

## APPENDIX A - Block and Draft Plan

Block Plan (B) & Draft Plan (D) Metrics									
Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
<b>Built Environment</b>	<b>Compact Development</b>	<b>B&amp;D</b>	<b>1</b>	Persons & Jobs per hectare <i>Note:</i> Each municipality defines density ranges by land use types within the Official Plan and the Secondary Plans	Places to Grow - 50 (min) ppl+jobs/ha or as further defined in the municipal Official Plan York Region - 70 (min) ppl+jobs/ha or as further defined in the municipal Official Plan and / or approved Secondary Plan				<i>M</i>
		<b>B</b>	<b>2</b>	Location Efficiency	Height and/or density conforms to the minimum or maximum targets established in the applicable Municipal Official Plan	Achieve a 50% increase in density along existing or planned mid block collectors, planned for transit (1 POINT)	Achieve a 100% increase in density along existing or planned mid block collectors planned for transit (2 POINTS)		3
	<b>Land use Mix and diversity</b>	<b>B&amp;D</b>	<b>3</b>	Proximity to Basic Amenities		50% of DU and jobs are within a 800m walking distance of at least 3 existing or planned Basic Amenities (Amenities listed below)  Basic amenities include: 1. Grocery store/farmers market, place to buy fresh produce 2. Community/Recreation Centre 3. Pharmacy 4. Library  (UP TO 6 POINTS)	75% of DU and jobs are within a 400m walking distance of at least 3 existing or planned Basic Amenities (Amenities listed below)  Basic amenities include: 1. Grocery store/farmers market, place to buy fresh produce 2. Community/Recreation Centre 3. Pharmacy 4. Library  (UP TO 6 POINTS)	Thinking Green Item 1, 2, 9 LEED NDPc3	12
		<b>B&amp;D</b>	<b>4</b>	Proximity to Lifestyle Amenities	Satisfy Municipal Official Plan requirements	50% of DU and jobs are within a 800m walking distance of at least 3 existing or planned basic amenities (Amenities listed below)  Lifestyle Amenities include: 1. General retail 2. Convenience store 3. Theatre 4. Coffee store 5. Hair salon 6. Bank 7. Place of worship 8. Daycare 9. Restaurant/Pub Other  (UP TO 3 POINTS)	75% of DU and jobs are within a 400m walking distance of at least 3 existing or planned basic amenities (Amenities listed below)  Lifestyle Amenities include: 1. General retail 2. Convenience store 3. Theatre 4. Coffee store 5. Hair salon 6. Bank 7. Place of worship 8. Daycare Restaurant/Pub Other.  (UP TO 3 POINTS)	Thinking Green Item 1, 2, 9 LEED NDPc3	6

Block Plan (B) & Draft Plan (D) Metrics									
Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
Built Environment	Landscape and Street Tree Planting / Preservation	D	5	Urban Tree Diversity	Where trees are planted in a row in an urban area (e.g. street trees, trees in a parking area, park, etc.), alternate tree species at least every 2 trees or in accordance with approved municipal standards.				
		D	6	Maintain existing healthy trees	Arborist Report provided that identifies and evaluates where on-site healthy mature trees will be protected (in-situ or moved) or removed.	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)	75% of healthy mature trees greater than 20 cm. DBH are preserved in situ on site. (3 POINTS)	Municipal Precedent	5
		D	7	Soil Quantity and Quality	Satisfy Municipal Tree Planting Standards	Pits, trenches or planting beds should 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)		TGS TIER I Canadian Cities with Soil Volume Standards TRCA - Preserving and Restoring Healthy Soils: Best Practice Guide for Urban Construction	2
	Green Buildings	D	8	Building(s) designed and/or certified under an accredited "green" rating system	Public Buildings greater than 500m <sup>2</sup> must be designed to LEED Silver or alternative equivalent	Site includes 1 or more green buildings certified under a recognized third party standard (i.e. Energy Star, ASHRAE 189, LEED NC, CS, CI, EB, Homes, etc...) (2 POINTS)	Additional aspirational points are available for development plans that include 5 or more buildings.  Buildings on site will be certified under a recognized third party standard (i.e. Energy Star, ASHRAE 189, LEED NC, CS, EB, Homes, etc...)  2 points if 50% to 75% of buildings are certified  +2 points if 76% to 100% of buildings are certified	Municipal OP Sustainable Design and Construction Policy for Municipal Buildings  LEED ND GIBp1	6

Block Plan (B) & Draft Plan (D) Metrics

Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
Built Environment	Housing Unit Mix	B&D	9	Design for life cycle housing:		<p>The housing types includes a diversified mix of ownership, housing and accommodation types.</p> <p>Ownership - More than 10% of Development properties are low income = 1 Point</p> <p>Housing Types (Attached, Detached, Townhomes, Mid/Hi-Rise) - Two of Four Housing Types = 1 points Three of Four Housing Types = 2 points Four of Four Housing Types = 3 points</p> <p>Accommodation Type (Live Work, Multi-generational Living, Mixed Use, 1 Bedroom, &gt;2 Bedroom) - Two of Five Accommodation Types = 1 point Three of Five Accommodation Types = 2 points Four of Five Accommodation Types = 3 Points</p> <p>(7 POINTS)</p>		Thinking Green Item 3 LEED NDPc4	7
	Community Form	B	10	Community and Neighborhood Scale		<p>Community form based on a hierarchy of the following:</p> <p><i>Community</i> - formed by a clustering of neighborhoods, typically 6 to 9 (depending on topography and natural features), to sustain a viable mixed use node and public transit.</p> <p><i>Neighborhood</i> - shape and size defined by 400 meters (5 minute walk) from center to perimeter with a distinct edge or boundary defined by other neighborhoods or larger open spaces.</p> <p><i>Neighborhood center</i> - acts as a distinct center or focus with a compatible mix of uses that include medium and high-density, retail or community facilities, and a parkette/village square.</p>			4
						<p><i>Mixed use node</i> - central to the cluster of neighborhoods the node should include higher residential densities, retail, employment opportunities, be accessible, and served by public transit.</p> <p>(4 POINTS)</p>			

Block Plan (B) & Draft Plan (D) Metrics

Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
Built Environment	% of Tree canopy within proximity to building/ pedestrian infrastructure	B&D	11	% canopy coverage	Provide street trees on both sides of streets according to Municipal Standards.	<p><b>Tree-Lined Streets</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)</p> <p><b>Shaded Streets</b> 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>Tree-Lined Streets</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. (1 POINT)</p> <p><b>Shaded Streets</b> 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. (1 POINT)</p>	LEED ND NPDC14	4
	Natural Heritage	B&D	12	Connection to Natural Heritage		Visual and physical connections (such as public access blocks, single loaded roads) are provided to 25% of the natural heritage system. (2 POINTS)	Visual and physical connections (such as public access blocks, single loaded roads) are provided to 50% of the natural heritage system. (2 POINTS)		4
	Pedestrian Connections	B&D	13	Traffic Calming		75% of new residential-only streets designed with traffic calming strategies. (1 POINT)	100% of new residential-only streets designed with traffic calming strategies. (1 POINT)	LEED ND NPDC1	4
						50% of new non-residential and/or mixed-use streets are designed with traffic calming strategies (1 POINT)	75% of new non-residential and/or mixed-use streets are designed with traffic calming strategies (1 POINT)		
		B&D	14	School Proximity to Transit routes & Bikeways		All schools are located within a 400m walking distance to transit routes and/or dedicated bicycle networks (2 POINTS)	All schools are located within a 200m walking distance to transit routes and/or dedicated bicycle networks (2 POINTS)		4

Block Plan (B) & Draft Plan (D) Metrics									
Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
	Pedestrian Connections	B&D	15	Proximity to school		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 public/private high school (1 POINT)	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 public/private high school (1 POINT)	LEED ND NPDc15	6
Built Environment	Cultural Heritage Resources	B&D	16	Cultural Heritage Conservation	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.	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 POINT)	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)		4
Mobility	Street networks/block	B&D	17	Block perimeter/length		75% of block perimeters do not exceed 550m. 75% of block lengths do not exceed 250m. (2 POINTS)	100% of block perimeters do not exceed 550m. 100% of block lengths do not exceed 250m. (2 POINTS)	Thinking Green Item 3 LEED NPDp1	4
		B&D	18	Intersection density		Street Intersections per sq. km = 40 to 50 (2 POINTS)	Street Intersections per sq. km =51 to 60 (1 POINT) Street Intersections per sq. km >61 (1 POINT)	LEED NPDp3 Neptus Foundation	4
	Transit supportive	B&D	19	Distance to public transit	Satisfy Official Plan Targets	50% of residents/employment is within 800m walking distance to existing or planned commuter rail, light rail or subway with frequent stops or 50% of residents/employment is within 400m walking distance to 1 or more bus stops with frequent service. (3 POINTS)	75% of residents/employment is within 400m walking distance to existing or planned commuter rail, light rail or subway with frequent stops or 75% of residents/employment is within 200m walking distance to 1 or more bus stops with frequent service. (3 POINTS)	LEED NC 2009 SSc4.1 LEED ND SLLc3	6

Block Plan (B) & Draft Plan (D) Metrics									
Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
	Active Transportation	B&D	20	Creation of Trail or Bike Paths	Comply with Master Plan		Advances the objectives of the applicable Pedestrian and Cycling Master Plan (2 POINTS)		2
		B&D	21	Proximity to cycle network		75% of residents/jobs are within 400 meters of existing or approved by council path/network (2 POINTS)	100% of residents/jobs are within 400 meters of existing or approved by council path/network (2 POINTS)		4
Mobility	Walkability	B&D	22	Promote walkable streets	Sidewalks must be in accordance with the applicable Municipal Standards. Sidewalk width must be at least 1.5 meters.	On 75% of streets, continuous sidewalks or equivalent provisions must be provided on both sides of streets, where not a mandatory requirement. (2 POINTS)	On 100% of street, continuous sidewalks or equivalent provisions must be provided on both sides of streets, where not a mandatory requirement. (2 POINTS) Provide pedestrian amenities to further encourage walkable streets. (2 POINTS)	LEED ND NPDC1	6
Natural Environment & Open Space	Parks	B&D	23	Park Accessibility		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)	Provide 3 or more road frontages for all parks provided. (3 POINTS)	LEED ND Cornell Community Mt. Pleasant Village Existing Policies	6
		B&D	24	Storm water Quantity	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	Retain runoff volume from the 10mm rainfall event on site. (3 POINT)	Retain runoff volume from the 15mm rainfall event on site. (3 POINTS)	TGS TIER II TRCA DIRECTION	6

Block Plan (B) & Draft Plan (D) Metrics									
Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
	Storm water	B&D	25	Storm water Quality	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).	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 POINTS)	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). (4 POINTS)	TGS TIER II TRCA DIRECTION	5
Natural Environment & Open Space	Urban agriculture	B&D	26	Dedicate land for local food production		Provide 80ft <sup>2</sup> /DU of garden space (2 POINTS)	Provide the following garden space per site density  DU Density    Growing Space/DU 17-35DU/ha    200ft <sup>2</sup> 36-54DU/ha    100ft <sup>2</sup> >54DU/ha      80ft <sup>2</sup> (2 POINTS)	LEED ND NPDc13	4
	Natural Heritage System	B&D	27	Natural Heritage System Enhancements	Satisfy Municipal Official Plan requirements		Demonstrate ecological gain above and beyond the municipal natural heritage requirements. (2 POINTS)		2

Block Plan (B) & Draft Plan (D) Metrics									
Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
	Soils and Topography	B&D	28	Restore and enhance soils	Undertake a Topsoil Fertility Test according to Municipal Standards	Undertake a Topsoil Fertility Test for the entire site and implement its recommendations. (1 POINT)	Development on highly permeable soils is avoided following TRCA and CVC Low Impact Development Storm water 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 (20 cm or 8 in) is provided across the entire site. (2 POINTS)	TRCA DIRECTION	5
Infrastructure & Buildings	Energy conservation	B&D	29	Passive solar alignment		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)	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 (3 POINTS)	LEED ND GIBc10	6
		D	30	Building energy efficiency	Single Family Homes: Design all buildings in accordance with OBC.	75% of single family homes or multiunit residential buildings (3 story or lower) must be built to EnerGuide 83 (or equivalent) (2 POINTS)	90% of single family homes or multiunit residential buildings (3 story or lower) must be built to EnerGuide 85 (or equivalent) (2 POINT)		4
		B&D	31	Energy Management		Develop an energy strategy for the development, identifying opportunities for conservation, energy sharing, renewables, etc... (2 POINTS)	In an intensification area, where district energy has been deemed viable by the municipality, carry out a district energy feasibility study. (3 POINTS)		5
	Lighting	D	32	Reduce light pollution	Satisfy applicable municipal standards	Shield exterior light fixtures >1000 lumens to prevent night sky lighting No up lighting allowed (1 POINT)		LEED NC SSc8 TIER I and TIER II	1

Block Plan (B) & Draft Plan (D) Metrics									
Category	Indicator	Applies To	Metric #	Metric	Mandatory Target	Minimum Target	Aspirational Target	Precedents	Available Points
		D	33	Energy Conserving Lighting	Satisfy applicable municipal standards	Use LEDs and/or photocells on all exterior (exposed) lighting fixtures (applies to street lights, park lights, pedestrian walkways). (2 POINTS)			2
	Material Management	D	34	Recycled / Reclaimed Materials	Satisfy applicable municipal standards	Minimum 25% of recycled/reclaimed materials should be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. (1 POINT)	Minimum 30% of recycled/reclaimed materials should be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. (1 POINT)		2