

**APPENDIX A - Site Metrics**

Site (S) Metrics												
Category	Indicator	Metric #	Metric	Mandatory Target	Recommended Minimum Target			Aspirational Target			Precedent	Total Available Points
			Building Type		Single Family Home	Multi-Fam Buildings (>3 storeys)	Commercial/Retail/Inst	Single Family Homes	Multi-Fam Buildings (>3 storeys)	Commercial/Retail/Inst		
<b>Built Environment</b>	<b>Compact Development</b>	<b>1</b>	Floor area ratio/Floor Space Index (usually applies only to multi-unit medium density and high density)	Satisfy Municipal Official Plan requirements				-			Municipal OP	
	<b>Land use mix and diversity</b>	<b>2</b>	Proximity to Basic Amenities		50% of DU and jobs are within a 800m walking distance to existing or planned Basic Amenities  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 to existing or planned Basic Amenities  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)			Municipal OP Thinking Green Item 1, 2, 9 LEED NC SSc2	12
		<b>3</b>	Proximity to Lifestyle Amenities		50% of DU and jobs are within a 800m walking distance to existing or planned Lifestyle amenities  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 to existing or planned Lifestyle amenities  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)			Municipal OP Thinking Green Item 1, 2, 9 LEED NC SSc2	6
	<b>Green Buildings</b>	<b>4</b>	Building(s) designed and/or certified under an accredited "green" rating system	Municipal 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, LEED NC, CS, CI, EB, Homes) (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

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Built Environment	Site Accessibility	5	Universal Design	Design 10% of Multi-residential units to provide a barrier-free path of travel from the suite entrance door to the doorway of at least one bedroom at the same level, and at least one bathroom in accordance with OBC.	Design a minimum of 20% of the DU in accordance with ICC/ANSI A117.1 Universal Design Standards (or equivalent) (1 POINT)	N/A	Design a minimum of 30% of the DU in accordance with ICC/ANSI A117.1 Universal Design Standards (or equivalent) (1 POINT)	Accessibility Act Municipal Accessibility Plan LEED ND NPDC11 OBC Requirement	2
		6	Number of universally accessible points of entry to buildings and sites	100% of primary entrances	100% of emergency exits (1 POINT)	100% of all entries and exits (1 POINT)	Accessibility Act Municipal Accessibility Plan LEED ND NPDC11	2	
	Housing Unit mix	7	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>	N/A	N/A	Municipal OP	7	
	Landscape and Street Tree Planting / Preservation	8	% Tree canopy within proximity to building/pedestrian infrastructure	Satisfy municipal planting requirements	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 POINT)	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. (2 POINTS)	Municipal OP LEED ND NPDC14	4	
		9	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	

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		10	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	
	Natural Green Space	11	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 and parks. (1 POINTS)			Visual and physical connections (such as public access blocks, single loaded roads) are provided to 50% of the natural heritage system. (1 POINTS)				2	
Built Environment	Parking	12	Bicycle Parking	Satisfy Municipal Standards		Provide a minimum 0.6 bike parking spots per unit  Provide a minimum 5% of bike parking at grade (1 POINT)	0.13 bike parking spots for permanent employees for every 100m2 GFA.  Provide 0.15 bike parking spots for visitors for every 100m2 of GFA. (1 POINT)		Provide a minimum of 0.8 bike parking spots per unit  Provide a minimum 10% of bike parking at grade (1 POINT)	Place bike parking in weather protected areas in close proximity to building entry (1 POINT)  For office or institutional buildings, provide 1 shower (for men and women) for every 30 bike parking spots and a change room. (2 POINTS)	TIER I & TIER II	6	
		13	Off-Street Parking		N/A	Locate all new off-street parking at the side or rear of buildings (1 POINT)			N/A	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)		LEED ND NDPc5	7
		14	Surface Parking			Develop and implement a strategy to minimize surface parking for permanent employees and residents. (1 POINT)							1

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		15	Carpooling and Efficient Vehicle Parking				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 car share/zip car (does not apply to compact cars). Dedicated parking spots located in preferred areas close to building entries. (1 POINT)			5% of the site parking spots to be dedicated to car pooling and/or fuel efficient / hybrid vehicles and/or car share/zip cars (does not apply to compact cars). Dedicated parking spots located in preferred areas close to building entries. (1 POINT)	TGS LEED NC SSc4.3	2
	Pedestrian Connections	16	Traffic Calming		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 POINTS)			100% of new residential-only streets 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)			LEED ND NPDc1	4
Built Environment	Pedestrian Connections	17	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
		18	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 high school (1 POINT)		N/A	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)		N/A	LEED ND NPDc15	6
	Cultural Heritage Resources	19	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)			Municipal OP policies on Cultural Heritage Ontario Heritage Act Municipal Inventory of Buildings of Architectural and Historical Significance	4

Category	Indicator	Metric #	Metric	Mandatory Target	Recommended Minimum Target	Aspirational Target	Precedent	Total Available Points
Mobility	Site Permeability	20	Connectivity	<p>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.</p> <p>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>Provide amenities and street furniture (benches, additional bike parking, landscaping) along connections provided on the site and between the site and adjacent destinations. (2 POINTS)</p>	TGS TIER II Municipal OP	2
	Transit supportive	21	Distance to public transit		<p>Site is within 800m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops or Site is within 400m walking distance to 1 or more bus stops with frequent service. (3 POINTS)</p>	<p>Site is within 400m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops or Site is within 200m walking distance to 1 or more bus stops with frequent service. (3 POINTS)</p>	<p>Regional OP (proximity) Municipal OP (if revised to speak to connectivity) LEED NC 2009 SSc4.1</p>	6
	Active Transportation	22	Proximity to cycling network		75% of residents/jobs are within 400 meters of existing or approved by council path/network	100% of residents/jobs are within 400 meters of existing or approved by council path/network		
Mobility	Walkability	23	Promote walkable streets	<p>Sidewalks must be in accordance with the applicable Municipal Standards. Sidewalk width must be at least 1.5 meters.</p>	<p>On 75% of streets, continuous sidewalks or equivalent provisions must be provided on both sides of streets, where not a mandatory requirement. (2 POINTS)</p>	<p>On 100% of street, continuous sidewalks or equivalent provisions must be provided on both sides of streets, where not a mandatory requirement. (2 POINTS)</p> <p>Provide pedestrian amenities to further encourage walkable streets. (2 POINTS)</p>	LEED ND NPDc1	6
	Parks	24	Park Accessibility		<p>Provide 2 road frontages for each urban square, parkette, and neighborhood park provided and 3 road frontages for each community park provided. (3 POINTS)</p>	<p>Provide 3 or more road frontages for all parks provided. (3 POINTS)</p>	<p>LEED ND Cornell Community Mt. Pleasant Village Brampton Development Design Guideline Existing Policies</p>	6
		25	Storm water Quantity	<p>Retain runoff volume from the 5mm rainfall event on site. Provide quantity or flood control in accordance with applicable Municipal and conservation authority requirements</p>	<p>Retain runoff volume from the 10mm rainfall event on site. (3 POINTS)</p>	<p>Retain runoff volume from the 15mm rainfall event on site. (3 POINTS)</p>	<p>TRCA's Storm water Management Criteria TRCA SWM Criteria Document</p>	6

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Natural Environment & Open Space	Storm water	26	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).	N/A	81% to 90% of Total Suspended Solids (TSS) removed from a 10mm rainfall event. (1 POINTS)	N/A	91% to 100% of Total Suspended Solids (TSS) removed from a 15mm rainfall event. (4 POINTS)		TGS TIER II	5
		27	Rainwater Re-use			Buildings designed for rainwater re-use readiness (i.e. plumbing infrastructure included in building) (1 POINT)	Rainwater captured on-site and used for low-grade functions (i.e. toilet/urinal flushing, irrigation) (3 POINTS)				4
		28	Storm water Architecture/Features			Introduce storm water amenities that provide both functional and aesthetic benefit to the site. (2 POINTS)					2
	Urban Agriculture	29	Dedicate land for local food production		Provide 80ft2/DU of garden space (2 POINTS)	N/A	Dedicate 15% of roof space for local food production (2 POINTS)	N/A	LEED ND NPDC13	4	
			30	Solar Readiness		100% of all new building designed for solar readiness (i.e. electrical conduit/plumbing riser roughed in) (1 POINT)	Produce 1%-13% of annual energy consumption from an on-site renewable energy source. Off-setting 1% of annual energy use earns 1 Point. Each additional 2% earns 1 Point. (7 POINTS)			LEED NC EAC2	8
31			Passive solar alignment		Applies to 50% of new buildings: The building(s)'s long axis is within 15degrees of E-W The building(s) E-W lengths are at least as long as the N-S lengths (3 POINTS)	Applies to 75% of new buildings: The building(s)'s long axis is within 15degrees of E-W The building(s) E-W lengths are at least as long as the N-S lengths (3 POINTS)			LEED ND GIBC10	6	

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Infrastructure and Buildings	Energy conservation	32	Building energy efficiency	Design all buildings in accordance with OBC.	Single family homes or multiunit residential buildings (3 story or lower) must be built to EnerGuide 83 (or equivalent) (2 POINTS)	Buildings must be designed to 35% better than MNECB (3 POINTS - MAXIMUM)	Single family homes or multiunit residential buildings (3 story or lower) must be built to EnerGuide 85 (or equivalent) (2 POINT)	Buildings energy performance exceeds MNECB by 35% or more. A 35% reduction earns 3 points. Each additional 5% reduction earns 1 point (11 POINTS)	Building commissioning required for all buildings (multi unit res above 3 storeys, commercial, institutional) (3 POINTS)	Building electricity sub-metering required for all tenants and per residential suite (3 POINTS)	LEED ND GIBp2 TGS TIER I & TIER II	21
		33	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
	Potable Water	34	Reduce potable water used for irrigation			Reduce potable water used for irrigation by 50%, compared to a midsummer baseline case. (2 POINTS)		No potable water is used for irrigation. (4 POINTS)			LEED NC WEC1 TIER I	6
		35	Water Conserving Fixtures	Include plumbing fixtures with the following maximum flow rates: Residential: Toilets: 6LPF Faucets: 8.3LPM Showerhead: 9.5LPM  CRI Same as Residential with: Urinals 3.8LPF Faucets 8.3LPM (private applications only), 1.9LPM all other  Satisfy applicable municipal standards (e.g. York Region Official Plan policy 5.2.22)		Include water fixtures that obtain a 10% to 20% reduction over the baseline fixture (Mandatory target fixture or applicable municipal standard). (3 POINTS)		Include water fixtures that obtain > 20% reduction over the baseline fixture (Mandatory target fixture). (3 POINTS)			LEED ND GIBp3 TIER I and TIER II TGS	6
			36	Parking garage lighting	Minimum level of illumination of 50 lux		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)					1

Category	Indicator	Metric #	Metric	Mandatory Target	Recommended Minimum Target		Aspirational Target			Precedent	Total Available Points	
Infrastructure and Buildings	Lighting	37	Reduce light pollution	Satisfy applicable municipal standards	Shield exterior light fixtures >1000 lumens to prevent night sky lighting No up lighting allowed ( 1 POINT)		Develop lighting controls that reduces night time spillage of light by 50% from 11pm to 5am (non residential)  No architectural lighting allowed between 11pm and 5am ( 1 POINT)			LEED NC SSc8 TIER I and TIER II	2	
		38	Energy Conserving Lighting	Satisfy applicable municipal standards		Use LEDs and photocells on all exterior (exposed) lighting fixtures (2 POINTS)					2	
	Bird friendly design	39	Bird Friendly Design			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 green roof is constructed with adjacent glass surfaces, ensure the glass is treated 12m above green roof surface (2 POINT)				TGS TIER 1 City of Toronto Bird Friendly Design Guidelines	2	
	Materials & Solid Waste Management	40	Solid Waste	Satisfy applicable municipal standards		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)		Three chute system is provided. (1 POINT)			TGS TIER I	2
		41	Recycled / Reclaimed Materials	Satisfy 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)			LEED ND GIBc15	2	
		42	Material Re-use and Recycled Content		At least 5% reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) is provided. (1 POINT)  At least 10% recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways). (1 POINT)	At least 10% reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) is provided. (1 POINT)  At least 15% recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways). (1 POINT)			TGS TIER II	4		

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Infrastructure and Buildings	Heat Island	43	Reduce heat island effect from the built form - Non Roof		<p>For 50% of the site's hardscape, include any combination of the following:</p> <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> <p>(2 POINTS)</p>	<p>For 75% of the site's hardscape, include any combination of the following:</p> <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> <p>(1 POINT)</p>	<p>Municipal OP</p> <p>LEED NC SSC7.1/7.2 TGS TIER I &amp; II</p>	3
		44	Reduce heat island effect from the built form - Roof		<p><i>Cool Roof</i></p> <p>For 75% of the roof area, include roofing materials with solar reflective index (SRI) of:</p> <ul style="list-style-type: none"> <li>Low-sloped roof: 78</li> <li>Steep-sloped roof: 29</li> </ul> <p>(2 POINTS)</p> <p><i>Vegetated Roof</i></p> <p>Install vegetated roof for 50% of the roof area (4 POINTS)</p> <p>An additional 2 points is awarded if a <i>Cool</i> roof is installed on the remaining 50% (6 POINTS)</p>	<p><i>Cool Roof</i></p> <p>For 90% of the roof area, include roofing materials with solar reflective index (SRI) of:</p> <ul style="list-style-type: none"> <li>Low-sloped roof: 78</li> <li>Steep-sloped roof: 29</li> </ul> <p>(4 POINTS)</p> <p><i>Vegetated Roof</i></p> <p>Install vegetated roof for 75% of the roof area (6 POINTS)</p> <p>An additional 2 point is awarded if a <i>Cool</i> roof is installed on the remaining 25% (8 POINTS)</p>	<p>Municipal OP</p> <p>LEED NC SSC7.1/7.2 TGS TIER I &amp; II</p>	8