Municipal tree list (2 points).</p>
<p><b>DOCUMENT COMPLIANCE</b>  Included in Landscape Plan/Drawings  Submission requirements:  Tree Lined Streets</p> <ol style="list-style-type: none"> <li>1) Review Municipal Standards and confirm that the plan includes street trees planted on both sides of the street (in accordance with Municipal Standards).</li> <li>2) On a plan, identify the new and existing streets included in the plan.</li> <li>3) On a plan, identify the trees that are included along new and existing streets (between vehicle travel lane and walkways).</li> <li>4) Quantify the average interval spacing between trees (in meters) for all street trees included in the plan.</li> </ol> <p>Shaded Streets</p> <ol style="list-style-type: none"> <li>5) See Document Compliance description in Site metric above (% Tree canopy within proximity to building/pedestrian infrastructure).</li> </ol>

<b>METRIC</b> Universally Accessible Entry to buildings and sites	<b>INDICATOR</b> Site Accessibility
<b>APPLIES TO</b> Site Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Enable a wide spectrum of people, regardless of age or ability to access new buildings.	
<b>POINT ALLOCATION – UP TO 2 POINTS</b> <b>Mandatory Target</b> – 100% of primary entries are designed to universally accessible standards per OBC (no points) <b>Minimum Target</b> – 100% of emergency exits are designed to universally accessible standards (1 point) <b>Aspirational Target</b> – 100% of all entries and exits are designed to universally accessible standards (1 additional point)	
<b>DOCUMENT COMPLIANCE</b> Included in Site Plan drawings Submission requirements:	
<ol style="list-style-type: none"> <li>1) Clearly identify all primary entries, emergency exits and remaining building entries/exits.</li> <li>2) Identify the entries / exits that are designed to universally accessible standards. List universal accessible design standard referenced for the design.</li> <li>3) Quantify the % of primary, emergency and remaining entries/exits that are designed to universally accessible standards.</li> </ol>	

<b>METRIC</b> Design for Life Cycle Housing	<b>INDICATOR</b> Housing Unit Mix
<b>APPLIES TO</b> Block, Draft and Site Plans Employment Lands excluded (Not Applicable to Commercial, Residential, Institutional Developments)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Enable residents to live in a community throughout their lifecycle.	

**GLOSSARY OF TERMS**

**Affordable/Low-Income Housing** – Refer to the Regional/Municipal Official Plan for definition

**Live-work** – provide limited home-based office, personal service and convenience commercial uses that are compatible with the primary residential use and the surrounding community. Business is intended to be operated by one or more of the residents who live in the unit.

**Multi-Generational** – DU is designed to accommodate at least two adult generations. Design can include private entries, basement apartments, smaller units integrated into the main dwelling.

**Mixed Use** – development with integrated uses either horizontally or vertically or a combination of both. They come in a variety of forms ranging from live-work, mixed use buildings and mixed-use districts.

**DEMONSTRATE COMPLIANCE**

Quantify the % of the housing, accommodation and ownership types included in the project. The total % by category (i.e. ownership, housing type, accommodation) should each add up to 100%. The cells will be highlighted red should the total % exceed 100%.

**POINT ALLOCATION – UP TO 7 POINTS**

The points are awarded based on the type and quantity of accommodations included in the plan. The following summarizes how points are awarded:

Block/Draft Plan Point Logic

**Ownership**

- 2 points are awarded if both *Affordable/Low Income* and *Market* ownership types are 10% or greater within the project.

**Housing Type**

- 1 point is awarded if 2 of the 4 housing types are included in the project
- 2 points are awarded if 3 of the 4 housing types are included in the project
- 3 points are awarded if all 4 housing types are included in the project

**Accommodation**

- 1 point is awarded if 2 of the accommodations are included in the project
- 2 points are awarded if 3 of the accommodations are included in the project

Site Plan Point Logic

**Ownership**

- 1 point is awarded if both *Affordable/Low Income* and *Market* ownership types are 10% or greater within the project.

**Housing Type**

- 1 point is awarded if 2 of the 4 housing types are included in the project
- 2 points are awarded if 3 of the 4 housing types are included in the project
- 3 points are awarded if all 4 housing types are included in the project

**Accommodation**

- 1 point is awarded if 2 of the 5 accommodations are included in the project
- 2 points are awarded if 3 of the 5 of the accommodations are included in the project
- 3 points are awarded if 4 or more of the accommodations are included in the project

**DOCUMENT COMPLIANCE**

Included in the Planning Justification Report, urban design guidelines, or on the Site Plan Statistics Submission requirements:

1) Table summarizing the housing unit mix as follows:

- total number of residential units
- % breakdown of the ownership types within the project (market and affordable/low-income)
- % breakdown of the housing types within the project (attached, detached, townhomes/stacked and mid/hi-rise housing)

- % breakdown of accommodation types within the project (live work, multi-generational, mixed use, 1 bedroom/studio, > 2 bedrooms)
- Block Plan demonstrating the breakdown of
  - housing types within the project (attached, detached, townhomes/stacked and mid/hi-rise housing)
  - ownership types within the project (market and affordable/low-income)
  - accommodation types within the project (live work, multi-generational, mixed use, 1 bedroom/studio, > 2 bedrooms)

<b>METRIC</b> Community and Neighbourhood Scale	<b>INDICATOR</b> Community Form
<b>APPLIES TO</b> Block Plan - Greenfields	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b>	
Focus retail, personal, human and community services within community core areas (neighbourhood centre and mixed-use node) so that people can meet their daily needs within their own communities.	
<b>POINT ALLOCATION -4 POINTS</b>	
<b>Minimum</b> – Meet all metric requirements (4 points)	
<b>DOCUMENT COMPLIANCE</b>	
Included in Planning Justification Report and/or Urban Design Submission.	
Submission requirements:	
<ol style="list-style-type: none"> <li>1) Highlight the community form (typically a cluster of neighbourhoods to sustain a viable mixed use node and public transit)</li> <li>2) Highlight the various neighbourhoods in the community and confirm that each neighbourhood is defined by a 400m walk, from centre to perimeter edge (see Figure below)</li> </ol>	

400m Neighbourhood Radius

- 3) Identify the neighbourhood centre and list the uses and amenities included in the centre (i.e. transit hub, parkette, village square, community facilities, amenities, etc...)
- 4) Identify the mixed use node (could include higher residential densities, transit hub, retail, amenities, etc...).

<b>METRIC</b> Connection to Natural Heritage	<b>INDICATOR</b> Natural Heritage
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b>	
Provide connections to nature and green spaces to benefit human health through proximity or access.	
<b>GLOSSARY OF TERMS</b>	
Visual and Physical Connection – Public access blocks, single loaded roads, parks	
<b>POINT ALLOCATION –UP TO 4 POINTS (DRAFT AND BLOCK PLANS); UP TO 2 POINTS (SITE PLAN)</b>	
<b>Minimum Target</b> - Visual and physical connections (such as public access blocks, single loaded roads) are provided to 25% of the natural heritage system. (Block/Draft = 2 points) (Site = 1 point)	
<b>Aspirational Target</b> - Visual and physical connections (such as public access blocks, single loaded roads) are provided to 50% of the natural heritage system. (Block/Draft = 2 points) (Site = 1 point)	
<b>DOCUMENT COMPLIANCE</b>	
Included in Urban Design Submission and Landscape Plan.	
Submission requirements:	
1) Identify if a natural heritage system is included within the project boundary. If one or	

- multiple systems are included, identify the natural heritage elements on the landscape plan
- 2) Highlight strategies that have been used to enable a visual and/or physical connection to the natural heritage system
- 3) Quantify the % connection for the natural heritage system

100 metres of potential access to NHS

10 metres of single loaded road + 30 metres of Park = 40 metres of direct access proposed or 40% connection to NHS



<b>METRIC</b> Bicycle Parking	<b>INDICATOR</b> Parking
<b>APPLIES TO</b> Site Plan (Not applicable for single-family development units)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Encourage active transportation, promote efficient use of developable land, discourage the location of parking in front of buildings in order to support on-street retail and more pedestrian-oriented built environments, and minimize the adverse environmental impacts of parking facilities.	
<b>DEMONSTRATE COMPLIANCE</b> For projects that include multi-family buildings, quantify the number of bike parking spaces as a ratio of total residential units. Include bike parking spaces at grade for visitors.	

For projects that include commercial, retail or institutional uses, provide bike parking spaces for both permanent employees and expected visitors. Projects are also recognized if bike parking is weather protected and in close proximity to the building entry.

**POINT ALLOCATION –UP TO 6 POINTS**

***Multi-family buildings***

**Minimum Target** –1 point is awarded if 0.6 bike parking spaces are provided per residential unit AND a minimum of 5% of the total bike parking is provided at grade.

**Aspirational Target** –1 additional point is awarded if 0.8 bike parking spaces are provided per residential unit AND a minimum of 10% of the total bike parking is provided at grade.

***Commercial, retail or institutional***

**Minimum Target** –1 point is awarded if 0.13 bike parking spaces per 100m<sup>2</sup> of GFA is provided per permanent employees AND 0.15 bike parking spaces per 100m<sup>2</sup> of GFA for visitors.

**Aspirational Target** –1 additional point is awarded if bike parking weather protection is provided and bike parking is within close proximity to the building entry. 2 more additional points are awarded if 1 shower is provided (for men and women) per 30 bike parking spaces and a change room.

**DOCUMENT COMPLIANCE**

Included in Site Plan statistics and Floor Plans.

Submission requirements:

- 1) Identify the building types that are included in the project (i.e. mixed-use, multi-family, commercial, retail, institutional)
- 2) Quantify the total unit count in each of the multi-family buildings and the total GFA for each of the commercial, retail and institutional buildings or areas within a building (if applicable)
- 3) Quantify the total bike parking spaces provided per building
- 4) Quantify the ratio of bike parking spaces per residential unit (for multi-family buildings) and bike parking spaces per 100m<sup>2</sup> of GFA (for commercial, retail and institutional buildings).
- 5) On a site plan, identify the location and number of bike parking spaces. Identify any weather protection features for the bike parking
- 6) For commercial and institutional building, identify the location of shower and change rooms and quantify the total number of showers.

<b>METRIC</b> Off-Street Parking	<b>INDICATOR</b> Parking
<b>APPLIES TO</b> Site Plan (Not Applicable to Single Family Development Units)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Encourage active transportation, promote efficient use of developable land, discourage the location of parking in front of buildings in order to support on-street retail and more pedestrian-oriented built environments, and minimize the adverse environmental impacts of parking facilities.	
<b>DEMONSTRATE COMPLIANCE</b> All new off-street parking is located at the side or rear of the building (typically, the building’s address aligns with the front of the building). Within Intensification Areas and where a parking structure is included in the project, the structure can be stand-alone or included within the building footprint (i.e. underground, integrated within the building).	
<b>POINT ALLOCATION –UP TO 7 POINTS</b> <b>Minimum Target</b> – Locate all new off-street parking at the side or rear of buildings (1 point)	

<p><b>Aspirational Target</b> - Less than 20% of the total development area is allocated to new, off-street surface parking facilities (1 point). Consolidate 85% or more of the surface parking to parking structures in Intensification Areas (5 points).</p>
<p><b>DOCUMENT COMPLIANCE</b> Included in Site Plan and Site Statistics Submission requirements:</p> <ol style="list-style-type: none"> <li>1) On a site plan drawing, identify the building frontage and the surface parking location(s).</li> <li>2) Calculate the total site area for the project and the total area dedicated to surface parking/parking facilities. Determine the % of site area allocated to surface / facility parking.</li> <li>3) In intensification areas, should the project include a parking structure, quantify the total parking spaces within the structure and on the site. Determine the % of parking spaces that are provided within the parking structure.</li> </ol>

<b>METRIC</b> Surface Parking	<b>INDICATOR</b> Parking
<b>APPLIES TO</b> Site Plan (Not Applicable to Single Family Development Units)	<b>METRIC TYPE</b> Applicant Score
<p><b>METRIC INTENT</b> Encourage active transportation, promote efficient use of developable land, discourage the location of parking in front of buildings in order to support on-street retail and more pedestrian-oriented built environments, and minimize the adverse environmental impacts of parking facilities.</p>	
<p><b>DEMONSTRATE COMPLIANCE</b> Develop and implement a strategy (e.g. Transportation Demand Management Strategy) to minimize surface parking for permanent employees and residents. Strategies could include but are not limited to:</p> <ol style="list-style-type: none"> <li>1) Subsidized transit passes offered to residents and employees</li> <li>2) On-site vehicle sharing program (developer financed, zip car, autoshare, etc...)</li> <li>3) Unbundle parking spaces - parking spaces are either sold or rented separately from the residential units/commercial office space.</li> <li>4) Underground visitor parking</li> <li>5) Bike locker/storage</li> </ol>	
<p><b>POINT ALLOCATION -1 POINT</b> <b>Minimum Target</b> - Develop and implement a Transportation Study or Traffic Impact Study (e.g. Transportation Demand Management Strategy) to minimize surface parking for permanent employees and residents (1 point)</p>	
<p><b>DOCUMENT COMPLIANCE</b> Included in the Transportation Study or Traffic Impact Study Submission requirements:</p> <ol style="list-style-type: none"> <li>1) Identify the transportation demand management strategies that are included within the project.</li> </ol>	

<b>METRIC</b> Car Pooling and Efficient Vehicle Parking	<b>INDICATOR</b> Parking
<b>APPLIES TO</b> Site Plan (Commercial, Residential, Institutional Only)	<b>METRIC TYPE</b> Applicant Score
<p><b>METRIC INTENT</b> Provide further incentive for employees to carpool or drive fuel efficient cars.</p>	
<p><b>DEMONSTRATE COMPLIANCE</b> Provide convenient and dedicated parking spaces for employees that carpool to work, use</p>	

autoshare/zipcar or have hybrid/electric vehicles.
<p><b>POINT ALLOCATION –2 POINTS</b></p> <p><b>Minimum Target</b> - 3% of the site parking spots (or a minimum of 4 parking spots) to be dedicated to car pooling and/or fuel efficient / hybrid vehicles and/or carshare/zip car (does not apply to compact cars) (1 point).</p> <p><b>Aspirational Target</b> - 5% of the site parking spots to be dedicated to car pooling and/or fuel efficient / hybrid vehicles and/or carshare/zip cars (does not apply to compact cars) (1 point).</p>
<p><b>DOCUMENT COMPLIANCE</b></p> <p>Included in the Site Plan Drawings</p> <p>Submission requirements:</p> <ol style="list-style-type: none"> <li>1) Quantify the total parking spaces included per building on the site</li> <li>2) Quantify the total parking spaces that are dedicated to hybrid/electric vehicles, autoshare/zipcar or carpooling</li> <li>3) On a site plan drawing, identify the dedicated parking spaces and highlight proximity/preferred location relative to building entry.</li> </ol>

<b>METRIC</b> Traffic Calming	<b>INDICATOR</b> Pedestrian Connections
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b>	
Provide walkable streets to encourage active transportation	
<b>DEMONSTRATE COMPLIANCE</b>	
Metric is only applicable on projects that include new streets.	
Traffic calming is the combination of mainly physical measures to help reduce vehicle speeds and improve conditions for non-motorized street users. Traffic calming strategies include (but aren't limited to): bike lanes, narrowed street widths, bioswales, raised crosswalks, textured pavement, traffic circles, realigned intersections, neckdowns/centre island narrowing, speed limit signage, reduced speeds signage, turning movement restrictions signage (i.e. no left turns from 4-8pm), increased number of intersections, etc.	
<b>POINT ALLOCATION –UP TO 4 POINTS</b>	
<b>Minimum Target</b> – 75% of new residential-only streets designed with traffic calming strategies (1 Point).	
50% of new non-residential and/or mixed-use streets are designed with traffic calming strategies (1 Point).	
<b>Aspirational Target</b> - 100% of new residential-only streets designed with traffic calming strategies. (2 Points)	
75% of new non-residential and/or mixed-use streets are designed with traffic calming strategies (2 Points)	
<b>DOCUMENT COMPLIANCE</b>	
Included in the Transportation Study or Traffic Impact Study	
Submission requirements:	
<ol style="list-style-type: none"> <li>1) Highlight the new residential-only and new non-residential / mixed use streets in the project (if any)</li> <li>2) Identify the % of street length (broken out by resident only and non-resident) that include street calming techniques.</li> <li>3) On a drawing, identify the traffic calming strategies that are included in the project.</li> </ol>	

<b>METRIC</b> School Proximity to Transit Routes and Bikeways (Employment Lands and Commercial, Retail, Institutional Developments Excluded)	<b>INDICATOR</b> Pedestrian Connections
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Community Score
<b>METRIC INTENT</b> Promote walking and cycling to schools and reduce traffic congestion at school sites.	
<b>POINT ALLOCATION –UP TO 4 POINTS</b> <b>Minimum Target</b> - All schools are located within a 400m walking distance to transit routes and/or dedicated bike network (2 points). <b>Aspirational Target</b> - All schools are located within a 200m walking distance to transit routes and/or dedicated bike network (2 points).	
<b>DOCUMENT COMPLIANCE</b> Included in the Planning Justification Report, Urban Design Submission or Transportation Study or Traffic Impact Study Submission requirements: <ol style="list-style-type: none"> <li>1) On a project map, identify the: <ul style="list-style-type: none"> <li>• existing or planned school(s)</li> <li>• existing or planned transit stops</li> <li>• existing or planned dedicated bike network</li> </ul> </li> <li>2) For all of the existing or planned schools, quantify the radial walking distance (in meters) to existing or planned transit stops and dedicated bike networks.</li> </ol>	

<b>METRIC</b> Proximity to Schools	<b>INDICATOR</b> Pedestrian Connections
<b>APPLIES TO</b> Block, Draft and Site Plans (Employment Lands and Commercial, Retail, Institutional Developments Excluded)	<b>METRIC TYPE</b> Community Score
<b>METRIC INTENT</b> Promote schools as community focal points and support students' health by encouraging walking and bicycling to school.	
<b>POINT ALLOCATION –UP TO 6 POINTS</b> <b>Minimum Target</b> - 50% of dwelling units are within 800 meters walking distance to public/private elementary, Montessori, and middle schools (2 points).  50% of dwellings units are within 1600 meters to a high school (1 point)  <b>Aspirational Target</b> - 75% of dwelling units are within 400 meters walking distance to public/private elementary, Montessori, and middle schools (2 points).  75% of dwellings units are within 1000 meters to a high school (1 point)	
<b>DOCUMENT COMPLIANCE</b> Included in the Urban Design Brief or Traffic Impact Study (Site Plan Applications). Planning Justification Report, Urban Design Submission or Transportation Demand Management Report (Block / Draft Plan). Submission requirements: <ol style="list-style-type: none"> <li>1) On a map, identify all of the existing and/or planned schools (public/private elementary schools, middle schools, high schools, and Montessori) that are included in the project boundary or in close proximity to the project (i.e. within an 1600m walking distance).</li> <li>2) Quantify the total number of dwelling units included in the plan.</li> <li>3) Apply radial circles to the plan, and identify and quantify the % of dwelling units that are</li> </ol>	

within an 800m and 400m radial distance to the elementary, middle schools and montessories.

- 4) Apply radial circles to the plan, and identify and quantify the % of dwelling units that are within 1600m and 1000m radial distance to high schools.

**NOTE:** All dwelling units in multi-family buildings and single family homes should be included in the calculation.



<b>METRIC</b> Cultural Heritage Conservation	<b>INDICATOR</b> Cultural Heritage Resources
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Preserve and maintain cultural heritage resources.	
<b>POINT ALLOCATION –UP TO 4 POINTS</b> <b>Mandatory</b> – Comply with Cultural Heritage Conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc), Standards and Guidelines for Historic Places, municipal Official Plan, municipal by-laws, Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory. <b>Minimum Target</b> – 100% evaluation of properties included in the Municipal Heritage Inventory and/or Register, and 100% retention and protection of cultural heritage resources that qualify for designation under the Ontario Heritage Act (2 points) <b>Aspirational Target</b> – 100% conservation of cultural heritage resources identified in the Municipal Heritage Register or Inventory and their associated landscapes and ancillary structures in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada. (2 points)	
<b>DOCUMENT COMPLIANCE</b> Included in the Heritage Impact Assessment Submission requirements: 1) On a plan, identify the cultural heritage resources that are located within the project	

<p>boundary (if any). If there are no cultural heritage resources on the site, this Metric is not applicable and points will not be counted in the Applicant score.</p> <p>2) If cultural heritage resources are located on the site, verify that the proposed plan complies with the Cultural Heritage Conservation policies under provincial legislation (Ontario Heritage Act, Planning Act and PPS, etc), Standards and Guidelines for Historic Places, Municipal Official Plan, Municipal by-laws, Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory.</p> <p>3) Verify and document that 100% of cultural heritage resources included in the Municipal Heritage Inventory and/or Register have been evaluated.</p> <p>4) Verify and document that 100% of the cultural heritage resources that qualify for designation under the Ontario Heritage Act are retained and protected.</p> <p>5) Verify and document that 100% of the cultural heritage resources identified in the Municipal Heritage Register or Inventory and their associated landscapes and ancillary structures are conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.</p>
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## MOBILITY

<b>METRIC</b> Block Perimeter/Length	<b>INDICATOR</b> Street Networks/block
<b>APPLIES TO</b> Block and Draft Plans Greenfields and Intensification Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Blocks of dwelling units with a perimeter less than 550 metres promote connectivity of neighbourhoods, allows pedestrians to choose between a variety of routes to their destination, and should be flexible to accommodate both residential and commercial lot sizes.	
<b>POINT ALLOCATION –UP TO 4 POINTS</b> <b>Minimum Target</b> - 75% of block perimeters do not exceed 550m. 75% of block lengths do not exceed 50m (2 points) <b>Aspirational Target</b> - 100% of block perimeters do not exceed 550m. 100% of block lengths do not exceed 250m (2 points)	
<b>DOCUMENT COMPLIANCE</b> Included in the Urban Design Brief, Planning Justification Report or Draft Plan of Subdivision site statistics Submission requirements: <ol style="list-style-type: none"> <li>1) Measure the block lengths for all blocks included in the plan (in metres)</li> <li>2) Measure the block perimeter length for all blocks included in the plan (in metres)</li> <li>3) Quantify the % of block lengths that are less than 250m</li> <li>4) Quantify the % of block perimeters that are less than 550m</li> </ol>	

<b>METRIC</b> Intersection Density	<b>INDICATOR</b> Street Networks/block
<b>APPLIES TO</b> Block and Draft Plans Greenfields and Intensification Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Promote well-connected street networks that allow for multiple active transportation routes through the neighbourhood, and reduces traffic through alternative vehicular routes.	
<b>GLOSSARY</b> Eligible Intersections – publicly accessible streets, intersection of streets with dedicated alleys, laneways and transit right-of-ways Non-Eligible Intersections – if you must enter and leave an area through the <i>same</i> intersection, example cul-de-sacs, gated street entrances. Square Kilometre – Similar to net developable area, calculation excludes water bodies, parks larger	

than 0.2 hectares, natural heritage system lands, public facility campuses, airports, existing and proposed 400-series highways, and rail yards.

**POINT ALLOCATION –UP TO 4 POINTS**

**Minimum Target** – 40-50 Street Intersections per sq km have been provided (2 points)

**Aspirational Target** – 51-60 Street Intersections per sq km have been provided (3 points).

More than 61 Street Intersections per sq km have been provided (4 Points)

**DOCUMENT COMPLIANCE**

Included in the Urban Design Guidelines

Submission requirements:

- 1) Quantify the number of eligible intersections included within the plan per square kilometre. See Figure below (*Source: LEED ND Reference Guide*) and Glossary for an explanation of eligible and non-eligible intersections; or
- 2) Quantify the number of eligible intersections and divide by the net developable area as defined above for “Square Kilometre”.



<b>METRIC</b> Connectivity	<b>INDICATOR</b> Site Permeability
<b>APPLIES TO</b> Site Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b>	
Encourage walking and transit use	
<b>POINT ALLOCATION –2 POINTS</b>	
<p><b>Mandatory</b> - Connect buildings on the site to off-site pedestrian paths, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools). Outdoor waiting areas located on the site must offer protection from weather. Where a transit stop is located within a walking distance of the project site boundary, the building main entrance should have a direct pedestrian linkage to that transit stop</p> <p><b>Aspirational Target</b> - Provide amenities and street furniture (benches, additional bike parking, landscaping) along connections provided on the site and between the site and adjacent destinations.</p>	

(2 points)

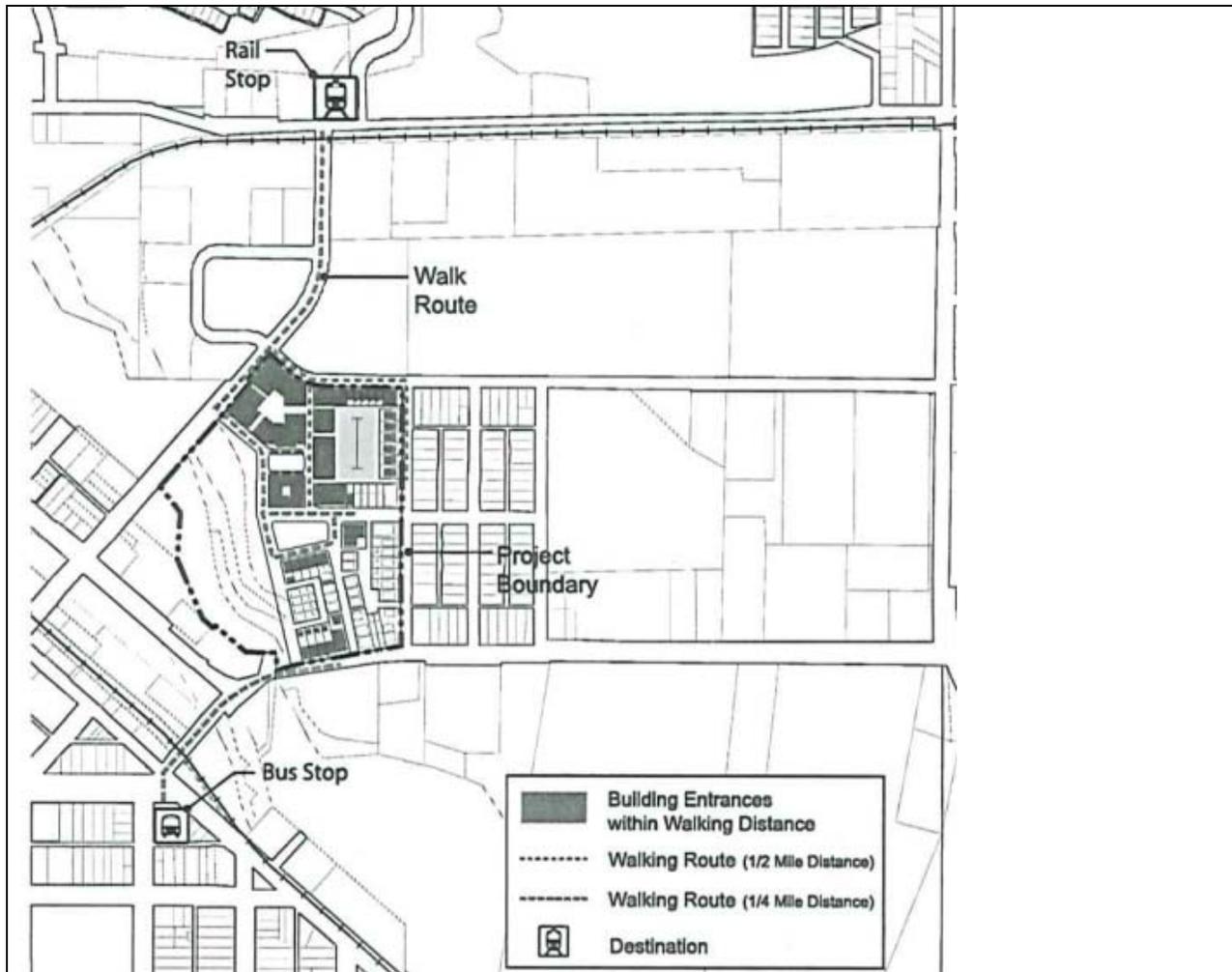
**DOCUMENT COMPLIANCE**

Included in the Site or Landscaping Plan

Submission requirements:

- 1) On a site or landscaping plan, identify existing or proposed transit routes that are within walking distance to the building (e.g. 200m). If applicable, highlight a linkage that connects a building entry to the transit stop.
- 2) On a site or landscape plan, identify the linkages that connect a building entry to pedestrian paths, surface transit stops, parking areas (car and bike), schools, etc.
- 3) Identify outdoor waiting areas located within the site and highlight the weather protection elements included in the design.
- 4) List the amenities and street furniture (benches, public art, landscaping, bioswales, etc...) that help connect the site to adjacent destinations.

<b>METRIC</b> Distance to Public Transit	<b>INDICATOR</b> Transit Supportive
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Community Score
<b>METRIC INTENT</b> Support alternative transportation modes to vehicle use.	
<b>GLOSSARY</b> Frequent Service – Access to public transit in intervals of no more than 30 minutes during peak times for each line in each direction and available during hours of typical building operation.	
<b>POINT ALLOCATION –UP TO 6 POINTS</b> <b>Mandatory Target</b> – Satisfy Official Plan Targets. <b>Minimum Target</b> - Site is within 800m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops <b>OR</b> Site is within 400m walking distance to 1 or more bus stops with frequent service. (3 points) <b>Aspirational Target</b> - Site is within 400m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops <b>OR</b> Site is within 200m walking distance to 1 or more bus stops with frequent service. (3 points)	
<b>DOCUMENT COMPLIANCE</b> Included in the Urban Design Submission and/or Transportation Study (Block and Draft Plans) and Traffic Impact Study and/or Transportation Demand Management Plan (Site Plan)  Submission requirements: <ol style="list-style-type: none"><li>1) List the Municipal Plan Targets and document if compliance is achieved.</li><li>2) On a map, identify the existing or planned commuter rail, subway, light rail and bus stops with frequent service</li><li>3) Quantify the expected residential and employment population for the proposed plan</li><li>4) Quantify the % of residents and employees that are within an 800m and 400m walking distance to existing or planned commuter rail, light rail or subways with frequent service</li><li>5) Quantify the % of residents and employees that are within a 400m and 200m walking distance to 1 or more bus stops with frequent service</li></ol>	
NOTE 1 – See figure below for an example ( <i>Source LEED ND Reference Guide</i> )	



<b>METRIC</b> Creation of Trails and Bike Paths	<b>INDICATOR</b> Active Transportation
<b>APPLIES TO</b> Block and Draft Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b>	
Enhance pedestrian and cycling trails to further promote active forms of transportation	
<b>GLOSSARY</b>	
Trail Advances – Enhanced trail heads, quality upgrades, rest stops, signage, points of interest, workout stations, etc...	
<b>POINT ALLOCATION – 2 POINTS</b>	
<b>Mandatory</b> – Comply with the Municipality’s Master Plan	
<b>Aspirational Target</b> - Advance the objectives of the applicable Pedestrian and Cycling Master Plan (2 points)	
<b>DOCUMENT COMPLIANCE</b>	
Included in the Urban Design Guidelines and Landscape Plan.	
Submission requirements:	
<ol style="list-style-type: none"> <li>1) Identify if there are any existing or planned trails and bike paths located in the plan.</li> <li>2) If applicable, verify that the trails and bike paths comply with Municipal Master Plan.</li> <li>3) If applicable, identify the additional features that advance the objectives of the applicable pedestrian and cycling master plan.</li> </ol>	

<b>METRIC</b> Proximity to Cycling Network	<b>INDICATOR</b> Active Transportation
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Community Score

**METRIC INTENT**

Enhance pedestrian and cycling trails to further promote active forms of transportation

**GLOSSARY**

Cycling Networks – as defined in the municipal or regional Pedestrian and Cycling Master Plan

**POINT ALLOCATION – UP TO 4 POINTS**

**Minimum Target** - 75% of residents/jobs are within 400 meters of existing or approved by council path/network (2 points)

**Aspirational Target** - 100% of residents/jobs are within 400 meters of existing or approved by council path/network (2 points)

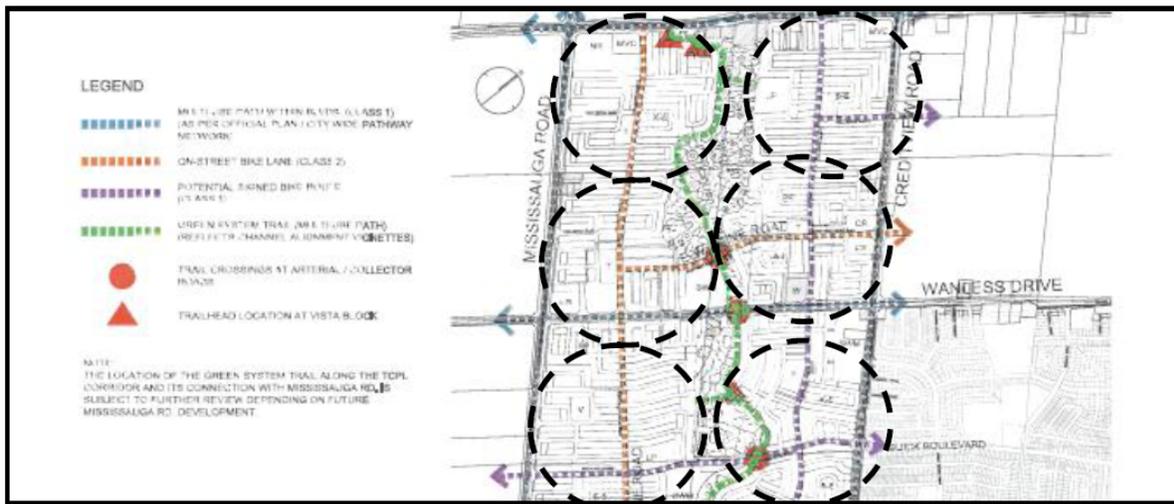
**DOCUMENT COMPLIANCE**

Included in the Traffic Impact study or Transportation Demand Management Plan (Site Plan), Urban Design Guidelines, Planning Justification Report or Transportation Study (Draft and Block Plans).

Submission requirements:

- 1) Identify if there are any existing or municipally approved cycling networks within the project boundary
- 2) Quantify the expected residential and employment population for the proposed plan
- 3) Quantify the % of residents and jobs that are within 400m of existing or planned cycle networks.

**NOTE 1** – These points are only awarded if a cycling network is included in the project boundary and the bike parking requirement is satisfied.



<b>METRIC</b> Promote Walkable Streets	<b>INDICATOR</b> Walkability
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score

**METRIC INTENT**

Promote walking and other forms of active transportation by providing safe and comfortable street

environments.
<b>GLOSSARY</b> Pedestrian Amenities - shelter from rain, wind breaks, shade, seating, pedestrian-oriented lighting, etc. Wider sidewalk widths may also be pedestrian amenities in more urban areas.
<b>POINT ALLOCATION – UP TO 6 POINTS</b> <b>Mandatory</b> – Sidewalks must be in accordance with the applicable Municipal Standards. Sidewalk width must be at least 1.5 meters.  <b>Minimum Target</b> – On 75% of streets, continuous sidewalks or equivalent provisions must be provided on both sides of streets, where not a mandatory requirement. (2 points)  <b>Aspirational Target</b> - On 100% of street, continuous sidewalks or equivalent provisions must be provided on both sides of streets, where not a mandatory requirement (4 points). Provide pedestrian amenities to further encourage walkable streets. (2 points)
<b>DOCUMENT COMPLIANCE</b> Included in the Site Plan Drawings and Transportation Study (Draft and Block Plans). Submission requirements: <ol style="list-style-type: none"> <li>1) Verify and document that the sidewalks comply with Municipal Standards and are at a minimum, 1.5 meter in width.</li> <li>2) Quantify the total length of streets included in the project boundary</li> <li>3) Quantify the % street length where sidewalks are continuous and included on both sides of the street.</li> <li>4) List pedestrian amenities (see Glossary section above) that are included on the sidewalks.</li> </ol>

## NATURAL ENVIRONMENT & OPEN SPACE

<b>METRIC</b> Park Accessibility	<b>INDICATOR</b> Parks
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Provide visual and physical access to public parks	
<b>POINT ALLOCATION – UP TO 6 POINTS</b> <b>Minimum Target</b> - Provide 2 or more road frontages for each urban square, parkette, and neighborhood park provided and 3 road frontages for each community park provided (3 points). <b>Aspirational Target</b> - Provide 3 or more road frontages for all parks provided (3 points).	
<b>DOCUMENT COMPLIANCE</b> Included in the Site Plan Drawings and Urban Design Submission and Landscape Plan (Draft and Block Plans). Submission requirements: <ol style="list-style-type: none"> <li>1) Highlight the urban squares, parkettes, neighbourhood parks and community parks included within the application.</li> <li>2) Quantify the number of road frontages for each park type.</li> </ol>	

<b>METRIC</b> Stormwater Quantity	<b>INDICATOR</b> Stormwater
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Implement a treatment-train approach to stormwater management that emphasizes source controls and conveyance controls to promote infiltration, evaporation, and/or re-use of rainwater.	

The objective is to maintain stream flows and thermal regimes within natural ranges of variation.
<p><b>POINT ALLOCATION – UP TO 6 POINTS</b></p> <p><b>Mandatory</b> – Retain runoff volume from the 5mm rainfall event on site or achieve best efforts. Provide quantity or flood control in accordance with applicable Municipal and conservation authority requirements</p> <p><b>Minimum Target</b> – Retain runoff volume from the 10mm rainfall event on site (3 points)</p> <p><b>Aspirational Target</b> - Retain runoff volume from the 15mm rainfall event on site (3 points)</p>
<p><b>DOCUMENT COMPLIANCE</b></p> <p>Included in the Site Plan Drawings or Stormwater Management Plan (Site Plans) and Functional Servicing Report or Stormwater Management Plan (Block and Draft Plans).</p> <p>Submission requirements:</p> <ol style="list-style-type: none"> <li>1) List and describe the design measures used to retain stormwater runoff on site. Measures could include (but not limited to): <ul style="list-style-type: none"> <li>• Low impact development measures;</li> <li>• Stormwater ponds;</li> <li>• Bioswales.</li> </ul> </li> <li>2) Highlight the location of design measures (if any) on a plan.</li> <li>3) Confirm that the quantity and flood controls are in accordance with applicable Municipal and conservation authority requirements.</li> <li>4) Calculations and signoff by a professional quantifying the amount of runoff that will be retained on site.</li> </ol>

<b>METRIC</b> Stormwater Quality	<b>INDICATOR</b> Stormwater
<b>APPLIES TO</b> Block, Draft and Site Plans (Single Family Developments are excluded)	<b>METRIC TYPE</b> Applicant Score
<p><b>METRIC INTENT</b></p> <p>Protect receiving water bodies from the water quality degradation that may result from development and urbanization.</p>	
<p><b>GLOSSARY</b></p> <p>Total Suspended Solids (TSS) – solids found in waste water or in a stream which can be removed by filtration through a 0.45 micron filter. The origin of the TSS may be manmade or natural (silt).</p>	
<p><b>POINT ALLOCATION – UP TO 5 POINTS</b></p> <p><b>Mandatory</b> - Remove 80% of Total Suspended Solids (TSS) on an annual loading basis from all runoff leaving the site (based on the post development level of imperviousness). All ponds will be designed with Enhance Level of Protection (Level 1).</p> <p><b>Minimum Target</b> – Remove 81% to 90% of Total Suspended Solids (TSS) from all runoff leaving the site during a 10mm rainfall event. (Based on the post development level of imperviousness). (1 point)</p> <p><b>Aspirational Target</b> - Remove 91% to 100% of Total Suspended Solids (TSS) from all runoff leaving the site during a 15mm rainfall event. (Based on the post development level of imperviousness). (5 points)</p>	
<p><b>DOCUMENT COMPLIANCE</b></p> <p>Included in the Site Plan Drawings or Stormwater Management Plan (Site Plans) and Functional Servicing Report or Stormwater Management Plan (Block and Draft Plans).</p> <p>Submission requirements:</p> <ol style="list-style-type: none"> <li>1) List and describe the filtration measures used to treat the stormwater runoff on site. Strategies could include (but not limited to): <ul style="list-style-type: none"> <li>• Storm water Ponds;</li> <li>• Oil-grit separators;</li> <li>• Filters;</li> </ul> </li> </ol>	

- Bioswales.
- 2) Highlight the design measures (if any) on a plan.
  - 3) Confirm that all ponds (if applicable) have been designed with Enhanced Level of Protection.
  - 4) Quantify the % of Total Suspended Solids (TSS) removed from a 10mm and 15mm rainfall event.
  - 5) Signoff by a professional quantifying the amount of runoff that will be retained on site.

<b>METRIC</b> Rainwater Re-Use	<b>INDICATOR</b> Stormwater
<b>APPLIES TO</b> Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce potable water use.	
<b>POINT ALLOCATION – UP TO 4 POINTS</b> <b>Minimum Target</b> - Buildings designed for rainwater re-use readiness (i.e.plubming infrastructure included in building) (1 point). (Single Family Developments are excluded from minimum requirements). <b>Aspirational Target</b> - Rainwater captured on-site and used for low-grade functions (i.e. toilet/urinal flushing, irrigation) (3 points).	
<b>DOCUMENT COMPLIANCE</b> Included in a Letter of Intent, Stormwater Management Plan and/or Floor Plans. Submission requirements: <ol style="list-style-type: none"> <li>1) Submit a Letter of Intent (signed by a professional) committing that the project will either be designed for rainwater re-use ready (i.e. plumbing infrastructure rough-in, dedicated location for cistern) or will re-use rainwater on site (for toilet flushing, irrigation, outdoor uses).</li> <li>2) Highlight the design measures (i.e. cistern location/size, site drainage) on a site plan.</li> </ol>	

<b>METRIC</b> Stormwater Architecture/Features	<b>INDICATOR</b> Stormwater
<b>APPLIES TO</b> Site Plans (Single Family Developments are excluded)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Beautify naturalized stormwater management facilities to enhance the municipal natural heritage system and integrate into the open space system as visually and physically accessible amenities.	
<b>POINT ALLOCATION – UP TO 2 POINTS</b> <b>Minimum Target</b> - Introduce storm water amenities that provide both functional and aesthetic benefit to the site (2 points)	
<b>DOCUMENT COMPLIANCE</b> Included in a Landscape Plan, Site Plan or Stormwater Management Plan. Submission requirements: <ol style="list-style-type: none"> <li>1) Identify the stormwater amenities (public art, interpretative signage, visible infrastructure, etc...) included within the project that are above and beyond standard municipal requirements.</li> <li>2) Describe how the feature will work to treat or re-direct stormwater and fit within the site/community.</li> </ol>	

<b>METRIC</b> Dedicate Land for Food Production	<b>INDICATOR</b> Urban Agriculture
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score

(Employment Lands Excluded)	
<b>METRIC INTENT</b> Promote community-based food production and provide alternative passive recreational uses.	
<b>GLOSSARY</b> Garden Space – can include some of the following elements: <ul style="list-style-type: none"> <li>• Quality soil;</li> <li>• Water, sun and pedestrian access;</li> <li>• Greenhouses/raised beds;</li> <li>• Secured area for tool storage;</li> <li>• Fencing.</li> </ul> Available Roof Area – Roof area excluding mechanical equipment, parapets, etc...	
<b>POINT ALLOCATION – UP TO 4 POINTS</b> <b>Minimum Target</b> – Provide 80ft <sup>2</sup> of garden space per Development Unit (2 points). (Commercial, Retail, Institutional Developments are exempt from minimum targets) <b>And Aspirational Target</b> - Dedicate 15% of roofspace for local food production (2 points). (Commercial, Retail, Institutional and Single Family Developments are exempt from minimum targets)	
<b>DOCUMENT COMPLIANCE</b> Included in a Landscape Plan or Urban Design Submission. Submission requirements: <ol style="list-style-type: none"> <li>1) Identify the locations within the project that are dedicated for food production.</li> <li>2) List the garden space elements included/considered for the project.</li> <li>3) Quantify the total number of DU within the project.</li> <li>4) Quantify the total garden space available per DU (i.e. ft<sup>2</sup>/DU).</li> </ol> For Multi-Use Residential Buildings (only) <ol style="list-style-type: none"> <li>5) Quantify the available roof area.</li> <li>6) Quantify the % of available roof area that is dedicated to food production.</li> <li>7) Highlight the dedicated roof area on a drawing.</li> </ol>	

<b>METRIC</b> Natural Heritage System Enhancements	<b>INDICATOR</b> Natural Heritage System
<b>APPLIES TO</b> Block and Draft Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Improve natural heritage system function with respect to wildlife habitat and/or ecological functions, including ecosystem services.	
<b>GLOSSARY</b> Natural Heritage Enhancements include (but not limited to): <ul style="list-style-type: none"> <li>• Enhanced buffer block sizing (beyond what is required by the Official Plan);</li> <li>• Invasive species management;</li> <li>• Trail setbacks;</li> <li>• Eco-passages</li> </ul>	
<b>POINT ALLOCATION – 2 POINTS</b> <b>Mandatory</b> – Satisfy the Municipal Official Plan Requirements <b>Aspirational Target</b> - Demonstrate ecological gain above and beyond the municipal natural heritage requirements. (2 points)	
<b>DOCUMENT COMPLIANCE</b> Included in the Natural Heritage Evaluation, Master Environmental Servicing Plan, or Environmental Impact Study. Submission requirements:	

- |                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1) Confirm that the Natural Heritage system enhancements (if applicable) satisfy Municipal Official Plan requirements;</li> <li>2) Identify additional heritage enhancements (beyond municipal requirements) that are included in the project.</li> </ol> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

<b>METRIC</b> Restore and Enhance Soils	<b>INDICATOR</b> Soils and Topography
<b>APPLIES TO</b> Block and Draft Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Limit disturbance of healthy soil to: <ul style="list-style-type: none"> <li>• Protect soil horizons and maintain soil structure;</li> <li>• Support biological communities (above-ground and below-ground);</li> <li>• Minimize runoff and maximize water holding capacity;</li> <li>• Improve biological decomposition of pollutants;</li> <li>• Moderate peak stream flows and temperatures.</li> </ul>	
<b>POINT ALLOCATION – UP TO 5 POINTS</b> <b>Mandatory</b> – Undertake a Topsoil Fertility Test according to Municipal Standards  <b>Minimum Target</b> – Undertake a Topsoil Fertility Test for the entire site and implement its recommendations (1 point)  <b>Aspirational Target</b> - Development on highly permeable soils is avoided following TRCA and CVC Low Impact Development Stormwater Management Planning and Design Guide (2 points). In addition to implementing the recommendations of the Topsoil Fertility Test, a minimum topsoil depth of 200 mm is provided across the entire site (2 points).	
<b>DOCUMENT COMPLIANCE</b> Included in the Landscape Plan. Submission requirements: <ol style="list-style-type: none"> <li>1) Carry out and submit a top soil fertility test according to Municipal Standards.</li> <li>2) List the key soil properties for the site and recommendations included in the study.</li> <li>3) Identify the soil fertility measures that were implemented on the entire site.</li> <li>4) Identify the minimum topsoil depth (200mm) that is provided across the entire site.</li> <li>5) Identify areas within the project with highly permeable and fertile top soil.</li> <li>6) Confirm that the development that is located on highly permeable soils follows the TRCA and CVC Low Impact Development Stormwater Management Planning Design Guide.</li> </ol>	

**INFRASTRUCTURE & BUILDINGS**

<b>METRIC</b> Solar Readiness	<b>INDICATOR</b> Energy Conservation
<b>APPLIES TO</b> Site Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Encourage on-site renewable energy generation.	
<b>POINT ALLOCATION – UP TO 8 POINTS</b> <b>Minimum Target</b> - the project is awarded 1 point if 100% of all buildings are designed for solar readiness. <b>Aspirational Target</b> – the project is awarded 1 point if 1% of the total energy is generated on site by renewable energy sources. An additional point is awarded for every 2% renewable energy generation increment (i.e. 13% generation is 7 points).	

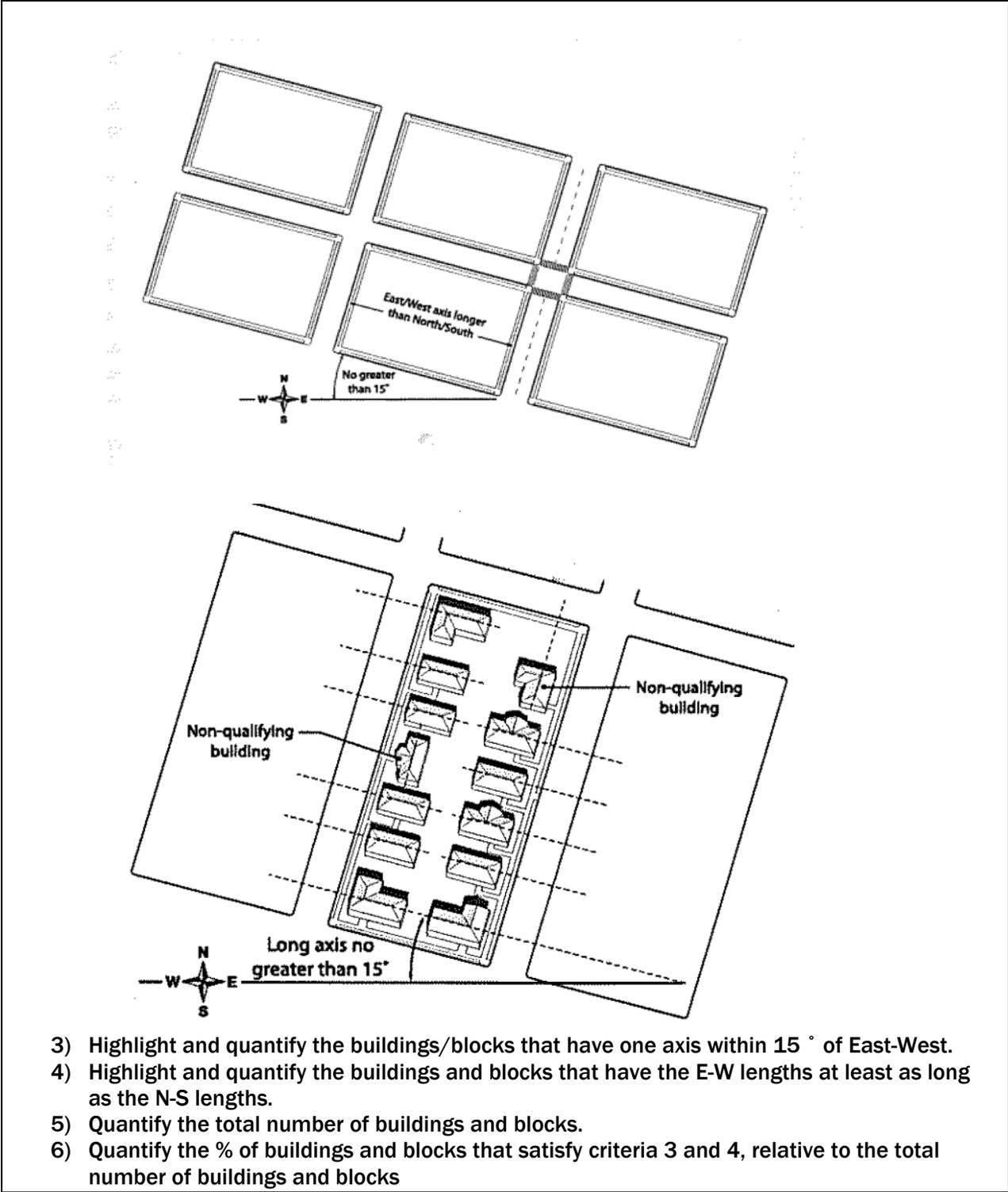
**DOCUMENT COMPLIANCE**

Included in the Roof Plan, Site Plan or Letter of Intent.

Submission requirements:

- 1) Submit a Letter of Intent (signed by a professional) committing that all new buildings will be designed for solar readiness (i.e. electrical conduit/plumbing riser built into base building, roof capacity accounts for weight/lift of renewable energy technologies, delivery and space allocation for fuel delivery/storage, etc...).
- 2) Submit a Letter of Intent (signed by a professional) committing the % of renewable energy that will be included onsite. The % of renewable energy generated can be quantified by the following steps:
  - List the types of buildings (office, commercial, retail, multi-family, single family);
  - Quantify the total GFA for each building type;
  - List the expected/approximate energy use intensities (EUIs) for each building type;
  - Quantify the total building annual energy use for the site;
  - List the renewable energy technologies being considered for the site;
  - Quantify the expected annual energy generated from renewable technologies;
  - Quantify the % of annual energy generated on site, relative to the total energy consumed.

<b>METRIC</b> Passive Solar Alignment	<b>INDICATOR</b> Energy Conservation
<b>APPLIES TO</b> Block and Draft Plans (Greenfield) and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Promote energy efficiency by creating the conditions for the use of passive solar design as well as solar photovoltaic and/or solar thermal strategies.	
<b>POINT ALLOCATION – UP TO 6 POINTS</b> <b>Minimum Target</b> - 50% (or more) of the blocks have one axis within 15 degrees of E-W. E-W lengths of those blocks are at least as long as the N-S lengths of blocks (3 points) <b>Aspirational Target</b> - 75% (or more) of the blocks have one axis within 15degrees of E-W E-W lengths of those blocks are at least as long as the N-S lengths of blocks (6 points)	
<b>DOCUMENT COMPLIANCE</b> Included in the Urban Design Submission and Site Plan. Submission requirements: <ol style="list-style-type: none"> <li>1) On a plan, identify and clearly mark the direction of True North.</li> <li>2) Measure 15° from the East-West plain for all blocks and buildings (as shown in Figure below)</li> </ol>	



<b>METRIC</b> Building Energy Efficiency	<b>INDICATOR</b> Energy Conservation
<b>APPLIES TO</b> Draft Plans (Employment Lands excluded) and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b>	

Reduce energy use and greenhouse gas emissions with consequent reductions in air, water, and land pollution and adverse environmental effects from energy production and consumption.

**POINT ALLOCATION – UP TO 4 POINTS (Draft Plan). UP TO 21 POINTS (Site Plan)**

**Draft Plan**

**Minimum Target** – The project is awarded 2 points if 75% of single family homes and multiunit residential buildings (3 storeys or below) achieve an EnerGuide rating of 83 or higher.

**Aspirational Target** – The project is awarded an additional 2 points if 90% of the single family homes and multiunit residential buildings (3 storeys or below) achieve an EnerGuide rating of 85 or higher.

**Site Plan**

**Minimum Target** – The project is awarded 2 points if single family homes and multiunit residential buildings (3 storeys or below) are built to an EnerGuide rating of 83 or higher. All other buildings will be awarded 3 points if all buildings are designed to be 35% better than the Model National Energy Code for Buildings (MNECB).

**Aspirational Target** – The project will be awarded an additional 3 points if all buildings (commercial, institutional, and multiunit residential > 3 storeys) are commissioned prior to full occupancy. The project will be awarded an additional 3 points if electricity sub-meters are installed per commercial/institutional tenant and per residential suite (only applies to multiunit residential > 3 storeys). The project can be awarded up to 8 points for targeting additional energy savings, relative to MNECB. For every 5% improvement in energy efficiency over 35%, 1 additional point is awarded (up to 60% cost savings relative to MNECB).

**DOCUMENT COMPLIANCE**

Included in a Letter of Intent.

Submission requirements:

1) Submit a Letter of Intent, signed by a professional stating the following commitments:

- All buildings will be designed in accordance to OBC requirements.

**Draft Plan**

- Quantify the % of single family homes or multiunit residential buildings (3 storeys or lower) that will be built to an EnerGuide rating of 83 (or equivalent).
- Quantify the % of single family homes or multiunit residential buildings (3 storeys or lower) that will be built to an EnerGuide rating of 85 (or equivalent).
- List the key design features that will be included to yield the targeted EnerGuide score.

**Site Plan**

- Quantify the % of single family homes or multiunit residential buildings (3 storeys or lower) that will be built to an EnerGuide rating of 83 (or equivalent).
- Quantify the % of single family homes or multiunit residential buildings (3 storeys or lower) that will be built to an EnerGuide rating of 85 (or equivalent).
- For multiunit residential buildings (>3 storeys) and the commercial, institutional and retail buildings, identify the targeted energy savings relative to the Model National Energy Code for Buildings (MNECB).
- Identify the key design features that will be included to yield the targeted energy savings, relative to MNECB.
- Confirm that building commissioning will be carried out for all commercial, institutional and multiuse residential buildings > 3 storeys prior to full occupancy.
- Confirm that electricity submeters will be installed in all multiunit residential buildings (> 3 storeys), commercial and institutional buildings. One electricity submeter will be installed per residential suite and tenant.

<b>METRIC</b> Energy Management	<b>INDICATOR</b> Energy Conservation
<b>APPLIES TO</b> Block, Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> District energy systems can provide more efficient heating and cooling for residential and commercial customers (providing there is density of development). This aids governments in reaching reduction targets for greenhouse gas emissions while also benefitting customers in reduced ongoing energy expenses and reduced one-time first costs for mechanical equipment.	
<b>POINT ALLOCATION – UP TO 5 POINTS</b> <b>Minimum Target</b> - Develop an energy strategy for the development, identifying opportunities for conservation, energy sharing, renewables, etc. (2 points) <b>Aspirational Target</b> - In an intensification area, where district energy has been deemed viable by the municipality, carry out a district energy feasibility study (3 points)	
<b>DOCUMENT COMPLIANCE</b> Included in an Energy Report issued and signed by a professional. Submission requirements: <ol style="list-style-type: none"> <li>1) Submit an Energy Report outlining the energy strategy for the development. The report should highlight: <ul style="list-style-type: none"> <li>• Energy conservation measures that will be adopted and the expected savings (energy, GHG emissions, operating cost, peak demand, etc...).</li> <li>• Opportunities for renewable energy/energy sharing between buildings</li> </ul> </li> </ol> In intensification areas, where district energy has been deemed viable by the municipality: <ol style="list-style-type: none"> <li>2) Submit and Energy Report, outlining the viability of district energy for the site. The report should quantify and highlight: <ul style="list-style-type: none"> <li>• The projected annual energy consumption for the site, broken out by heating (space heating and hot water), cooling and electricity).</li> <li>• The projected electricity demand for the site (average seasonally and peak demand</li> <li>• Identified technologies/equipment to be considered for energy supply.</li> <li>• The relative savings (energy, GHG emissions, peak demand, operating cost) for each relevant technology.</li> <li>• Final recommendations for district energy viability and technologies.</li> </ul> </li> </ol>	

<b>METRIC</b> Reduce Potable Water Use for Irrigation	<b>INDICATOR</b> Potable Water
<b>APPLIES TO</b> Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Promote water use efficiency.	
<b>POINT ALLOCATION – UP TO 6 POINTS</b> <b>Minimum Target</b> – Reduce potable water used for irrigation by 50%, compared to a midsummer baseline case (2 points) <b>Aspirational Target</b> - No potable water is used for irrigation (4 points)	
<b>DOCUMENT COMPLIANCE</b> Included in a Letter of Intent or Landscape/Irrigation Plan signed by a Professional. Submission requirements: <ol style="list-style-type: none"> <li>1) Submit a Letter of Intent (signed by a professional) committing that the project will be designed to reduce potable water requirements for irrigation.</li> <li>2) Quantify the % reduction in potable used to irrigate, relative to a midsummer baseline case.</li> <li>3) Identify the strategies used to reduce potable water demands (i.e. drought tolerant vegetation, controls, drip irrigation, rainwater harvesting/storage).</li> </ol>	

<b>METRIC</b> Water Conserving Fixtures	<b>INDICATOR</b> Potable Water
<b>APPLIES TO</b> Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Promote water use efficiency.	
<b>POINT ALLOCATION – UP TO 6 POINTS</b> <b>Mandatory</b> - Include plumbing fixtures with the following maximum flow rates and Satisfy applicable municipal standards (e.g. York Region Official Plan policy 5.2.22)  Toilets: 6LPF Faucets: 8.3LPM Showerhead: 9.5LPM Urinals 3.8LPF Faucets 8.3LPM (private applications only), 1.9LPM all other  <b>Minimum Target</b> - Include water fixtures that obtain a 10% to 20% reduction over the baseline fixture (Mandatory target fixture or applicable municipal standard) (3 points) <b>Aspirational Target</b> - Include water fixtures that obtain > 20% reduction over the baseline fixture (Mandatory target fixture) (6 points)	
<b>DOCUMENT COMPLIANCE</b> Included in a Letter of Intent signed by a Professional. Submission requirements: <ol style="list-style-type: none"> <li>1) Submit a Letter of Intent (signed by a professional) committing that the project will include water conserving fixtures with flow rates that satisfy OBC and applicable municipal standards.</li> <li>2) Quantify the relative potable water savings from the fixtures selected.</li> <li>3) Include sample cutsheets for some of the fixtures being considered to yield the targeted potable water reduction.</li> </ol>	

<b>METRIC</b> Parking Garage Lighting	<b>INDICATOR</b> Lighting
<b>APPLIES TO</b> Site Plans (Single Family Developments are exempt)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce energy used for lighting when the parking garage is not occupied.	
<b>POINT ALLOCATION – 1 POINT</b> <b>Mandatory</b> – Parking Garages have a minimum level of illumination of 50 lux <b>Minimum Target</b> - Use occupancy sensors (motion and thermal) on 2/3 of parking lighting fixtures, while always maintaining a minimum illumination of at least 10 lux (1 point)	
<b>DOCUMENT COMPLIANCE</b> Included in the Lighting Plan. Submission requirements: <ol style="list-style-type: none"> <li>1) Carry out a photometric analysis to quantify the average illumination level is 50lux or greater.</li> <li>2) Include occupancy sensors (motion and thermal) on 2/3<sup>rd</sup> of fixtures, while always maintaining a minimum illumination level of at least 10 lux.</li> </ol>	

<b>METRIC</b> Reduce Light Pollution	<b>INDICATOR</b> Lighting
<b>APPLIES TO</b> Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce nighttime glare and light trespass from the building and the site.	
<b>POINT ALLOCATION – 1 POINT (DRAFT PLAN) and UP TO 2 POINTS (SITE PLAN)</b>	

<p><b>Site Plan</b>  <b>Mandatory</b> - Satisfy applicable municipal standards  <b>Minimum Target</b> - Shield exterior light fixtures &gt;1000 lumens to prevent night sky lighting. No up lighting allowed (1 point).  <b>Aspirational Target</b> (non-residential) - Develop lighting controls that reduces night time spillage of light by 50% from 11pm to 5am. No architectural lighting allowed between 11pm and 5am (1 point). (Single Family Developments are exempt from aspirational requirements)</p> <p><b>Block/Draft Plan</b>  <b>Mandatory</b> – Satisfy applicable municipal standards  <b>Minimum Target</b> - Shield exterior light fixtures &gt;1000 lumens to prevent night sky lighting. No up lighting allowed (1 point)</p>
<p><b>DOCUMENT COMPLIANCE</b>  Included in the Lighting Plan or Letter of Intent.  Submission requirements:</p> <ol style="list-style-type: none"> <li>1) Confirm that the applicable municipal standards have been satisfied.</li> <li>2) To prevent night sky lighting, include shields on all exterior fixtures that have a lumen output of 1000 or greater.</li> <li>3) Confirm that the design will not include any uplighting.</li> </ol> <p>For Site Plans (non residential)</p> <ol style="list-style-type: none"> <li>4) Commit that lighting controls will be used to reduce night time lighting spillage by 50% from 11pm to 5am and no architectural lighting will be used between 11pm and 5am.</li> </ol>

<b>METRIC</b> Energy Conserving Lighting	<b>INDICATOR</b> Lighting
<b>APPLIES TO</b> Draft and Site Plans (Single Family Developments are exempt)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce energy used for exterior lighting.	
<b>POINT ALLOCATION – 2 POINTS</b> <b>Mandatory</b> – Satisfy applicable Municipal Standards <b>Minimum Target</b> - LEDs and/or photocells are used on all exterior (exposed) lighting fixtures (applies to street lights, park lights, pedestrian walkways) (2 points).	
<b>DOCUMENT COMPLIANCE</b> Included in the Lighting Plan or Letter of Intent. Submission requirements:	
<ol style="list-style-type: none"> <li>1) Confirm that the applicable municipal standards have been satisfied.</li> <li>2) For all exterior, exposed lighting fixtures, commit that LED and photocells will be used to reduce electricity demand and rely on ambient daylight when available.</li> </ol>	

<b>METRIC</b> Bird Friendly Design	<b>INDICATOR</b> Bird Friendly Design
<b>APPLIES TO</b> Site Plan (Single family developments are exempt)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Ensure that design features minimize the risk for migratory bird collisions.	
<b>POINT ALLOCATION – 2 POINTS</b> <b>Minimum Target</b> - Use a combination of Bird Friendly Design strategies to treat at least 85% of the exterior glazing located within the first 12m of the building above-grade (including interior	

courtyards). Visual markers on the glass should have a spacing no greater than 10cm x 10cm  
Where a greenroof is constructed with adjacent glass surfaces, ensure the glass is treated 12m above greenroof surface (2 points)

**DOCUMENT COMPLIANCE**

Included in the Elevation Plans.

Submission requirements:

- 1) Elevation plans should clearly highlight the bird friendly design features, adopted on the first 12m above grade. Bird friendly design features can include, but aren't limited to:
  - visual patterns on glass
  - window films
  - fenestration patterns
  - angled glass downwards
  - sunshades
  - reduced night sky lighting
- 2) Confirm that the visual markers on the glass have spacing no greater than 10cm x 10cm.
- 3) Confirm that 85% of the building glass (12m above grade) has been treated with bird friendly design strategies.

<b>METRIC</b> Solid Waste	<b>INDICATOR</b> Materials and Solid Waste Management
<b>APPLIES TO</b> Site Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Promote waste reduction and diversion of materials from landfills.	
<b>POINT ALLOCATION – UP TO 2 POINTS</b> <b>Mandatory</b> – Satisfy applicable municipal standards <b>Minimum Target</b> – Storage and collection areas for recycling and organic waste are within or attached to the building or deep collection recycling and organic waste storage facilities are provided (1 point). (Single family developments are exempt from minimum requirements). <b>Aspirational Target</b> - Three chute system is provided (1 point). (Single family and Commercial, Retail, Institutional developments are exempt from aspirational requirements).	
<b>DOCUMENT COMPLIANCE</b> Included in the Floor Plan and/or Site Plan Submission requirements: <ol style="list-style-type: none"> <li>1) Confirm that applicable municipal standards have been satisfied.</li> <li>2) For multiunit residential, commercial and institutional buildings, clearly identify storage and collection areas for recycling and organic waste.</li> <li>3) For multiunit residential buildings, clearly identify three chute system for waste/recycling disposal.</li> </ol>	

<b>METRIC</b> Recycled / Reclaimed Materials	<b>INDICATOR</b> Materials and Solid Waste Management
<b>APPLIES TO</b> Draft and Site Plans	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce the adverse environmental effects of extracting and processing virgin materials.	
<b>POINT ALLOCATION – UP TO 2 POINTS</b> <b>Mandatory</b> – Satisfy Municipal Standards <b>Minimum Target</b> – Minimum 25% of recycled/reclaimed materials should be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. (1 point)	

<b>Aspirational Target</b> - Minimum 30% of recycled/reclaimed materials should be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. (1 point)
<b>DOCUMENT COMPLIANCE</b> Included in an Engineering Drawing Set Submission requirements: <ol style="list-style-type: none"> <li>1) Confirm that applicable municipal standards have been satisfied.</li> <li>2) Identify the expected % of reclaimed/recycled material that will be used for new infrastructure (i.e. roadways, parking lots, sidewalks, unit paving, etc...).</li> </ol>

<b>METRIC</b> Material Re-Use and Recycled Content	<b>INDICATOR</b> Materials and Solid Waste Management
<b>APPLIES TO</b> Site Plan	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce demand for new materials and promote diversion of materials from landfills	
<b>POINT ALLOCATION – UP TO 4 POINTS</b> <b>Minimum Target</b> – At least 5% reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) is provided. (1 point) <b>Minimum Target</b> – At least 10% recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways). (1 point)  <b>Aspirational Target</b> - At least 10% reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) is provided. (1 point) <b>Aspirational Target</b> - At least 15% recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways). (1 point)	
<b>DOCUMENT COMPLIANCE</b> Included in a Letter of Intent. Submission requirements: <ol style="list-style-type: none"> <li>1) Submit a Letter of Intent (signed by a professional) committing that the project will use recycled and re-used materials in the development.</li> <li>2) Identify the following commitments: <ul style="list-style-type: none"> <li>• % of reused content in building materials and/or landscaping.</li> <li>• % of recycled content in building materials and/or landscaping.</li> </ul> </li> </ol>	

<b>METRIC</b> Reduce Heat Island from Built Environment – Non Roof	<b>INDICATOR</b> Heat Island
<b>APPLIES TO</b> Site Plan (Single family developments are exempt)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce ambient surface temperatures, and provide shade for human health and comfort.	
<b>POINT ALLOCATION – UP TO 3 POINTS</b> <b>Minimum Target</b> - For 50% of the site's hardscape, include any combination of the following: <ul style="list-style-type: none"> <li>- Underground/covered parking</li> <li>- Hardscape shading</li> <li>- Hardscape material with an SRI &gt; 29</li> <li>- Open grid pavers (&gt;50% pervious)</li> </ul> (2 points)  <b>Aspirational Target</b> - For 75% of the site's hardscape, include any combination of the following: <ul style="list-style-type: none"> <li>- Underground/covered parking</li> </ul>	

<ul style="list-style-type: none"> <li>- Hardscape shading</li> <li>- Hardscape material with an SRI &gt; 29</li> <li>- Open grid pavers (&gt;50% pervious)</li> </ul> <p>(1 point)</p>
<p><b>DOCUMENT COMPLIANCE</b> Included in a Site Plan or Roof Plan. Submission requirements:</p> <ol style="list-style-type: none"> <li>1) Quantify the total hardscape area on the site (excluding building footprint).</li> <li>2) Highlight the design elements that have been used to reduce heat island from the hardscape area (i.e. underground/covered parking, hardscape shading, hardscape materials with a Solar Reflected Index (SRI) &gt; 29, open grid pavers with pervious &gt; 50%). The following products have an SRI &gt; 29 <ul style="list-style-type: none"> <li>• white-coated gravel on built up roof (SRI 79)</li> <li>• white coating on metal roof (SRI 82)</li> <li>• white cement tile (SRI 90)</li> <li>• new gray concrete (SRI 35)</li> </ul> </li> <li>3) Quantify the % of hardscape area that has employed heat island reduction strategies, relative to the total hardscape area.</li> </ol>

<b>METRIC</b> Reduce Heat Island from Built Environment – Roof	<b>INDICATOR</b> Heat Island
<b>APPLIES TO</b> Site Plan (Single family developments are exempt)	<b>METRIC TYPE</b> Applicant Score
<b>METRIC INTENT</b> Reduce ambient surface temperatures.	
<b>GLOSSARY</b> Cool Roof – roof surface with an solar reflective index of 78 or higher for low-sloped roofs and 29 or higher for steep roofs.	
<b>POINT ALLOCATION – UP TO 8 POINTS</b> <b>Recommended Minimum Target</b> – the project is awarded 2 points if 75% of the available roof area has a cool roof surface. The project is awarded <b>4 points</b> if 50% of the total available roof area is vegetated. The project is awarded <b>6 points</b> if 50% of the available roof area is vegetated and the remaining 50% is cool.  <b>Aspirational Target</b> – the project is awarded 4 points (total) if 90% of the available roof area has a cool roof surface. The project is awarded <b>6 points</b> (total) if 75% of the available roof area is vegetated. The project is awarded <b>8 points</b> (total) if 75% of the available roof area is vegetated and the remaining 25% is cool.	
<b>DOCUMENT COMPLIANCE</b> Included in a Landscape Plan or Roof Plan. Submission requirements:	
<ol style="list-style-type: none"> <li>1) Quantify the total available roof area (exclude area of mechanical equipment)</li> </ol> <p>For non-vegetated roofs:</p> <ol style="list-style-type: none"> <li>2) List the expected roofing surfaces and their respective SRI values.</li> <li>3) Quantify the % of cool roof area, relative to the total available roof area.</li> </ol> <p>For roofs that include vegetation / a green roof installation:</p> <ol style="list-style-type: none"> <li>4) Quantify the % of roof areas (relative to the total available roof area) that will be vegetated.</li> <li>5) Of the remaining roof area (if any), quantify the % roof area (relative to the total available roof area) that has an SRI of 78 or higher</li> </ol>	

