

# SUSTAINABLE COMMUNITY PROGRAM: NEW DEVELOPMENT

Manual



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# **CHAPTER 1: INTRODUCTION**

The City of Brampton takes a comprehensive approach to planning and designing sustainable communities. The *Sustainable Community Program: New Development* consists of the Sustainable Community Development Guidelines (SCDGs) and the Sustainability Assessment Tool (SAT), which are designed to measure the environmental sustainability performance of new development applications.

## **1.1 SUSTAINABLE COMMUNITY DEVELOPMENT GUIDELINES (SCDGS)**

The Sustainable Community Development Guidelines provide direction to development proponents and act as a basis for the City to review development applications with regard to environmental sustainability. The SCDGs encourage and guide development at a level of planning and design that focuses on the community as a whole. The guidelines may be general in nature, but provide direction in shaping and structuring community design.

## **1.2 SUSTAINABILITY ASSESSMENT TOOL (SAT)**

Cities of Brampton and Vaughan and the Town of Richmond Hill worked together to produce a consolidated set of Sustainability Metrics to evaluate and score the environmental sustainability performance of new Block Plans, Plans of Subdivision, and Site Plans. The City also developed a web-based Sustainability Assessment Tool (SAT) that uses a series of questions to objectively quantify the sustainability attributes of a development application and generate a sustainability score. Answers are drawn from and verified through the information submitted in the development application's various component plans/drawings and studies (e.g. Transportation Study, Community Design Guidelines, etc).

Visit [www.brampton.ca/measuring-sustainability](http://www.brampton.ca/measuring-sustainability) to access the Sustainability Assessment Tool.

## **1.3 SUBMISSION REQUIREMENTS**

### **1.3.1 Sustainability Score**

As part of a complete application, development proponents must submit a copy of the Sustainability Score that has been generated using the Sustainability Assessment Tool. The City of Brampton **requires** all applications to achieve at **minimum a Bronze level Sustainability Score**. Refer to Section 1.5 for the Sustainability Thresholds.

### **1.3.2 Sustainability Summary**

Along with the Sustainability Score, applicants must also submit a Sustainability Summary, which outlines the component plans/drawings and studies where the points of the Sustainability Score can be verified. Refer to Chapter 3 for guidance on preparing a Sustainability Summary.

## 1.4 PROCESS



### WHEN IS A SUSTAINABILITY SCORE REQUIRED?

- All Block Plans
- Subdivisions of 10 residential units or more
- "Full" Site Plans
- Zoning By-law amendments for "Full" Site Plans

### DOES IT APPLY TO COMMERCIAL AND EMPLOYMENT USES?

Yes, applications proposing commercial and employment uses are required to submit a sustainability score and achieve at least the bronze threshold.

### DOES IT APPLY TO ZONING BY-LAW AMENDMENTS?

Yes. The score will be based on the preliminary information available at the ZBA stage. The score will then be refined when more details become available as part of the associated Plan of Subdivision and/or Site Plan applications.

### WHAT APPLICATIONS ARE EXEMPT?

- Subdivisions of 9 residential units or less
- "Limited" and "Basic" Site Plans

### WHAT IS THE REQUIRED MINIMUM SCORE?

- Bronze threshold
- Refer to Section 1.5 for the score thresholds

### 1.5 SUSTAINABILITY THRESHOLDS

All applications must achieve at minimum a Bronze threshold Sustainability Score.

<b>Bronze Threshold</b>	Site Plans	35+ points	} <b>Minimum score required</b>
	Plans of Subdivision	29+ points	
	Block Plans	30+ points	
<b>Silver Threshold</b>	Site Plans	53+ points	
	Plans of Subdivision	40+ points	
	Block Plans	39+ points	
<b>Gold Threshold</b>	Site Plans	70+ points	
	Plans of Subdivision	51+ points	
	Block Plans	49+ points	

# **CHAPTER 2:**

# **SUSTAINABILITY METRICS**

## 2.1 BUILT ENVIRONMENT

### COMPACT DEVELOPMENT

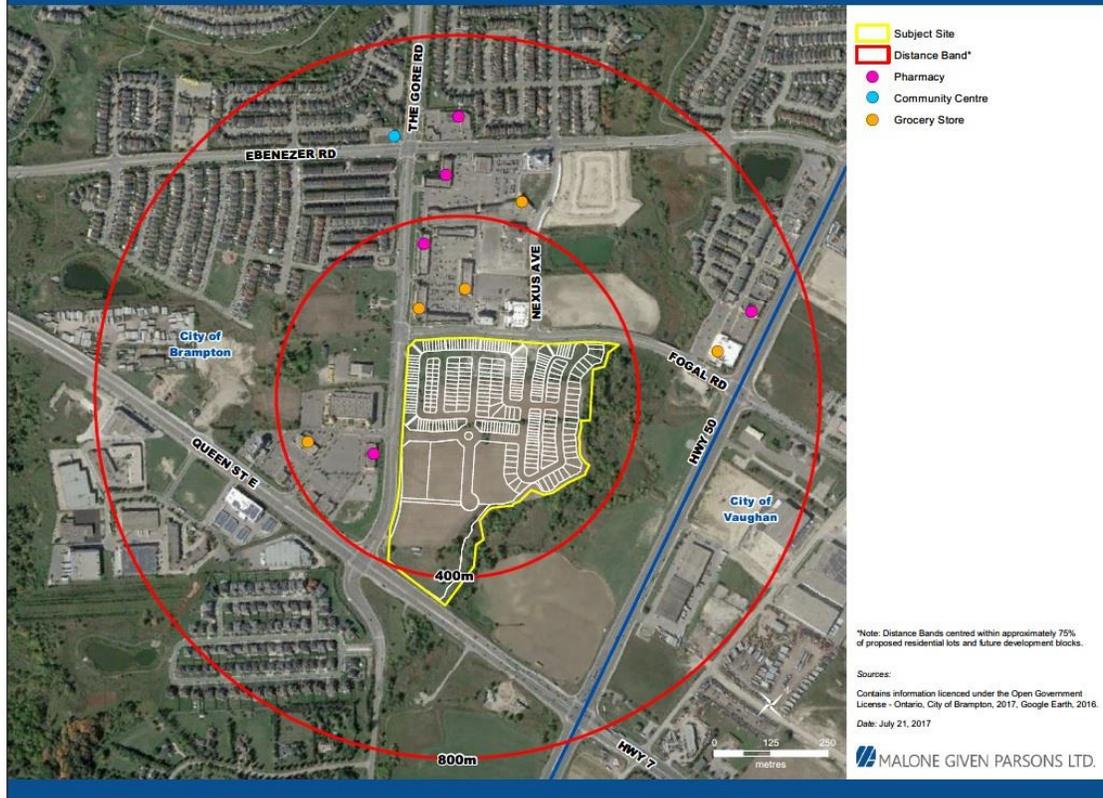
<b>Metric:</b>	<b>2.1.1 Persons and Jobs per Hectare</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To conserve land and promote active transportation, transit efficiency, livability and improve public health</li> <li>To ensure the plan complies with growth targets referenced in the City's Official Plan</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Satisfy City's Official Plan targets		0 Points
<b>Minimum Target:</b>	N.A.		0 Points
<b>Aspiration Target:</b>	N.A.		0 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Planning Justification Report	
	Plan of Subdivision	Planning Justification Report	
	Site Plan	N.A.	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Identify growth targets for population and jobs per hectare noted in the City's Official Plan</li> <li>Provide growth targets for population and jobs per hectare of the development proposal, and ensure they are in compliance with the City's requirements</li> </ul>		
<b>Other:</b>	City's Official Plan		

<b>Metric:</b>	<b>2.1.2 Location Efficiency</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To ensure building heights and densities conform to the minimum or maximum targets in the City's Official Plan</li> <li>To encourage development with increased density along transit corridors</li> <li>To promote multi-modal transportation choices and reduce vehicle use</li> </ul>	
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision <input type="checkbox"/> Site Plan
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Transit Corridor:</b> Transit Spine and Secondary Transit Corridor, usually bisecting a community. Please see the Region's or City's Official Plan for definition</li> </ul>	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	Building heights and densities must conform to the City's Official Plan targets	0 Points
<b>Minimum Target:</b>	50% increase relative to municipal targets	1 Point
<b>Aspiration Target:</b>	100% increase relative to municipal targets	2 Points
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines
	Plan of Subdivision	N.A.
	Site Plan	N.A.
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>List height and density targets of the City's Official Plan</li> <li>List height and density targets of the development proposal</li> <li>List density targets along transit/mid-block collectors if the development proposal is along a transit corridor</li> <li>Give percent (%) increase in density along transit corridor/mid-block collectors, within a block or specified stretch of distance (e.g. 200 m) on either side of the transit corridor</li> </ul>	
<b>Other:</b>	N.A.	

<b>Metric:</b>	<b>2.1.3 Floor Area Ratio</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To achieve municipal growth management strategies in existing urban areas, focusing on place making, built form and urban design, as set out in the City's Official Plan</li> </ul>	
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision <input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Floor Area Ratio (FAR):</b> Relationship between the total amounts of usable floor area building has or can have to the total area of the lot on which the building is situated</li> <li><b>Floor Space Index (FSI):</b> Gross floor area of the building to the area of the lot on which the building is situated</li> </ul> <p><i>Note: A higher ratio/index is more likely to indicate a dense urban form.</i></p>	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	Satisfy City's Official Plan targets	0 Points
<b>Minimum Target:</b>	N.A.	0 Points
<b>Aspiration Target:</b>	N.A.	0 Points
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.
	Plan of Subdivision	N.A.
	Site Plan	Urban Design Brief Site Plan Drawings
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Identify FAR/FSI targets noted in the City's Official Plan</li> </ul> <p><i>Note: Refer to the Growth Plan for any potential exemptions</i></p> <ul style="list-style-type: none"> <li>Provide FAR/FSI targets of the development proposal and ensure they are in compliance with the City's requirements</li> </ul>	
<b>Other:</b>	N.A.	

<b>Metric:</b>	<b>2.1.4 Proximity to Basic Amenities</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To recognize sites with good community connections to services</li> <li>To promote services to encourage compact communities and multi-modal transportation options</li> <li>To use walking distance as a measure of realizing a fine grain mix of uses envisioned in the City's Official Plan</li> </ul>	
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision
	<input checked="" type="checkbox"/> Site Plan	
	<i>Note: Employment lands excluded</i>	
<b>Terms:</b>	<p><b>Basic Amenities include:</b></p> <ul style="list-style-type: none"> <li>Grocery store/farmers' market</li> <li>Library</li> <li>Community/Recreation Centre</li> <li>Pharmacy</li> </ul> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>One building can be considered multiple amenities (i.e. Pharmacy included in a grocery store)</li> <li>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</li> </ul>	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	N.A.	0 Points
<b>Minimum Target:</b>	In the proposed project, all basic amenities are within an 800 m walking distance to 50% of the dwelling units and jobs	6 Points (2 points/amenity)
<b>Aspiration Target:</b>	In the proposed project, all basic amenities are within 400 m walking distance to 75% of the dwelling units and jobs	6 Points (2 points/amenity)
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines
	Plan of Subdivision	Planning Justification Report
	Site Plan	Site Plan Drawings/ Urban Design Brief
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, highlight basic amenities that are either included or planned for the project, or located off-site within 800 m and/or 400 m (If some amenities are outside of the development plan, please provide an additional map showing their location)</li> <li>Highlight development clusters/circles that capture 50% and 75% of the dwellings units and jobs within the development proposal</li> <li>Using radial circles, determine the percent of dwellings units and jobs that fall within a 400 m and 800 m walking distance to the planned or existing basic amenities</li> <li>List the basic amenities that fall within the 400 m and 800 m walking distance/radial distance to 50% and 75% of the dwelling units and jobs</li> </ul>	
<b>Other:</b>	<ul style="list-style-type: none"> <li>City's Official Plan</li> <li>Thinking Green Item 1,2,9</li> <li>LEED NC SSc2</li> <li>LEED NDPc3</li> </ul>	

## PROXIMITY TO BASIC AMENITIES

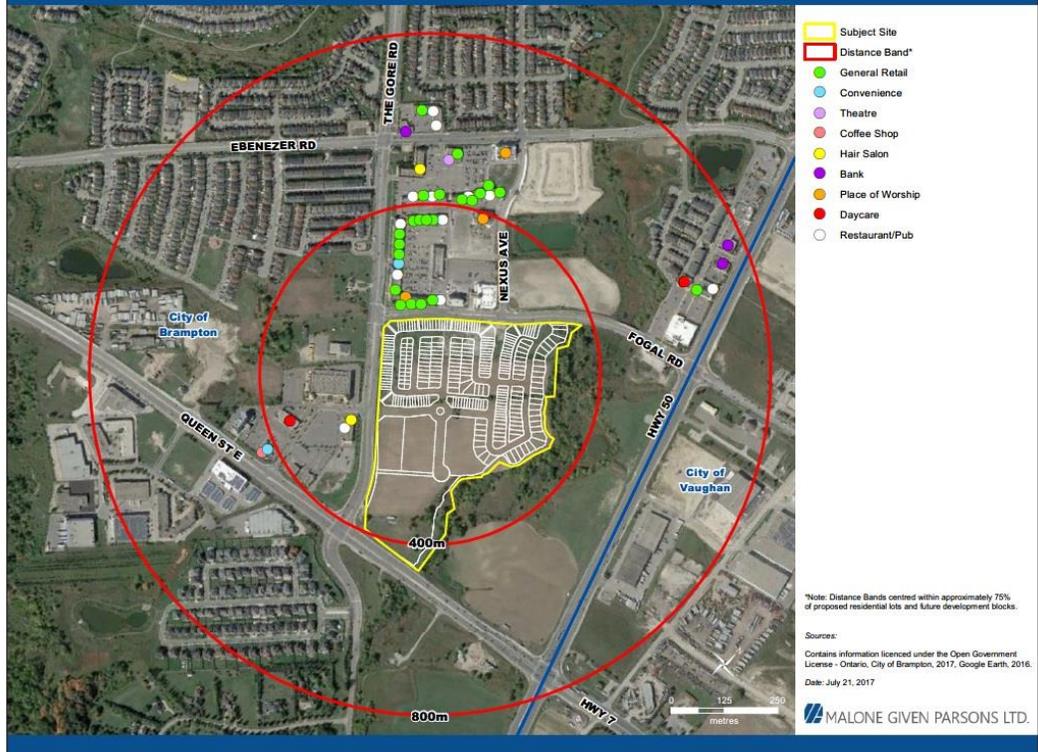


Figure

Source: Malone Given Parsons Ltd.

Metric:	2.1.5 Proximity to Lifestyle Amenities		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To recognize sites with good community connections to services</li> <li>To promote services to encourage compact communities and multi-modal transportation options</li> <li>To use walking distance as a measure of realizing a fine grain mix of uses envisioned in the City's Official Plan</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	<p><i>Employment lands excluded</i></p> <p><b>Lifestyle Amenities Include:</b></p> <ul style="list-style-type: none"> <li>General retail</li> <li>Bank</li> <li>Restaurant/Pub</li> <li>Coffee shop</li> <li>Convenience store</li> <li>Place of worship</li> <li>Coffee shop</li> <li>Daycare</li> <li>Theatre <ul style="list-style-type: none"> <li>One building can be considered as multiple amenities (e.g. a mall)</li> <li>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</li> </ul> </li> </ul> <p style="text-align: right;"><i>Note:</i></p>		
	Point Allocation		
<b>Mandatory Target:</b>	Satisfy City's Official Plan requirements	0 Points	
<b>Minimum Target:</b>	In the proposed project, all lifestyle amenities are within an 800 m walking distance to 50% of the dwellings units and jobs	3 Points (1 point/amenity)	
<b>Aspiration Target:</b>	In the proposed project, all lifestyle amenities are within a 400 m walking distance to 75% of the dwellings units and jobs	3 Points (1 point/amenity)	
	Demonstrating Compliance		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	Planning Justification Report	
	Site Plan	Site Plan Drawings/ Urban Design Brief	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, highlight lifestyle amenities that are either included or planned for the project or located off-site within 800 m and/or 400 m</li> <li>Highlight development clusters/circles that capture 50% and 75% of the dwellings units and jobs within the proposed plans</li> <li>Using radial circles, determine the percent of dwellings units and jobs that fall within a 400 m and 800 m walking distance to the planned or existing lifestyle amenities</li> <li>List the lifestyle amenities that fall within the 400 m and 800 m walking distance/radial distance to 50% and 75% of the dwelling units and jobs</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>City's Official Plan</li> <li>Thinking Green Item 1,2,9</li> <li>LEED NC SSc2</li> <li>LEED NDPc3</li> </ul>		

## PROXIMITY TO LIFESTYLE AMENITIES



Figure

Source: Malone Given Parsons Ltd.

<b>Metric:</b>	<b>2.1.6 Buildings Designed and/or Certified under an Accredited "Green" Rating System</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To recognize appropriate independent third-party certification systems incorporated into proposal</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	<b>Green rating systems include:</b> <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>		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Public buildings greater than 500 m <sup>2</sup> are designed to LEED Silver or alternative equivalent	0 Points	
<b>Minimum Target:</b>	The project boundary includes one or more green buildings enrolled in a recognized third party standard	2 Points	
<b>Aspiration Target:</b>	For projects with five or more non-residential buildings, additional points are awarded:		
	<ul style="list-style-type: none"> <li>50% to 75% of the buildings anticipated to be certified under a recognized third party green rating standard</li> <li>76% to 100% of the buildings anticipated to be certified in a recognized third party green rating standard</li> </ul>	2 Points	2 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	Letter of Intent signed by a professional	
	Site Plan	Letter of Intent signed by a professional	
	(Sample letters available at <a href="http://www.brampton.ca/measuring-sustainability">www.brampton.ca/measuring-sustainability</a> )		
<b>How to Demonstrate Compliance:</b>	<p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Confirm that at least one building within the project boundary is anticipated to be certified to a recognized third party green rating system</li> <li>For sites that include five or more non-residential buildings identify the percent (%) of buildings that are anticipated to be certified to a recognized third party green rating system</li> <li>Should LEED be pursued, submit a draft LEED scorecard documenting targeted points</li> </ul> <p><i>Note: All public buildings greater than 500 m<sup>2</sup> to be designed to LEED Silver or alternative equivalent (Only considered applicable for the community score)</i></p>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>City's Official Plan</li> <li>Sustainable Design and Construction Policy for Municipal Buildings</li> <li>LEED ND GIBp1</li> </ul>		

<b>Metric:</b>	<b>2.1.7 Universal Design</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To enable a wide spectrum of people to live within and access new buildings (regardless of age or ability)</li> </ul>	
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision
	<input checked="" type="checkbox"/> Site Plan	
	<i>Note: Not applicable to Commercial, Residential, Institutional developments</i>	
<b>Terms:</b>	Refer to City's Official Plan for definition	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	Barrier free path of travel is included in 10% of Multi-Residential Units as per Ontario Building Code	0 Points
<b>Minimum Target:</b>	20% of the buildings within the plan are designed to ANSI 117.1 standards or equivalent	1 Point
<b>Aspiration Target:</b>	30% of the buildings within the plan are designed to ANSI 117.1 standards or equivalent	1 Additional Point
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.
	Plan of Subdivision	N.A.
	Site Plan	Site Plan Drawings
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On the Site Plan, quantify the total number of Multi-Residential Units (if applicable) and total dwelling units included within the proposed development</li> <li>If Multi-Residential Units are included in the plan, confirm that 10% of the units have been designed with barrier-free path of travel</li> <li>Quantify the number and percent (%) of dwelling units that have been designed to ANSI 117.1 standards or equivalent</li> </ul>	
<b>Other:</b>	<ul style="list-style-type: none"> <li>Accessibility Act</li> <li>City's Municipal Accessibility Plan</li> <li>LEED ND NPDC11</li> <li>Ontario Building Code requirements</li> </ul>	

<b>Metric:</b>	<b>2.1.8 Universally Accessible Entry to Buildings and Sites</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To enable a wide spectrum of people to access new buildings, regardless of age or ability</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	100% of primary entries are designed to universally accessible standards per Ontario Building Code (OBC)		0 Points
<b>Minimum Target:</b>	100% of emergency exits are designed to universally accessible standards		1 Point
<b>Aspiration Target:</b>	100% of all entries and exits are designed to universally accessible standards		1 Point
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	N.A.	
	Site Plan	Site Plan Drawings	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a Site Plan drawing, clearly identify all primary entries, emergency exits and remaining building entries/exits</li> <li>Identify the entries/exits that are designed to universally accessible standards</li> <li>List universal accessible design standard referenced for the design</li> <li>Quantify the percent (%) of primary, emergency, and remaining entries/exits that are designed to universally accessible standards</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Accessibility Act</li> <li>City's Municipal Accessibility Plan</li> <li>LEED ND NPdC11</li> </ul>		

**LANDSCAPE AND STREET TREE PLANTATION/ PRESERVATION**

<b>Metric:</b>	<b>2.1.9 Urban Tree Diversity</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To create a diversity of urban trees along streets, parking areas, parks, etc.</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Tree species planted in a row alternate every two trees or in accordance with City's applicable standards		0 Points
<b>Minimum Target:</b>	N.A.		0 Points
<b>Aspiration Target:</b>	N.A.		0 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	Landscape Plan	
	Site Plan	N.A.	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On the Landscape Plan drawings, list City's standards for alternating tree species</li> <li>List and identify the variety of tree species (street trees, trees in parks, trees in parking areas, etc.) being considered for the project</li> <li>Ensure that the diversity of tree species planted in a row, alternate every two trees or is in accordance with City's applicable standards</li> </ul>		
<b>Other:</b>	N.A.		

<b>Metric:</b>	<b>2.1.10 Maintain Existing Healthy Trees</b>														
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To protect or relocate healthy, mature trees that exist within the project boundary</li> </ul>														
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan												
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Healthy, Mature Tree:</b> Diameter Breast Height (DBH) is 20 cm or greater.</li> <li><b>Mitigate Lost Canopy:</b> Plant new trees in accordance with City of Brampton's protocol for tree removal compensation</li> <li><b>Tree Evaluation Report:</b> Document outlining the condition of a tree in question, prepared by a certified Tree Evaluation</li> </ul>														
	<b>Point Allocation</b>														
<b>Mandatory Target:</b>	Provide an Tree Evaluation Report that identifies and evaluates evaluates where on-site healthy trees will be protected or removed, <i>and</i> compensation for removal of healthy tableland trees has been proposed in accordance with the City's requirements	<table border="1"> <thead> <tr> <th>DBH (cm)</th> <th>Compensation Ratio</th> </tr> </thead> <tbody> <tr> <td>15-20</td> <td>1:1</td> </tr> <tr> <td>21-35</td> <td>2:1</td> </tr> <tr> <td>36-50</td> <td>3:1</td> </tr> <tr> <td>51-65</td> <td>4:1</td> </tr> <tr> <td>greater than 65</td> <td>5:1</td> </tr> </tbody> </table>	DBH (cm)	Compensation Ratio	15-20	1:1	21-35	2:1	36-50	3:1	51-65	4:1	greater than 65	5:1	0 Points
DBH (cm)	Compensation Ratio														
15-20	1:1														
21-35	2:1														
36-50	3:1														
51-65	4:1														
greater than 65	5:1														
<b>Minimum Target:</b>	Where healthy tableland trees are proposed for removal, enhanced compensation is provided based on basal area	<table border="1"> <thead> <tr> <th>Basal Area (Sq. Cm)</th> <th>Compensation Ratio</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>1:1</td> </tr> <tr> <td>10.1-20</td> <td>3:1</td> </tr> <tr> <td>20.1-30</td> <td>5:1</td> </tr> <tr> <td>30.1-50+</td> <td>8:1</td> </tr> </tbody> </table>	Basal Area (Sq. Cm)	Compensation Ratio	0-10	1:1	10.1-20	3:1	20.1-30	5:1	30.1-50+	8:1	2 Points		
Basal Area (Sq. Cm)	Compensation Ratio														
0-10	1:1														
10.1-20	3:1														
20.1-30	5:1														
30.1-50+	8:1														
<b>Aspiration Target:</b>	75% of healthy, tableland trees greater than 20 cm DBH are preserved in-situ, on site		3 Points												
	<b>Demonstrating Compliance</b>														
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.													
	Plan of Subdivision	Landscape Plan													
	Site Plan	Landscape Plan													
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a Landscape Plan drawing, identify the mature, tableland trees on-site, and the trees that will be protected, moved, removed and compensated</li> <li>Quantify the number of new trees that will be provided to mitigate removal of healthy tableland trees</li> <li>Provide the percent (%) of healthy tableland trees that will be protected (in-situ) on-site</li> </ul>														
	<p><i>Note:</i></p> <ul style="list-style-type: none"> <li><i>This metric (and associated points) are excluded if there are no healthy mature trees within the project boundary</i></li> <li><i>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</i></li> </ul>														
<b>Other:</b>	N.A.														

<b>Metric:</b>	<b>2.1.11 Soil Quantity and Quality</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To ensure that sufficient quantity of soil is provided for vegetated space</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Satisfy City's applicable standards		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>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</li> <li>Topsoil layer should have a minimum depth of 60 cm</li> <li>Subsoil should have a total uncompacted soil depth of 90 cm</li> <li>Minimum soil volume of 30 m<sup>3</sup> per tree</li> </ul>		2 Points
<b>Aspiration Target:</b>	N.A.		0 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	Landscape Plan	
	Site Plan	Landscape Plan	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Review the City's landscape specifications for site work and ensure that the soil quality and quantity provided, satisfy the city's requirements</li> <li>On a Landscape Plan drawing, show the location of pits, trenches, planting beds and tree plantations</li> <li>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 Topsoil minimum depth</li> <li>Subsoil total uncompacted soil depth</li> <li>Minimum soil volume provided per tree</li> </ul> </li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Toronto Green Standard TIER I</li> <li>Canadian Cities with Soil Volume Standards</li> <li>TRCA - Preserving and Restoring Healthy Soils: Best Practice Guide for Urban Construction</li> </ul>		

<b>Metric:</b>	<b>2.1.12 Percent (%) Tree Canopy within Proximity to Building/Pedestrian Infrastructure</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To ensure street trees act as canopies and promote active transportation through shaded pedestrian sidewalks and bike lanes</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Satisfy the City's tree planting requirements	0 Points	
<b>Minimum Target:</b>	Planted trees will provide shade within 10 years to at least 50% of the walkways or sidewalk lengths	2 Points	
<b>Aspiration Target:</b>	Planted trees provide shade within 10 years to at least 75% of the walkways or sidewalk lengths	2 Points	
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	N.A.	
	Site Plan	Landscape Plan	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Review City's tree planting requirements</li> <li>On a Landscape Plan drawing, highlight the existing and proposed pedestrian networks within the project boundary and calculate total area of the existing or proposed pedestrian networks</li> <li>Highlight the existing/ planned trees along the pedestrian networks and mark the expected tree canopy after 10 years of growth of trees</li> <li>Calculate the area of sidewalk that is shaded using the estimated crown diameter (width of the shade if the sun is directly above the tree)</li> <li>Obtain calculations and sign-off by a 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 percent (%) and considers the shaded area provided by the tree canopy relative to the total pedestrian path</li> <li>Provide sign-off from a qualified professional (e.g. Tree Evaluation, 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 the City's standards and requirements</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>City's Official Plan</li> <li>LEED ND NPDC14</li> </ul>		

<b>Metric:</b>	<b>2.1.13 Percent (%) Canopy Coverage</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To ensure street trees act as canopies and promote active transportation through shaded pedestrian sidewalks and bike lanes</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Provide street trees on both sides of streets according to City's standards		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>Street trees provided on both sides of new and existing streets within the project</li> <li>Street trees provided on the project side of bordering streets, between the vehicle travel lane and walkway at intervals of no more than 8 meters</li> </ul>		1 Point
	<p>Within 10 years of planting, street trees provide shade to at least 50% of sidewalk lengths  <i>Note: If spacing is not feasible, street trees may be placed elsewhere on the site to maintain the proposed tree canopy to the satisfaction of the City (e.g. additional park trees, front or backyard trees)</i></p>		1 Point
<b>Aspiration Target:</b>	<ul style="list-style-type: none"> <li>Street trees provided on both sides of new and existing streets within the project</li> <li>Street trees provided on the project side of bordering streets, between the vehicle travel lane and walkway at intervals of no more than 6 meters</li> </ul>		2 Points
	<ul style="list-style-type: none"> <li>Within 10 years of planting, street trees provide shade to at least 75% of sidewalk lengths</li> </ul> <p><i>Note: All trees should be selected from the City's applicable trees list and to be provided at intervals of not more than 6 m spacing. If spacing is not feasible, street trees to be placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees)</i></p>		2 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Urban Design Guidelines	
	Plan of Subdivision	Landscape Plan	
	Site Plan	Landscape Plan	
<b>How to Demonstrate Compliance:</b>	<p>Tree Lined Streets</p> <ul style="list-style-type: none"> <li>Review City's standards and confirm that the proposed plan includes street trees planted on both sides of the street</li> <li>On a Landscape Plan drawing, identify existing and proposed new streets</li> <li>Identify trees included along new and existing streets (between vehicle travel lane and walkways)</li> <li>Quantify the average interval spacing between trees (in meters) for all street trees included in the proposed development</li> </ul> <p>Shaded Streets</p> <ul style="list-style-type: none"> <li>On a Landscape Plan drawing, identify the existing and proposed pedestrian networks within the proposed development and calculate total area of the existing or proposed pedestrian networks</li> <li>Highlight the existing and proposed new trees along the pedestrian networks and mark the expected tree canopy after 10 years of growth of trees</li> <li>Calculate the area of sidewalk that is shaded using the estimated crown diameter (width of the shade if the sun is directly above the tree)</li> </ul>		
<b>Other:</b>	N.A.		

Metric:	2.1.14 Design for Life Cycle Housing		
Metric Intent:	<ul style="list-style-type: none"> <li>To enable residents to live in a community throughout their lifecycle</li> </ul>		
Applicable To:	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
Terms:	<p><i>Note: Not applicable to Commercial, Residential and Institutional developments</i></p> <ul style="list-style-type: none"> <li><b>Affordable/Low-Income Housing:</b> Refer to the Regional/City of Brampton Official Plan for definition</li> <li><b>Live Work:</b> 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</li> <li><b>Multi-Generational:</b> Dwelling Unit (DU) is designed to accommodate at least two adult generations. Design can include private entries, basement apartments, smaller units integrated into the main dwelling, etc.</li> <li><b>Mixed-Use:</b> 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</li> <li><b>Adult/Senior Care Housing:</b> Provide accommodation and support to individuals with physical and cognitive disabilities and/or mental health issues</li> <li><b>Long-Term Care:</b> Homes that provide ongoing care to patients</li> </ul>		
	Point Allocation		
	The points are awarded based on the type and quantity of accommodations included in the plan. The following summarizes how points are awarded:		
Block Plan/ Plan of Subdivision	Ownership	Both <i>Affordable/Low Income</i> and <i>Market</i> ownership types are 10% or greater within the proposed project	2 Points
	Housing Type	Proposed project includes 2 of the 4 housing typologies	1 Point
		Proposed project includes 3 of the 4 housing typologies	2 Points
		Proposed project includes 2 of the 4 housing typologies	3 Points
	Accommodation	Proposed project includes 2 of the accommodations	1 Point
Proposed project includes 3 of the accommodations		2 Points	
Site Plan	Ownership	<i>Affordable/Low Income</i> and <i>Market</i> ownership types are 10% or greater within the proposed project	1 Point
	Housing Type	Proposed project includes 2 of the 4 housing typologies	1 Point
		Proposed project includes 3 of the 4 housing typologies	2 Points
		Proposed project includes 2 of the 4 housing typologies	3 Points
	Accommodation	Proposed project includes 2 of the accommodations	1 Point
		Proposed project includes 3 of the accommodations	2 Points
Proposed project includes 4 of the accommodations		3 Points	
	Demonstrating Compliance		
Where to Demonstrate Compliance:	Block Plan	Planning Justification Report	
	Plan of Subdivision	Planning Justification Report	
	Site Plan	Site Plan Statistics	
How to Demonstrate Compliance:	<ul style="list-style-type: none"> <li>Quantify the percent (%) of the housing, accommodation and ownership types included in the project. The total percent (%) by category (i.e. ownership, housing type, accommodation) should each add up to 100%. The cells in the Sustainability Assessment Tool will be highlighted red should the total percent (%) exceed 100%</li> </ul>		

	<ul style="list-style-type: none"> <li>• In the Block Plan provide the following: <ul style="list-style-type: none"> <li>○ Housing types within the project (attached, detached, townhomes/stacked and mid/hi-rise housing)</li> <li>○ Ownership types within the project (market and affordable/low-income)</li> <li>○ Accommodation types within the project (live work, multi-generational, mixed-use, 1 bedroom/studio, larger than 2 bedrooms)</li> </ul> </li> <li>• In the Site Plan statistics provide a table summarizing the housing unit mix as follows: <ul style="list-style-type: none"> <li>○ Total number of residential units</li> <li>○ Percent (%) breakdown of the ownership types within the project (market and affordable/low-income)</li> <li>○ Percent (%) breakdown of the housing types within the project (attached, detached, townhomes/stacked and mid/hi-rise housing)</li> <li>○ Percent (%) breakdown of accommodation types within the project (live-work, multi-generational, mixed-use, 1 bedroom/studio, larger than 2 bedrooms)</li> </ul> </li> </ul>
<p><b>Other:</b></p>	<ul style="list-style-type: none"> <li>• City's Official Plan</li> <li>• Thinking Green Item 3</li> <li>• LEED NDPc4</li> </ul>

<b>Metric:</b>	<b>2.1.15 Community and Neighbourhood Scale</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To 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</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	Meet all metric requirements		4 Points
<b>Aspiration Target:</b>	N.A.		0 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	N.A.	
	Site Plan	N.A.	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Highlight the community form (typically a cluster of neighbourhoods to sustain a viable mixed-use node and public transit)</li> <li>Highlight the various neighbourhoods in the community and confirm that each neighbourhood is defined by a 400 m walk from centre to perimeter edge</li> <li>On a figure, illustrate the following: <ul style="list-style-type: none"> <li>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.)</li> <li>Identify the mixed-use node (could include higher residential densities, transit hub, retail, amenities, etc.)</li> <li>Show that the community form is based on a hierarchy of the following: <ul style="list-style-type: none"> <li><b>Community:</b> formed by a clustering of neighbourhoods, typically 6 to 9 (depending on topography and natural features), to sustain a viable mixed-use node and public transit</li> <li><b>Neighbourhood:</b> shape and size defined by 400 m (5 minute walk) from centre to perimeter with a distinct edge or boundary defined by other neighbourhoods or larger open spaces</li> <li><b>Neighbourhood centre:</b> acts as a distinct centre or focus with a compatible mix of uses that includes: a neighbourhood park; high or medium residential densities; and retail or community facilities (e.g. school, library)</li> <li><b>Mixed-use node:</b> central to the cluster of neighbourhoods the node should include higher residential densities, retail, employment opportunities, be accessible, and served by public transit</li> </ul> </li> </ul> </li> </ul>		
<b>Other:</b>	N.A.		

**NATURAL HERITAGE**

Metric:	<b>2.1.16 Connection to Natural Heritage</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To provide connections to nature and green spaces to benefit human health through proximity or access</li> </ul>	
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Visual and Physical Connection:</b> Public access blocks, single loaded roads, parks, etc.</li> </ul>	
	<b>Point Allocation</b>	
	Block Plan and Plan of Subdivision – Up to 4 Points	
<b>Mandatory Target:</b>	N.A.	0 Points
<b>Minimum Target:</b>	Visual and physical connections (such as public access blocks, single loaded roads, etc.) are provided to 25% of the natural heritage system	2 Points
<b>Aspiration Target:</b>	Visual and physical connections (such as public access blocks, single loaded roads, etc.) are provided to 50% of the natural heritage system	2 Points
	Site Plan – Up to 2 Points	
<b>Mandatory Target:</b>	N.A.	0 Points
<b>Minimum Target:</b>	Visual and physical connections (such as public access blocks, single loaded roads, etc.) are provided to 25% of the natural heritage system	1 Point
<b>Aspiration Target:</b>	Visual and physical connections (such as public access blocks, single loaded roads, etc.) are provided to 50% of the natural heritage system	1 Point
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines
	Plan of Subdivision	Landscape Plan
	Site Plan	Site Plan Drawings
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Identify if a natural heritage system is included within the project boundary. If one or multiple systems are included, identify the natural heritage features on the Landscape Plan</li> <li>Highlight strategies proposed to enable a visual and/or physical connection to the natural heritage system.</li> <li>Quantify the percent (%) of connection for the natural heritage system</li> </ul>	
<b>Other:</b>	N.A.	

<b>Metric:</b>	<b>2.1.17 Bicycle Parking</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To encourage active transportation and promote efficient use of developable land</li> <li>To support on-street retail and pedestrian-oriented built environments by discouraging the location of parking in front of buildings, and minimize the adverse environmental impacts of parking facilities</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
	Multi-Family buildings		
<b>Mandatory Target:</b>	Satisfy City's required standards		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>0.6 bike parking spaces are provided per residential unit <i>and</i></li> <li>A minimum of 5% of the total bike parking is provided at grade</li> </ul>		1 Point
<b>Aspirational Target:</b>	<ul style="list-style-type: none"> <li>0.8 bike parking spaces are provided per residential unit and</li> <li>A minimum of 10% of the total bike parking is provided at grade</li> </ul>		1 Point
	Commercial, Retail or Institutional		
<b>Mandatory Target:</b>	Satisfy City's required standards		0 Points
<b>Minimum Target:</b>	0.13 bike parking spaces per 100 m <sup>2</sup> of gross floor area (GFA) is provided per permanent employees, and 0.15 bike parking spaces per 100 m <sup>2</sup> of GFA for visitors		1 Point
<b>Aspirational Target:</b>	Bike parking weather protection is provided and bike parking is within close proximity to the building entry		1 Point
	1 shower and change room is provided (for men and women) per 30 bike parking spaces		2 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	N.A.	
	Site Plan	<ul style="list-style-type: none"> <li>Site Plan Drawings</li> <li>Floor Plans</li> </ul>	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Identify the building types that are included in the project (i.e. mixed-use, multi-family, commercial, retail, institutional)</li> <li>On the Floor Plan drawings, 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)</li> <li>On the Site Plan drawing, quantify the total number bike parking spaces provided per building</li> <li>Quantify the ratio of bike parking spaces per residential unit (for multi-family buildings)</li> <li>Quantify bike parking spaces per 100 m<sup>2</sup> of GFA (for commercial, retail and institutional buildings)</li> <li>Identify the location and number of bike parking spaces and identify any weather protection features for the bike parking</li> <li>For commercial and institutional building, on the Floor Plan drawings identify the location of shower and change rooms, and quantify the total number of showers</li> </ul>		
<b>Other:</b>	N.A.		
<b>Metric:</b>	<b>2.1.18 Off Street Parking</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To encourage active transportation and promote efficient use of developable land</li> <li>To support on-street retail and pedestrian-oriented built environments by discouraging the location of parking in front of buildings and minimize the adverse environmental impacts of parking facilities</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		

Point Allocation		
Multi-unit buildings		
<b>Mandatory Target:</b>	N.A.	0 Points
<b>Minimum Target:</b>	All new off-street parking is located at the side or rear of buildings	1 Point
<b>Aspirational Target:</b>	Less than 20% of the total development area is allocated to new, off-street surface parking facilities	1 Point
	85% or more of the surface parking is consolidated in to parking structures in Intensification Areas	5 Points
Demonstrating Compliance		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.
	Plan of Subdivision	N.A.
	Site Plan	Site Plan Drawings
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On the Site Plan drawings, identify the building frontage and the surface parking location(s)</li> <li>Calculate the total site area for the project and the total area dedicated to surface parking/parking facilities.</li> <li>Identify the percent (%) of site area allocated to surface/facility parking</li> <li>In intensification areas, if the project includes a parking structure, quantify the total parking spaces within the structure and on the site</li> <li>Identify the percent (%) of parking spaces that are provided within the parking structure</li> </ul>	
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED ND NDPc5</li> </ul>	

<b>Metric:</b>	<b>2.1.19 Surface Parking</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To encourage active transportation and promote efficient use of developable land</li> <li>To support on-street retail and pedestrian-oriented built environments by discouraging the location of parking in front of buildings and minimize the adverse environmental impacts of parking facilities</li> </ul>	
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision
	<input checked="" type="checkbox"/> Site Plan	
	<i>Note: Not applicable to Single Family development units</i>	
<b>Terms:</b>	N.A.	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	N.A.	0 Points
<b>Minimum Target:</b>	Develop a Transportation Demand Management Strategy to minimize surface parking for permanent employees and residents	1 Point
<b>Aspirational Target:</b>	N.A.	0 Points
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.
	Plan of Subdivision	N.A.
	Site Plan	Transportation Study or Traffic Impact Study
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Identify the transportation demand management strategies that are included within the project. Strategies could include, but are not limited to:             <ul style="list-style-type: none"> <li>Subsidized transit passes offered to residents and employees</li> <li>On-site vehicle sharing program (developer financed, zip car, autoshare, etc.)</li> <li>Unbundle parking spaces – parking spaces are either sold or rented separately from the residential units/commercial office space</li> <li>Underground visitor parking</li> <li>Bike locker/storage</li> </ul> </li> </ul>	
<b>Other:</b>	N.A.	

<b>Metric:</b>	<b>2.1.20 Carpooling and Efficient Vehicle Parking</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To encourage employees to carpool or drive fuel efficient cars by providing incentives</li> </ul>	
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision
	<input checked="" type="checkbox"/> Site Plan	
	<i>Note: Commercial, Residential and Institutional only</i>	
<b>Terms:</b>	N.A.	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	N.A.	0 Points
<b>Minimum Target:</b>	3% of the site parking spots (or a minimum of 4 parking spots) to be dedicated to carpooling and/or fuel efficient/hybrid vehicles and/or car share/zip car (does not apply to compact cars)	1 Point
<b>Aspirational Target:</b>	5% of the site parking spots to be dedicated to carpooling and/or fuel efficient/hybrid vehicles and/or car share/zip cars (does not apply to compact cars)	1 Point
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.
	Plan of Subdivision	N.A.
	Site Plan	<ul style="list-style-type: none"> <li>Transportation Study or Traffic Impact Study</li> <li>Site Plan Drawings (Statistics)</li> </ul>
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Quantify the total parking spaces included per building on the site</li> <li>Quantify the total parking spaces that are dedicated to hybrid/electric vehicles, auto share/zip car or carpooling</li> <li>On the Site Plan drawing, identify the dedicated parking spaces and highlight proximity/preferred location relative to building entry</li> </ul>	
<b>Other:</b>	<ul style="list-style-type: none"> <li>TGS</li> <li>LEED NC SSc4.3</li> </ul>	

Metric:	2.1.21 Traffic Calming		
Metric Intent:	<ul style="list-style-type: none"> <li>To encourage active transportation through provision of walkable streets</li> </ul>		
Applicable To:	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
Terms:	<ul style="list-style-type: none"> <li><b>Block Plan and Plan of Subdivision:</b> <ul style="list-style-type: none"> <li>Residential Road – Local road; Minor collector</li> <li>Non-Residential Road – Industrial road; Major collector</li> </ul> </li> <li><b>Site Plan:</b> <ul style="list-style-type: none"> <li>Residential Road – Local road; Minor collector</li> <li>Non-Residential Road (Commercial, Industrial, Institutional) – Drive ways</li> </ul> </li> </ul>		
	Point Allocation		
Mandatory Target:	N.A.		0 Points
Minimum Target:	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
Aspirational Target:	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
	Demonstrating Compliance		
Where to Demonstrate Compliance:	Block Plan	Transportation Study or Traffic Impact Study	
	Plan of Subdivision	Transportation Study or Traffic Impact Study	
	Site Plan	Transportation Study or Traffic Impact Study	
How to Demonstrate Compliance:	<ul style="list-style-type: none"> <li>Highlight the new residential-only streets and new non-residential/mixed-use streets in the project (if any)</li> <li>Identify the percent (%) of street length (broken out by residential only and non-residential) that includes street calming techniques</li> <li>Provide a drawing identifying the traffic calming strategies that are included in the project</li> </ul> <p><i>Note: Traffic calming strategies include but are not limited to:</i></p> <ul style="list-style-type: none"> <li>Bike lanes</li> <li>Narrowed street widths</li> <li>Bioswales</li> <li>Raised crosswalks</li> <li>Textured pavement</li> <li>Traffic circles</li> <li>Neckdowns/centre island narrowing</li> <li>Speed limit signage</li> <li>Reduced speeds signage</li> <li>Turning movement restrictions signage (i.e. No left turns from 4-8 pm)</li> <li>Increased number of intersections</li> <li>Realigned intersections, etc.</li> </ul>		
Other:	<ul style="list-style-type: none"> <li>LEED ND NPDc1</li> </ul>		

Metric:	<b>2.1.22 School Proximity to Transit Routes and Bikeways</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To encourage children to walk and bike to school in order to reduce traffic congestion at school sites and promote active transportation</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
	<i>Note: Employment Lands, Commercial, Retail and Institutional developments excluded</i>		
<b>Terms:</b>	N.A.		
<b>Point Allocation</b>			
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	All schools are located within a 400 m walking distance to transit routes and/or dedicated bike network		2 Points
<b>Aspirational Target:</b>	All schools are located within a 200 m walking distance to transit routes and/or dedicated bike network		2 Points
<b>Demonstrating Compliance</b>			
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	N.A.	
	Site Plan	N.A.	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, show the following: <ul style="list-style-type: none"> <li>Location of proposed development</li> <li>Existing or planned school(s)</li> <li>Existing or planned transit stops</li> <li>Existing or planned dedicated bike network(s)</li> </ul> </li> <li>Use radial circles to show the 400 m and 200 m from each school</li> </ul> <p><i>Note: 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</i></p>		
<b>Other:</b>	N.A.		

<b>Metric:</b>	<b>2.1.23 Proximity to Schools</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote schools as community focal points and support students' health by encouraging walking and bicycling to school</li> </ul>	
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision
	<input checked="" type="checkbox"/> Site Plan	
	<i>Note: Employment Lands, Commercial, Retail and Institutional developments excluded</i>	
<b>Terms:</b>	N.A.	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	N.A.	0 Points
<b>Minimum Target:</b>	50% of dwelling units are within 800 m walking distance to public/private elementary, Montessori, and middle schools	2 Points
	50% of dwellings units are within 1600 m to a high school	1 Point
<b>Aspirational Target:</b>	75% of dwelling units are within 400 m walking distance to public/private elementary, Montessori, and middle schools	2 Points
	75% of dwelling units are within 1000 m to a high school	1 Point
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines
	Plan of Subdivision	Planning Justification Report
	Site Plan	Urban Design Brief or Traffic Impact Study
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, identify all of the existing and/or planned schools (public/private elementary schools, middle schools, high schools and Montessori) that are included in proposed development boundary or in close proximity to it (i.e. within a 1600 m walking distance)</li> <li>Quantify the total number of dwelling units included in the plan</li> <li>Apply radial circles to the plan, and identify and quantify the percent (%) of dwelling units that are within an 800 m and 400 m radial distance to elementary schools, middle schools and Montessori</li> <li>Apply radial circles to the plan, and identify and quantify the percent (%) of dwelling units that are within 1600 m and 1000 m radial distance to high schools</li> </ul> <p><i>Note: All dwelling units in multi-units buildings, as well as single unit dwellings should be included In the calculation</i></p>	
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED ND NPDc15</li> </ul>	

<b>Metric:</b>	<b>2.1.24 Cultural Heritage Conservation</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To preserve and maintain cultural heritage resources</li> </ul> <p><i>Note: This metric is only applicable to site having existing cultural heritage resources.</i></p>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Comply with cultural heritage conservation policies under provincial legislation (e.g. <i>Ontario Heritage Act, Planning Act</i> , Provincial Policy Statement, etc.), City Official Plan, and Municipal by-laws		0 Points
<b>Minimum Target:</b>	100% evaluation of properties included in the Municipal Heritage Registers (listed and designated), and 100% retention as well as protection of cultural heritage resources that qualify for designation under the <i>Ontario Heritage Act</i>		2 Points
<b>Aspirational Target:</b>	100% conservation (in situ) of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) 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>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Heritage Impact Assessment	
	Plan of Subdivision	<ul style="list-style-type: none"> <li>Heritage Impact Assessment</li> </ul>	
	Site Plan	<ul style="list-style-type: none"> <li>Heritage Impact Assessment</li> <li>Site Plan Drawings</li> </ul>	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, identify the cultural heritage resources that are located within the project boundary (if any)</li> <li>If cultural heritage resources are located on the site, verify that the proposed plan complies with the Cultural Heritage Conservation policies under provincial legislation (e.g. <i>Ontario Heritage Act, Planning Act, PPS</i>), City Official Plan, Municipal by-laws, Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory</li> <li>Verify and document that 100% of cultural heritage resources included in the Municipal Heritage Inventory and/or Register have been evaluated</li> <li>Verify and document that 100% of the cultural heritage resources that qualify for designation under the <i>Ontario Heritage Act</i> are retained and protected</li> <li>Verify and document that 100% of the cultural heritage resources identified in the Municipal Heritage Register and/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</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>City's Official Plan</li> <li>Ontario Heritage Act</li> </ul>		

### STREET NETWORKS AND BLOCK

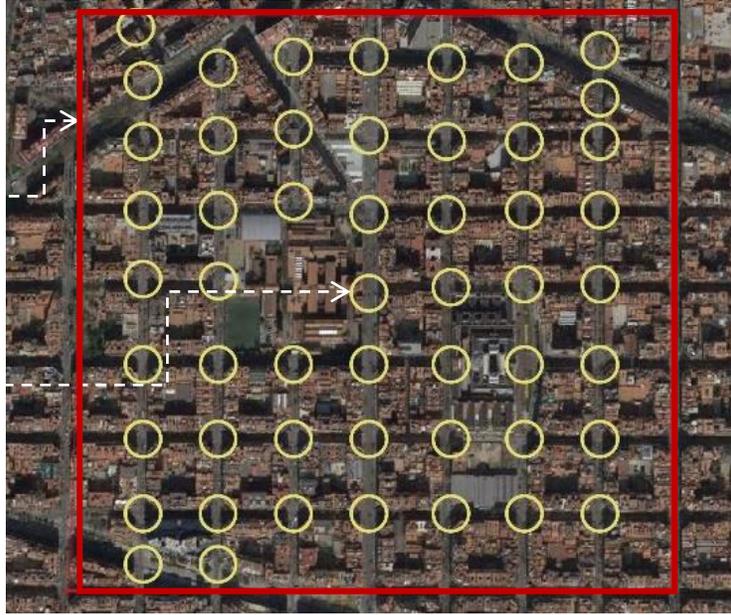
<b>Metric:</b>	<b>2.2.1 Block Perimeter/Length</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To develop blocks of dwelling units with increased connectivity offering pedestrians a multiple routes to reach their destination</li> <li>To allow blocks with the flexibility to accommodate both residential and commercial lot sizes</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>75% of block perimeters do not exceed 550 m</li> <li>75% of block lengths do not exceed 250 m</li> </ul>		2 Points
<b>Aspirational Target:</b>	<ul style="list-style-type: none"> <li>100% of block perimeters do not exceed 550 m</li> <li>100% of block lengths do not exceed 250 m</li> </ul>		2 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	Planning Justification Report	
	Site Plan	N.A.	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, illustrate block lengths for all blocks and quantifies the percent (%) of block lengths that are less than 250 m</li> <li>Show all block perimeter lengths and quantify the percent (%) of block perimeters that are less than 550 m</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Thinking Green Item 3</li> <li>LEED NPDp1</li> </ul>		

Metric:	2.2.2 Intersection Density		
Metric Intent:	<ul style="list-style-type: none"> <li>To develop blocks of dwelling units with increased connectivity offering pedestrians a multiple routes to reach their destination</li> <li>To allow blocks with the flexibility to accommodate both residential and commercial lot sizes</li> </ul>		
Applicable To:	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
	Note: Applicable to Greenfields and Intensification Plans		
Terms:	<ul style="list-style-type: none"> <li><b>Eligible Intersections:</b> Publicly accessible streets, intersection of streets with dedicated alleys, laneways and transit right-of-ways</li> <li><b>Non-Eligible Intersections:</b> Those where you must enter and leave an area through the <i>same</i> intersection, for example cul-de-sacs and gated street entrances</li> <li><b>Square Kilometer:</b> 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</li> </ul>		
	Point Allocation		
Mandatory Target:	N.A.		0 Points
Minimum Target:	The proposed plan provides for 40-50 streets intersections per sq.km.		2 Points
Aspirational Target:	• The proposed plan provides for 51-60 streets intersections per sq.km.		2 Points
	• The proposed plan provides for more than 61 street intersections per sq.km.		4 Points
	Demonstrating Compliance		
Where to Demonstrate Compliance:	Block Plan	Community Design Guidelines	
	Plan of Subdivision	Planning Justification Report	
	Site Plan	N.A.	
How to Demonstrate Compliance:	<ul style="list-style-type: none"> <li>On a diagram, quantify the number of eligible intersections and divide by the net developable area as defined above for "Square Kilometre"</li> <li>Quantify the number of eligible intersections included within the plan per square kilometer</li> </ul> <p><i>Note: See LEED ND Reference Guide and Glossary for an explanation of eligible and non-eligible intersections</i></p>		
Other:	<ul style="list-style-type: none"> <li>LEED NPDp3</li> <li>Neptus Foundation</li> </ul>		

51 Intersections/ Sq. km.

1 Sq. Km. Area

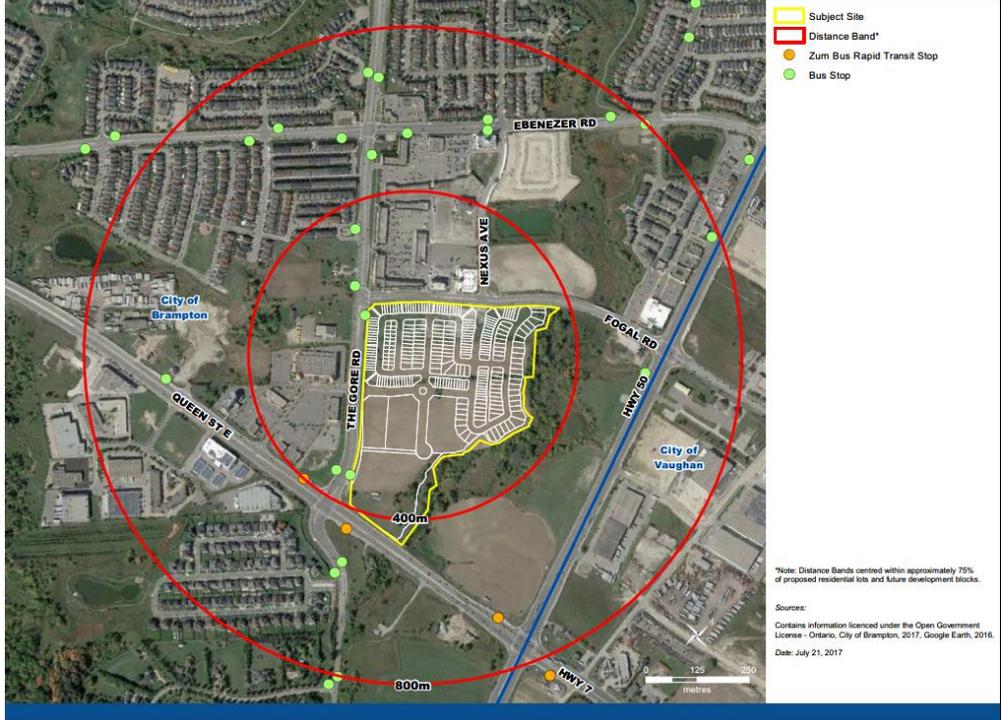
Intersections



<b>Metric:</b>	<b>2.2.3 Connectivity</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To encourage active transportation through walking and increased use of public transit</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	<ul style="list-style-type: none"> <li>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)</li> <li>Outdoor waiting areas located on the site must offer protection from weather</li> <li>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</li> </ul>		0 Points
<b>Minimum Target:</b>	N.A.		0 Points
<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		2 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	N.A.	
	Site Plan	Site Plan or Landscape Plan	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On the Site Plan or Landscape Plan, identify existing or proposed transit routes that are within walking distance to the building (i.e. 200 m). If applicable, highlight a linkage that connects a building entry to the transit stop</li> <li>On the Site Plan or Landscape Plan, identify the linkages that connect a building entry to pedestrian paths, surface transit stops, parking areas (car and bike), schools, etc.</li> <li>Identify outdoor waiting areas located within the site and highlight the weather protection elements included in the design</li> <li>List the amenities and street furniture (benches, public art, landscaping etc. that help connect the site to adjacent destinations</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Toronto Green Standard Tier II</li> <li>City's Official Plan</li> </ul>		

<b>Metric:</b>	<b>2.2.4 Distance to Public Transit</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote and support alternative transportation modes to vehicle use</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Frequent Service:</b> 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</li> </ul>		
<b>Point Allocation</b>			
<b>Mandatory Target:</b>	Satisfy City's Official Plan targets		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>Site is within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops</li> <li>Site is within 400 m walking distance to 1 or more bus stops with frequent service</li> </ul>		3 Points
<b>Aspirational Target:</b>	<ul style="list-style-type: none"> <li>Site is within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops</li> <li>Site is within 200 m walking distance to 1 or more bus stops with frequent service</li> </ul>		3 Points
<b>Demonstrating Compliance</b>			
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	Planning Justification Report	
	Site Plan	Transportation Study/ Traffic Impact Study	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>List the City's Official Plan targets</li> <li>On a diagram, identify the existing or planned commuter rail, subway, light rail and bus stops with frequent service</li> <li>Quantify the expected residential and employment population for the proposed plan</li> <li>Quantify the percent (%) of residents and employees that are within an 800 m and 400 m walking distance to existing or planned commuter rail, light rail or subways with frequent service</li> <li>Quantify the percent (%) of residents and employees that are within a 400 m and 200 m walking distance to 1 or more bus stops with frequent service</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Region of Peel Official Plan</li> <li>City's Official Plan</li> <li>LEED NC 2009 SSc4.1</li> <li>LEED ND SLLc3</li> </ul>		

# PROXIMITY TO TRANSIT



Figure

Source: Malone Given Parsons Ltd.

**ACTIVE TRANSPORTATION**

Metric:	2.2.5 Creation of Trails and Bike Paths		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To enhance pedestrian and cycling trails to further promote active forms of transportation</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Trail Enhancements:</b> Provide trail heads, trail signs, information signage, and/or seating areas</li> </ul>		
<b>Point Allocation</b>			
<b>Mandatory Target:</b>	Comply with City's Transportation Master Plan		0 Points
<b>Minimum Target:</b>	N.A.		0 Points
<b>Aspirational Target:</b>	<ul style="list-style-type: none"> <li>Advance the objectives of the applicable Active Transportation Master Plan and Pathways Master Plan by providing Trail Enhancements</li> </ul>		2 Points
<b>Demonstrating Compliance</b>			
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	Landscape Plan	
	Site Plan	N.A.	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, identify if there are any existing or planned trails and bike paths located in the plan</li> <li>If applicable, verify that the trails and bike paths comply with City's Transportation Master Plan</li> <li>If applicable, identify the additional features that advance the objectives of the applicable pedestrian and cycling master plan</li> </ul>		
<b>Other:</b>	N.A.		

<b>Metric:</b>	<b>2.2.6 Proximity to Cycling Network</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote active transportation through provision of enhanced pedestrian walkways and bike trails</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Cycling Networks:</b> As defined in the municipal or regional Pedestrian and Cycling Master Plan</li> </ul>		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Satisfy City's Official Plan targets		0 Points
<b>Minimum Target:</b>	In the proposed plan, 75% of residents/jobs are within 400 m of existing or Council approved path/network		2 Points
<b>Aspirational Target:</b>	In the proposed plan, 100% of residents/jobs are within 400 m of existing or Council approved path/network		2 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	Planning Justification Report	
	Site Plan	Traffic Impact Study	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, identify if there are any existing or municipally approved cycling networks within the project boundary</li> <li>Quantify the expected residential and employment population for the proposed plan</li> <li>Quantify the percent (%) of residents and jobs that are within 400 m of existing or planned cycling networks</li> </ul> <p><i>Note – These points are only awarded if a cycling network is included in the project boundary and the bike parking requirement is satisfied</i></p>		
<b>Other:</b>	N.A.		

Metric:	2.2.7 Promote Walkable Streets		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote active transportation and encourage walking through the provision of safe and comfortable street environments</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	<p><b>Pedestrian amenities:</b></p> <ul style="list-style-type: none"> <li>Shelter from rain</li> <li>Wind breaks</li> <li>Shade</li> <li>Seating</li> <li>Pedestrian-oriented lighting, etc.</li> <li>Wider sidewalk widths (in more urban areas)</li> </ul>		
<b>Point Allocation</b>			
<b>Mandatory Target:</b>	Sidewalks must be in accordance with the City's development design guidelines and applicable standards with a width of at least 1.5 m		0 Points
<b>Minimum Target:</b>	Continuous sidewalks or equivalent provisions must be provided on both sides of 75% of the streets, where not a mandatory requirement		2 Points
<b>Aspirational Target:</b>	Continuous sidewalks or equivalent provisions must be provided on both sides of 100% of the streets, where not a mandatory requirement		4 Points
	Pedestrian amenities are provided to further encourage walkability on the streets		2 Points
<b>Demonstrating Compliance</b>			
<b>Where to Demonstrate Compliance:</b>	Block Plan	Transportation Study	
	Plan of Subdivision	Transportation Study	
	Site Plan	Site Plan Drawings	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Verify and document that the sidewalks comply with City's development design guidelines and applicable standards and are a minimum of 1.5 m wide</li> <li>Quantify the total length of streets included in the project boundary</li> <li>Quantify the percent (%) street length where sidewalks are continuous and included on both sides of the street</li> <li>List pedestrian amenities that are included on sidewalks (see terms above)</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED ND NPDc1</li> </ul>		

## 2.3 NATURAL ENVIRONMENT AND OPEN SPACE

### PARKS

<b>Metric:</b>	<b>2.3.1 Park Accessibility</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote visual and physical access to public parks</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>Provide 2 or more road frontages for each urban square, parkette, and neighborhood park</li> <li>Provide 3 road frontages for each community park</li> </ul>		3 Points
<b>Aspirational Target:</b>	The plans provide 3 or more road frontages for all parks		3 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivision	Urban Design Guidelines/Landscape Plan	
	Site Plan	Site Plan Drawings	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, highlight the urban squares, parkettes, neighbourhood parks and community parks included within the application</li> <li>Quantify the number of road frontages for each park type</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED ND</li> <li>Cornell Community (Markham), Mount Pleasant Village (Brampton)</li> <li>City's Development Design Guidelines</li> </ul>		

<b>Metric:</b>	<b>2.3.2 Stormwater Quantity</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To implement a treatment-train approach to stormwater management emphasizing on source and conveyance controls to promote infiltration, evaporation, and/or re-use of rainwater</li> <li>To maintain stream flows and thermal regimes within natural ranges of variation</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	<ul style="list-style-type: none"> <li>Retain runoff volume from the 5 mm rainfall event on site or achieve best efforts</li> <li>Provide quantity or flood control in accordance with City's applicable standards and Conservation Authority requirements</li> </ul>		0 Points
<b>Minimum Target:</b>	Retain runoff volume from the 10 mm rainfall event on site		3 Points
<b>Aspirational Target:</b>	Retain runoff volume from the 15 mm rainfall event on site		3 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Functional Servicing Report or Stormwater Management Plan	
	Plan of Subdivision	Functional Servicing Report or Stormwater Management Plan	
	Site Plan	Site Plan Drawings or Stormwater Management Plan	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>List and describe the design measures used to retain stormwater runoff on site. Measures could include, but are 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>On a diagram, highlight the location of design measures (if any) on a plan</li> <li>Confirm that the quantity and flood controls are in accordance with City's applicable standards and Conservation Authority requirements</li> <li>Obtain calculations and signoff by a professional quantifying the amount of runoff that will be retained on site</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Toronto Green Standard Tier II</li> <li>TRCA's Storm water Management Criteria</li> <li>TRCA SWM Criteria Document</li> </ul>		

<b>Metric:</b>	<b>2.3.3 Stormwater Quality</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To protect receiving water bodies from water quality degradation that may result from development and urbanization</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single family developments are excluded</i>		
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Total Suspended Solids (TSS):</b> Solids found in wastewater 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)</li> </ul>		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Remove 80% of 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 Enhanced Level of Protection (Level 1)		0 Points
<b>Minimum Target:</b>	Remove 81% to 90% of TSS from all runoff leaving the site during a 10 mm rainfall event. (based on the post development level of imperviousness)		1 Point
<b>Aspirational Target:</b>	Remove 91% to 100% of TSS from all runoff leaving the site during a 15 mm rainfall event. (based on the post development level of imperviousness)		5 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Functional Servicing Report or Stormwater Management Plan	
	Plan of Subdivision	Functional Servicing Report or Stormwater Management Plan	
	Site Plan	Site Plan Drawings or Stormwater Management Plan	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>List and describe the filtration measures used to treat the stormwater runoff on site. Strategies could include (but are not limited to): <ul style="list-style-type: none"> <li>Stormwater Ponds</li> <li>Oil-grit separators</li> <li>Filters</li> <li>Bioswales</li> </ul> </li> <li>Highlight the design measures (if any) on a plan</li> <li>Confirm that all ponds (if applicable) have been designed with Enhanced Level of Protection.</li> <li>Quantify the percent (%) of TSS removed from a 10 mm and 15 mm rainfall event.</li> <li>Signoff by a professional quantifying the amount of runoff that will be retained on site</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Toronto Green Standard Tier II</li> <li>TRCA's Storm water Management Criteria</li> <li>TRCA SWM Criteria Document</li> </ul>		

<b>Metric:</b>	<b>2.3.4 Rainwater Re-Use</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce the use of potable water</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single family developments are excluded</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	Buildings designed for rainwater re-use readiness (i.e. plumbing infrastructure included in the building) <i>Note: Single Family developments are excluded from minimum requirements</i>		1 Points
<b>Aspirational Target:</b>	Rainwater captured on-site and used for low-grade functions (i.e. toilet/urinal flushing, irrigation)		3 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	N.A.	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	<p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Confirm that the project will either be designed for rainwater re-use readiness (i.e. plumbing infrastructure rough in, dedicated location for cistern), or re-use rainwater on-site (i.e. for toilet flushing, irrigation, outdoor uses, etc.)</li> <li>Highlight the design measures (i.e. cistern location/size, site drainage) on a site plan</li> </ul>		
<b>Other:</b>	N.A.		

<b>Metric:</b>	<b>2.3.5 Stormwater Architecture/Features</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To beautify naturalized stormwater management facilities to enhance the municipal natural heritage system and ensure they are visually and physically accessible amenities</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single family developments are excluded</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	Introduce stormwater amenities that provide both functional and aesthetic benefits to the site		2 Points
<b>Aspirational Target:</b>	N.A.		0 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	N.A.	
	Site Plan	Landscape Plan	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Identify the stormwater amenities (public art, interpretative signage, visible infrastructure, etc.) included within the project that are above and beyond City's landscape specifications and applicable standards</li> <li>Provide a description of how the feature will work to treat or re-direct stormwater and fit within the site/community</li> </ul>		
<b>Other:</b>	N.A.		

Metric:	2.3.6 Dedicate Land for Food Production									
Metric Intent:	<ul style="list-style-type: none"> <li>To promote community-based food production and provide alternative passive recreational uses</li> </ul>									
Applicable To:	<input type="checkbox"/> Block Plan <input type="checkbox"/> Plan of Subdivision <input checked="" type="checkbox"/> Site Plan	<i>Note: Employment Lands and Commercial, Retail and Institutional developments excluded</i>								
Terms:	<ul style="list-style-type: none"> <li><b>Garden Space</b> – 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> </li> <li><b>Available Roof Area</b> – Roof area excluding mechanical equipment, parapets, etc.</li> </ul>									
	Point Allocation									
	Block Plan and Plan of Subdivision									
Mandatory Target:	N.A.	0 Points								
Minimum Target:	The proposed plans provide for 80 ft <sup>2</sup> of garden space per development unit									
Aspirational Target:	Provide the following garden space per site density: <table border="0"> <thead> <tr> <th><u>Dwelling Unit (DU) Density</u></th> <th><u>Growing Space/Dwelling Unit (DU)</u></th> </tr> </thead> <tbody> <tr> <td>17-35 DU/ha</td> <td>200 ft<sup>2</sup></td> </tr> <tr> <td>36-54 DU/ha</td> <td>100 ft<sup>2</sup></td> </tr> <tr> <td>greater than 54 DU/ha</td> <td>80 ft<sup>2</sup></td> </tr> </tbody> </table>	<u>Dwelling Unit (DU) Density</u>	<u>Growing Space/Dwelling Unit (DU)</u>	17-35 DU/ha	200 ft <sup>2</sup>	36-54 DU/ha	100 ft <sup>2</sup>	greater than 54 DU/ha	80 ft <sup>2</sup>	2 Points
<u>Dwelling Unit (DU) Density</u>	<u>Growing Space/Dwelling Unit (DU)</u>									
17-35 DU/ha	200 ft <sup>2</sup>									
36-54 DU/ha	100 ft <sup>2</sup>									
greater than 54 DU/ha	80 ft <sup>2</sup>									
	Site Plan <i>Note: Single Family developments are exempt from aspirational targets</i>									
Mandatory Target:	N.A.	0 Points								
Minimum Target:	The proposed plans provide for 80 ft <sup>2</sup> of garden space per development unit									
Aspirational Target:	15% of roof space on dwelling units dedicated for local food production									
	Demonstrating Compliance									
Where to Demonstrate Compliance:	Block Plan	Community Design Guidelines								
	Plan of Subdivision	Letter of Intent signed by a professional								
	Site Plan	Landscape Plan								
How to Demonstrate Compliance:	<ul style="list-style-type: none"> <li>On a diagram, identify the locations within the project that are dedicated for food production</li> <li>List the garden space elements included/considered for the project</li> <li>Quantify the total number of dwelling units within the project</li> <li>Quantify the total garden space available per dwelling unit (i.e. ft<sup>2</sup>/dwelling unit)</li> </ul> For Multi-Use Residential Buildings (only): <ul style="list-style-type: none"> <li>Quantify the available roof area</li> <li>Quantify the percent (%) of available roof area that is dedicated to food production</li> <li>Highlight the dedicated roof area on a drawing</li> </ul>									
Other:	<ul style="list-style-type: none"> <li>LEED ND NPDc13</li> </ul>									

**NATURAL HERITAGE SYSTEM**

<b>Metric:</b>	<b>2.3.7 Natural Heritage System Enhancements</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To improve natural heritage system function with respect to wildlife habitat and/or ecological functions, including ecosystem services</li> </ul>	
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision <input type="checkbox"/> Site Plan
<b>Terms:</b>	<p><b>Natural Heritage Enhancements</b> include but are not limited to:</p> <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>Eco-passages</li> </ul>	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	Satisfy City's Official Plan requirements	0 Points
<b>Minimum Target:</b>	N.A.	0 Points
<b>Aspirational Target:</b>	<p>The proposed plan demonstrates ecological gain, beyond the City's natural heritage requirements</p> <p><i>Note: If Draft Plan of Subdivisions is part of a block plan that received points for natural heritage system enhancement, then it will automatically receive aspirational points</i></p>	2 Points
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	Environmental Implementation Report
	Plan of Subdivision	Environmental Impact Study
	Site Plan	N.A.
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Confirm that the natural heritage system enhancements (if applicable) satisfy City's Official Plan requirements</li> <li>On a diagram, identify additional heritage enhancements (beyond Municipal requirements) that are included in the project</li> </ul>	
<b>Other:</b>	N.A.	

<b>Metric:</b>	<b>2.3.8 Restore and Enhance Soils</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>• To 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> </li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Undertake a Topsoil Fertility Test according to the City's standards		0 Points
<b>Minimum Target:</b>	Undertake Topsoil Fertility Test for the entire site and implement its recommendations		1 Point
<b>Aspirational Target:</b>	Development is avoided on highly permeable soils, following TRCA and CVC Low Impact Development Stormwater Management Planning and Design Guide		2 Point
	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>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Letter of Intent signed by a professional/ Landscape Plan	
	Plan of Subdivision	Letter of Intent signed by a professional/ Landscape Plan	
	Site Plan	N.A.	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>• Carry out and submit a Topsoil Fertility Test according to City's Standards</li> <li>• List the key soil properties for the site and recommendations included in the study</li> <li>• Identify the soil fertility measures that were implemented on the entire site</li> <li>• Identify the minimum topsoil depth (200 mm) that is provided across the entire site</li> <li>• On a diagram, identify areas within the project with highly permeable and fertile topsoil</li> <li>• 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> </ul>		
<b>Other:</b>	N.A.		

## 2.4 INFRASTRUCTURE AND BUILDINGS

### ENERGY CONSERVATION

<b>Metric:</b>	<b>2.4.1 Solar Readiness</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To encourage on-site renewable energy generation</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	100% of all buildings in the project are designed for solar readiness		1 Point
<b>Aspirational Target:</b>	<ul style="list-style-type: none"> <li>In the project 1% of the total energy is generated on-site by renewable energy sources</li> <li>For every 2% renewable energy generation increment (i.e. 13% generation is 7 points)</li> </ul>		1 Point  1 Additional Point
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivision	N.A.	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	<p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Confirm 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.)</li> <li>Confirm that the percent (%) of renewable energy that will be included on-site. The percent (%) of renewable energy generated can be quantified by the following steps:               <ul style="list-style-type: none"> <li>List the types of buildings (office, commercial, retail, multi-family and/or single family)</li> <li>Quantify the total GFA for each building type</li> <li>List the expected/approximate energy use intensities (euis) for each building type</li> <li>Quantify the total building annual energy use for the site</li> <li>List the renewable energy technologies being considered for the site</li> <li>Quantify the expected annual energy generated from renewable technologies</li> </ul> </li> <li>Quantify the percent (%) of annual energy generated on site, relative to the total energy consumed</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED NC EAc2</li> </ul>		

<b>Metric:</b>	<b>2.4.2 Passive Solar Alignment</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote energy efficiency by creating the conditions for the use of passive solar design as well as solar photovoltaic and/or solar thermal strategies</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
<b>Point Allocation</b>			
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>50% (or more) of the blocks have one axis within 15 degrees of East-West (E-W) plane</li> <li>East-West (E-W) lengths of those blocks are at least as long as the North-South (N-S) lengths of blocks</li> </ul>		3 Points
<b>Aspirational Target:</b>	<ul style="list-style-type: none"> <li>75% (or more) of the blocks have one axis within 15 degrees of East-West (E-W) plane</li> <li>East-West (E-W) lengths of those blocks are at least as long as the North-South (N-S) lengths of blocks</li> </ul>		6 Points
<b>Demonstrating Compliance</b>			
<b>Where to Demonstrate Compliance:</b>	Block Plan	Community Design Guidelines	
	Plan of Subdivisions	Planning Justification Report	
	Site Plan	Site Plan Drawings or Urban Design Brief	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>On a diagram, identify and clearly mark the direction of True North</li> <li>Measure 15° from the East-West plain for all blocks and buildings (as shown in figure below)</li> <li>Highlight and quantify the buildings/blocks that have one axis within 15° of East-West (E-W) plane</li> <li>Highlight and quantify the buildings and blocks that have the East-West (E-W) lengths at least as long as the North-South (N-S) lengths</li> <li>Quantify the percent (%) of buildings and blocks (relative to the total number of buildings and blocks) that have: <ul style="list-style-type: none"> <li>One axis within the 15° of East-West (E-W) and</li> <li>East-west (E-W) lengths at least as long as the North-South (N-S) lengths</li> </ul> </li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED ND GIBc10</li> </ul>		
<b>Figure:</b>	<p>Source: Unknown</p>		

<b>Metric:</b>	<b>2.4.3 Building Energy Efficiency</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To 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</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Employment lands excluded</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
	Plan of Subdivisions		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	75% of single family homes and multi-unit residential buildings (3 storeys or below) achieve an EnerGuide rating of 83 or higher		2 Points
<b>Aspirational Target:</b>	90% of single family homes and multi-unit residential buildings (3 storeys or below) achieve an EnerGuide rating of 85 or higher		6 Points
	Site Plan		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	Single family homes and multi-unit residential buildings (3 storeys or below) are built to an energuide rating of 83 or higher		2 Points
	All buildings are designed to be 35% better than the Model National Energy Code for Buildings (MNECB)		3 Points
<b>Aspirational Target:</b>	All buildings in the project (commercial, institutional, and multi-unit residential <i>greater than</i> 3 storeys) are commissioned prior to full occupancy		3 Points
	Electricity sub-meters are installed per commercial/institutional tenant and per residential suite <i>Note: Only applies to multi-unit residential greater than 3 storeys</i>		3 Points
	The project targets additional energy savings, relative to Model National Energy Code for Building (MNECB)		Up to 8 Points
	For every 5% improvement in energy efficiency over 35% (up to 60% cost savings relative to MNECB)		1 Point
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	Letter of Intent signed by a professional	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	<b>Plan of Subdivision</b> The Letter of Intent will: <ul style="list-style-type: none"> <li>Quantify the percent (%) of single family homes or multi-unit residential buildings (3 storeys or lower) that will be built to an energuide rating of 83 (or equivalent)</li> <li>Quantify the percent (%) of single family homes or multi-unit residential buildings (3 storeys or lower) that will be built to an energuide rating of 85 (or equivalent)</li> <li>List the key design features that will be included to yield the targeted energuide score</li> </ul>		
	<b>Site Plan</b> The Letter of Intent will:		

	<ul style="list-style-type: none"> <li>• Quantify the percent (%) of single family homes or multi-unit residential buildings (3 storeys or lower) that will be built to an energuide rating of 83 (or equivalent)</li> <li>• Quantify the percent (%) of single family homes or multi-unit residential buildings (3 storeys or lower) that will be built to an energuide rating of 85 (or equivalent)</li> <li>• For multi-unit residential buildings (greater than 3 storeys) and the commercial, institutional and retail buildings, identify the targeted energy savings relative to the Model National Energy Code for Buildings (MNECB)</li> <li>• Identify the key design features that will be included to yield the targeted energy savings, relative to MNECB</li> <li>• Confirm that building commissioning will be carried out for all commercial, institutional and multi-unit residential buildings greater than 3 storeys prior to full occupancy</li> <li>• Confirm that electricity submeters will be installed in all multi-unit residential buildings (greater than 3 storeys), commercial and institutional buildings. One electricity submeter will be installed per residential suite and tenant</li> </ul>
<b>Other:</b>	<ul style="list-style-type: none"> <li>• LEED ND GIBp2</li> <li>• Toronto Green Standard Tier I &amp; Tier II</li> </ul>

<b>Metric:</b>	<b>2.4.4 Energy Management</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce greenhouse gas emissions while benefitting customers by reduced ongoing energy expenses and one-time fire costs for mechanical equipment</li> </ul>		
<b>Applicable To:</b>	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Employment lands excluded</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	Develop an energy management 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, conduct a district energy feasibility study		3 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	Energy Report issued and signed by a professional	
	Plan of Subdivisions	Energy Report issued and signed by a professional	
	Site Plan	Energy Report issued and signed by a professional	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>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> <li>In intensification areas, where district energy has been deemed viable by the municipality submit an 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 seasonal and peak demand)</li> <li>Identify 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> </ul> </li> </ul>		
<b>Other:</b>	N.A.		

<b>Metric:</b>	<b>2.4.5 Reduce Potable Water Use for Irrigation</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote efficient use of water</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	Reduce potable water used for irrigation by 50%, compared to a mid-summer baseline case		2 Points
<b>Aspirational Target:</b>	No potable water is used for irrigation		4 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	N.A.	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	<p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Confirm that the project will be designed to reduce potable water requirements for irrigation</li> <li>Quantify the percent (%) reduction in potable water used to irrigate, relative to a mid-summer baseline case</li> <li>Identify the strategies used to reduce potable water demands (i.e. drought tolerant vegetation, controls, drip irrigation and/or rainwater harvesting/storage)</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED NC WEc1</li> <li>Toronto Green Standard Tier I</li> </ul>		

<b>Metric:</b>	<b>2.4.6 Water Conserving Fixtures</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote efficient use of water</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Include plumbing fixtures with the following maximum flow rates and satisfy applicable City of Brampton's standards and baseline fixture rates <ul style="list-style-type: none"> <li>Toilets: 6 LPF</li> <li>Faucets: 8.3 LPM</li> <li>Showerheads: 9.5 LPM</li> <li>Urinals 3.8 LPF</li> <li>Faucets 8.3 LPM (private applications only)</li> <li>1.9LPM all other</li> </ul>		0 Points
<b>Minimum Target:</b>	Include water fixtures that obtain a 10% to 20% reduction over the baseline fixture (mandatory target fixture or City's applicable standards)		3 Points
<b>Aspirational Target:</b>	Include water fixtures that obtain greater than 20% reduction over the baseline fixture (mandatory target fixture)		6 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	N.A.	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	The Letter of Intent will: <ul style="list-style-type: none"> <li>Confirm that the project will include water conserving fixtures with flow rates that satisfy OBC and applicable Municipal Standards</li> <li>Quantify the relative potable water savings from the fixtures selected</li> <li>Include sample cut sheets for some of the fixtures being considered to yield the targeted potable water reduction</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED ND GIBp3</li> <li>Toronto Green Standard Tier I &amp; Tier II</li> </ul>		

<b>Metric:</b>	<b>2.4.7 Parking Garage Lighting</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote efficient use of water</li> </ul>	
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision
	<input checked="" type="checkbox"/> Site Plan	
	<i>Note: Single Family developments are exempt</i>	
<b>Terms:</b>	N.A.	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	Parking garages have a minimum level of illumination of 50 lux.	0 Points
<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 Points
<b>Aspirational Target:</b>	N.A.	0 Points
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.
	Plan of Subdivisions	N.A.
	Site Plan	Letter of Intent signed by a professional
<b>How to Demonstrate Compliance:</b>	<p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Carry out a photometric analysis to quantify the average illumination level is 50 lux or greater</li> <li>Confirm that the development will include occupancy sensors (motion and thermal) on 2/3 of fixtures, while always maintaining a minimum illumination level of at least 10 lux</li> </ul>	
<b>Other:</b>	N.A.	

<b>Metric:</b>	<b>2.4.8 Reduce Light Pollution</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce nighttime glare and light trespass from the building and the site</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single Family developments are exempt</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
	Plan of Subdivision		
<b>Mandatory Target:</b>	Satisfy City's applicable standards	0 Points	
<b>Minimum Target:</b>	Shield exterior light fixtures greater than 1000 lumens to prevent night sky lighting. (No uplighting allowed)	1 Point	
<b>Aspirational Target:</b>	N.A.	0 Points	
	Site Plan		
<b>Mandatory Target:</b>	Satisfy City's applicable standards	0 Points	
<b>Minimum Target:</b>	Proposed plans shield exterior light fixtures greater than 1000 lumens to prevent night sky lighting, no uplighting allowed	1 Point	
<b>Aspirational Target:</b>	Proposed plans develop lighting controls that reduce nighttime spillage of light by 50% from 11 pm to 5 am. No architectural lighting allowed between 11 pm and 5 am <i>Note: Single Family developments are exempt from aspirational requirements</i>	1 Point	
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	Letter of Intent signed by a professional	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	<p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Confirm that City's applicable standards have been satisfied</li> <li>To prevent night sky lighting, include shields on all exterior fixtures that have a lumen output of 1000 or greater</li> <li>Confirm that the design will not include any uplighting</li> </ul> <p><b>Site Plans (Non Residential)</b></p> <p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Commit that lighting controls will be utilized to reduce nighttime lighting spillage by 50% from 11 pm to 5 am, and no architectural lighting will be used between 11 pm and 5 am</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED NC SSc8</li> <li>Toronto Green Standard Tier I &amp; Tier II</li> </ul>		

<b>Metric:</b>	<b>2.4.9 Energy Conserving Lighting</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce energy used for exterior lighting</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single Family developments are exempt</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Satisfy City's applicable standards		0 Points
<b>Minimum Target:</b>	LEDs and/or photocells are used on all exterior (exposed) lighting fixtures (applies to streetlights, park lights, pedestrian walkways, etc.)		2 Point
<b>Aspirational Target:</b>	N.A.		0 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	Letter of Intent signed by a professional	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	<p>The Letter of Intent will:</p> <ul style="list-style-type: none"> <li>Confirm that City of Brampton's applicable energy conserving standards have been satisfied</li> <li>Confirm that the development will commit that LED and photocells will be used for all exterior, exposed light fixtures to reduce electricity demand, and rely on ambient daylight when available</li> </ul>		
<b>Other:</b>	N.A.		

<b>Metric:</b>	<b>2.4.10 Bird Friendly Design</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce energy used for exterior lighting</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single Family developments are exempt</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	<ul style="list-style-type: none"> <li>Apply combination of Bird Friendly Design strategies on at least 85% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards)</li> <li>Visual markers provided on the glass of proposed buildings with spacing no greater than 10 cm x 10 cm</li> <li>Where a green roof is constructed with adjacent glass surfaces, ensure the glass is treated 12 m above green roof surface</li> </ul>		2 Point
<b>Aspirational Target:</b>	N.A.		0 Points
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	N.A.	
	Site Plan	Elevations	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Elevation plans should clearly highlight the bird friendly design features adopted on the first 12 m above grade. Bird friendly design features can include, but aren't limited to: <ul style="list-style-type: none"> <li>Visual patterns on glass</li> <li>Window films</li> <li>Fenestration patterns</li> <li>Angled glass downwards</li> <li>Sunshades</li> <li>Reduced night sky lighting</li> </ul> </li> <li>Confirm that the visual markers on the glass have spacing no greater than 10 cm x 10 cm</li> <li>Confirm that 85% of the building glass (12 m above grade) has been treated with bird friendly design strategies</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Toronto Green Standard Tier I</li> <li>City of Toronto Bird Friendly Design Guidelines</li> </ul>		

**MATERIALS AND SOLID WASTE MANAGEMENT**

<b>Metric:</b>	<b>2.4.11 Solid Waste</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To promote waste reduction and diversion of materials from landfills</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single Family developments are exempt</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Plans comply with the both City and Region's standards for waste management		0 Points
<b>Minimum Target:</b>	Storage and collection areas for recycling and organic waste are provided within or attached to the building, or deep collection recycling and organic waste storage facilities are provided <i>Note: Single Family developments are exempt from minimum requirements</i>		1 Point
<b>Aspirational Target:</b>	Three-chute system <i>Note: Single Family and Commercial, Retail, Institutional developments are exempt from aspirational requirements</i>		1 Point
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	N.A.	
	Site Plan	<ul style="list-style-type: none"> <li>Site Plan Drawings</li> <li>Floor Plan</li> </ul>	
<b>How to Demonstrate Compliance:</b>	<ul style="list-style-type: none"> <li>Confirm that City's applicable standards have been satisfied</li> <li>For multi-unit residential, commercial, and institutional buildings, clearly identify storage and collection areas for recycling and organic waste</li> <li>For multi-unit residential buildings, clearly identify three chute system for waste/recycling disposal</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>Toronto Green Standards Tier I</li> </ul>		

<b>Metric:</b>	<b>2.4.12 Recycled/Reclaimed Materials</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce the adverse environmental effects of extracting and processing virgin materials</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single Family developments are exempt</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	Satisfy City's applicable standards for recycled/reclaimed materials		0 Points
<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>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	Letter of Intent signed by a professional	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	The Letter of Intent will: <ul style="list-style-type: none"> <li>Confirm that City's applicable standards have been satisfied</li> <li>Identify the expected percent (%) of reclaimed/recycled material that will be used for new infrastructure (i.e. roadways, parking lots, sidewalks, unit paving, etc.)</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>LEED ND GIBc15</li> </ul>		

<b>Metric:</b>	<b>2.4.13 Material Re-Use and Recycled Content</b>	
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce demand for new materials and promote diversion of materials from landfills</li> </ul>	
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision
	<input checked="" type="checkbox"/> Site Plan	
	<i>Note: Single Family developments are exempt</i>	
<b>Terms:</b>	N.A.	
	<b>Point Allocation</b>	
<b>Mandatory Target:</b>	N.A.	0 Points
<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
	At least 10% recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) is provided	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
	At least 15% recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) is provided	1 Point
	<b>Demonstrating Compliance</b>	
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.
	Plan of Subdivisions	N.A.
	Site Plan	Letter of Intent signed by a professional
<b>How to Demonstrate Compliance:</b>	The Letter of Intent will: <ul style="list-style-type: none"> <li>Confirm that the project will use recycled and re-used materials in the development</li> <li>Identify the percent (%) of reused content in building materials and/or landscaping</li> <li>Identify that percent (%) of recycled content in building materials and/or landscaping</li> </ul>	
<b>Other:</b>	<ul style="list-style-type: none"> <li>Toronto Green Standards Tier II</li> </ul>	

<b>Metric:</b>	<b>2.4.14 Reduce Heat Island from Built Environment – Non Roof</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce ambient surface temperatures and provide shade for human health and comfort</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single Family developments are exempt</i>		
<b>Terms:</b>	N.A.		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	50% of the site's hardscape, includes any combination of the following: <ul style="list-style-type: none"> <li>Underground/covered parking</li> <li>Hardscape shading</li> <li>Hardscape material with a solar reflective index (SRI) greater than 29</li> <li>Open grid pavers (greater than 50% pervious)</li> </ul>		2 Points
<b>Aspirational Target:</b>	75% of the site's hardscape, includes 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 greater than 29</li> <li>Open grid pavers (greater than 50% pervious)</li> </ul>		1 Point
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	N.A.	
	Site Plan	Letter of Intent signed by a professional	
<b>How to Demonstrate Compliance:</b>	The Letter of Intent will: <ul style="list-style-type: none"> <li>Quantify the total hardscape on the site (excluding building footprint)</li> <li>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 an SRI greater than 29, and open grid pavers with pervious greater than 50%). The following products have an SRI greater than 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>Quantify the percent (%) of hardscape area that has employed heat island reduction strategies, relative to the total hardscape area</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>City's Official Plan</li> <li>LEED NC SSC7.1/7.2</li> <li>Toronto Green Standards Tier I and Tier II</li> </ul>		

<b>Metric:</b>	<b>2.4.15 Reduce Heat Island from Built Environment – Roof</b>		
<b>Metric Intent:</b>	<ul style="list-style-type: none"> <li>To reduce ambient surface temperatures</li> </ul>		
<b>Applicable To:</b>	<input type="checkbox"/> Block Plan	<input type="checkbox"/> Plan of Subdivision	<input checked="" type="checkbox"/> Site Plan
	<i>Note: Single Family developments are exempt</i>		
<b>Terms:</b>	<ul style="list-style-type: none"> <li><b>Cool Roof:</b> Roof surface with a solar reflective index of 78 or higher for low-sloped roofs, and 29 or higher for steep roofs</li> </ul>		
	<b>Point Allocation</b>		
<b>Mandatory Target:</b>	N.A.		0 Points
<b>Minimum Target:</b>	75% of the available roof area has a cool surface		2 Points (total)
	50% of the total available roof area is vegetated		4 Points (total)
	50% of the available roof area is vegetated and remaining 50% is cool		6 Point (total)
<b>Aspirational Target:</b>	90% of the available roof area has a cool surface		4 Points (total)
	75% of the available roof area is vegetated		6 Points (total)
	75% of the available roof area is vegetated and remaining 25% has a cool surface		8 Points (total)
	<b>Demonstrating Compliance</b>		
<b>Where to Demonstrate Compliance:</b>	Block Plan	N.A.	
	Plan of Subdivisions	N.A.	
	Site Plan	Landscape Plan or Roof Plan	
<b>How to Demonstrate Compliance:</b>	<p>Quantify the total available roof area (exclude area of mechanical equipment)</p> <p><b>For non-vegetated roofs:</b></p> <ul style="list-style-type: none"> <li>List the expected roofing surfaces and their respective SRI values</li> <li>Quantify the percent (%) of cool roof area, relative to the total available roof area</li> </ul> <p><b>For roofs that include vegetation/a green roof installation:</b></p> <ul style="list-style-type: none"> <li>Quantify the percent (%) of roof areas (relative to the total available roof area) that will be vegetated</li> <li>Of the remaining roof area (if any), quantify the percent (%) roof area (relative to the total available roof area) that has an SRI of 78 or higher</li> </ul>		
<b>Other:</b>	<ul style="list-style-type: none"> <li>City's Official Plan</li> <li>LEED NC SSC7.1/7.2</li> <li>Toronto Green Standards Tier I and Tier II</li> </ul>		

# **CHAPTER 3: SUSTAINABILITY SUMMARY TERMS OF REFERENCE**

### 3.1. PURPOSE

The Sustainability Summary provides City staff with an overview of an application's sustainability performance by indicating its Sustainability Score, what points are achieved, and indicating where the points can be verified within the associated component studies.

Examples of component studies include, but are not limited to Community Design Guidelines (CDGs), Environmental Impact Studies (EIS), Functional Servicing Report (FSR), and Traffic Impact Studies.

### 3.2. WHAT THE SUSTAINABILITY SUMMARY MUST INCLUDE?

#### 3.2.1. Introduction

A brief description of the proposed development.

#### 3.2.2. Sustainability Declaration

A statement that identifies the Sustainability Score and the threshold achieved (i.e. Bronze, Silver, Gold).

*Example:* The proposed plan of subdivision achieved an overall Sustainability Score of 57 points, which falls within the Silver threshold.

#### 3.2.3. Score Verification

Briefly describe where each score point awarded can be verified.

**Mandatory Targets** are required by City policies and standards. Applicant is expected to meet all mandatory targets.

- Where a mandatory target cannot be achieved, provide a brief rational in the Sustainability Summary, and reference to where a further explanation is provided (i.e. component studies).
- Where a mandatory target is identified as non-applicable, provide a brief rational.

*Examples:*

- The application did not satisfy the mandatory target *"Are outdoor waiting areas (located on the site) providing protection from weather?"* because the target was satisfied by a previous site plan submission. Please refer to the site plan drawing dated July 26, 2014.
- The application is unable to satisfy the mandatory metric *"Have the following policies been adhered to? 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 Heritage Inventory"* as there are no heritage properties on site, therefore the metric is not applicable.
- The metric *"Have 75% or more of the healthy mature trees greater than 20 cm DBH been preserved in-situ on site?"* was satisfied and can be verified on page 10 of the Tree Evaluation report prepared by XYZ Tree Evaluations Limited dated September 30, 2016; and drawing L02 of the Landscape Plan prepared by ABC Landscape Architects dated June 5, 2017.

#### 3.2.4. Conclusion:

Reiterate the final Application Overall Sustainability Score and how it relates to the City of Brampton's threshold scores (i.e. Bronze, Silver, and Gold).

# **CHAPTER 4:**

# **LETTER OF INTENT SAMPLES**

# **LETTER OF INTENT- BLOCK PLAN SUBMISSIONS**

## **General**

\*Note that the following letter of intent relates solely to commitments expressed by the applicant though the completion of the Sustainability Assessment Tool (SAT).

### **1. APPLICANT/AGENT AND OWNER INFORMATION**

#### **APPLICANT/AGENT**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

#### **OWNER**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

### **2. SITE INFORMATION**

Street Address: \_\_\_\_\_

Lot (Block): \_\_\_\_\_ Registered Plan (Concession): \_\_\_\_\_

Part: \_\_\_\_\_ Reference Plan: \_\_\_\_\_

### **3. AUTHORIZATION** (The owner must complete the following):

I, \_\_\_\_\_ being the registered Owner of the subject lands hereby authorize (name of applicant) \_\_\_\_\_ to prepare and submit a Block Plan applicant on my behalf that include the following (☑check all applicable):

#### **Urban Agriculture - Dedicate Land for Local Food Production**

- Has 80 sq.ft. of garden space been provided per development unit?
- Has the applicable growing space per development unit been satisfied?

#### **Soils and Topography - Restore and Enhance Soils**

- Have recommendations from a Topsoil Fertility Test been implemented for the entire site? (Must satisfy this target to earn aspirational points)

#### **Energy Conservation - Energy Management**

- Has an energy management strategy been developed for the development?

**4. DECLARATION OF OWNER:**

I hereby declare that the statements made by me in this application are to be the best of my belief and knowledge, and are a true and complete representation of the purpose and intent of this application.

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

**5. DECLARATION OF PROFESSIONAL(s):**

I hereby declare that the statements made by me in this application are to be the best of my belief and knowledge, and are a true and complete representation of the purpose and intent of this application.

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**

# **LETTER OF INTENT- DRAFT PLAN SUBMISSIONS**

## **General**

\*Note that the following letter of intent relates solely to commitments expressed by the applicant though the completion of the Sustainability Assessment Tool (SAT).

### **1. APPLICANT/AGENT AND OWNER INFORMATION**

#### **APPLICANT/AGENT**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

#### **OWNER**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

### **2. SITE INFORMATION**

Street Address: \_\_\_\_\_

Lot (Block): \_\_\_\_\_ Registered Plan (Concession): \_\_\_\_\_

Part: \_\_\_\_\_ Reference Plan: \_\_\_\_\_

### **3. AUTHORIZATION (The owner must complete the following):**

I, \_\_\_\_\_ being the registered Owner of the subject lands hereby authorize \_\_\_\_\_ to prepare and submit a Draft Plan application on my behalf that include the following (☒check all applicable):

#### **Energy Conservation - Solar Readiness**

- Have 100% of all new buildings been designed for solar readiness?
- What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%) \_\_\_\_\_

#### **Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional**

- Have all building been designed in accordance with the Ontario Building Code?
- What EnerGuide rating have 75% of single family homes and multi-unit residential buildings (<3 storeys) been built to?
- What EnerGuide rating have 90% of single family homes and multi-unit residential buildings (<3 storeys) been built to?

#### **Lighting - Reduce Light Pollution**

- Have all applicable Municipal Standards been satisfied?
- Confirm that up-lighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.

**Lighting - Energy Conserving Lighting**

- Have all applicable Municipal Standards been satisfied?
- Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)

**Urban Agriculture**

- Has the applicable growing space per development unit been satisfied?

**Materials and Solid Waste Management - Recycled/Reclaimed Materials**

- Have all applicable Municipal Standards been satisfied?
- What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc.

**4. DECLARATION:**

I hereby declare that the statements made by me in this application are to be the best of my belief and knowledge a true and complete representation of the purpose and intent of this application.

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Signature of Professional)**

**5. DECLARATION OF PROFESSIONAL(s):**

I hereby declare that the statements made by me in this application are to be the best of my belief and knowledge, and are a true and complete representation of the purpose and intent of this application.

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

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**(Date MM/DD/YYYY)**

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**(Profession)**

# **LETTER OF INTENT- SITE PLAN SUBMISSIONS**

## **General**

\*Note that the following letter of intent relates solely to commitments expressed by the applicant though the completion of the Sustainability Assessment Tool (SAT).

### **1. APPLICANT/AGENT AND OWNER INFORMATION**

#### **APPLICANT/AGENT**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

#### **OWNER**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

### **2. SITE INFORMATION**

Street Address: \_\_\_\_\_

Lot (Block): \_\_\_\_\_ Registered Plan (Concession): \_\_\_\_\_

Part: \_\_\_\_\_ Reference Plan 43R: \_\_\_\_\_

### **3. AUTHORIZATION (The owner must complete the following):**

I, \_\_\_\_\_ being the registered Owner of the subject lands hereby authorize (name of applicant) \_\_\_\_\_ to prepare and submit a Site Plan applicant on my behalf that include the following ( check all applicable):

#### **Urban Agriculture - Dedicate Land For Local Food Production**

Has 80 sq.ft. of garden space been provided per development unit?

#### **Materials and Solid Waste Management - Material Re-used and Recycled Content**

What percentage of reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used?

What percentage of recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used?

#### **Materials and Solid Waste Management - Recycled/Reclaimed Materials**

Have all applicable Municipal Standards been satisfied?

What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc.

#### **Potable Water - Reduce Potable Water Used for Irrigation**

- What percentage has potable water for irrigation been reduced as compared to a mid-summer baseline?

**Potable Water - Water Conserving Fixtures**

- Have the applicable municipal standards been satisfied?
- If applicable input applicable flow rates for water consuming fixtures (copied from the SAT):

Toilets:	
Private Faucets	
Showerheads:	
Public Faucets:	
Urinals:	
Current % reduction:	

**Energy Conservation - Solar Readiness**

- Have 100% of all new buildings been designed for solar readiness?
- What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%) \_\_\_\_\_

**Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional**

- Have all building been designed in accordance with the Ontario Building Code?
- Relative to an MNECB compliant reference building, what is the expected energy savings of the proposed building design? \_\_\_\_\_
- Will all commercial, institutional and multi residential buildings over three storeys be commissioned?
- Will building electricity sub-meters be required for all office tenants and residential suites?

**Energy Conservation - Energy Management**

- Has an energy management strategy been developed for the development?
- In an Intensification Area, where district energy is deemed viable by the municipality, has a district energy feasibility study been conducted?

**Lighting - Parking Garage Lighting**

- Has a minimum illumination of 50 lux been implemented in all parking areas?
- Have occupancy sensors been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux?

**Lighting - Reduce Light Pollution**

- Have all applicable Municipal Standards been satisfied?
- Confirm that up-lighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.
- Has a minimum illumination of 50 lux been implemented in all parking areas?
- Have lighting controls been implemented to reduce light spillage from buildings by 50% from 11pm to 5am?
- Will all architectural lighting be shut off between 11pm and 5am?

**Lighting - Energy Conserving Lighting**

- Have all applicable Municipal Standards been satisfied?
- Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)

**4. DECLARATION OF OWNER:**

I hereby declare that the statements made by me in this application are to be the best of my belief and knowledge, and are a true and complete representation of the purpose and intent of this application.

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

**5. DECLARATION OF PROFESSIONAL(s):**

I hereby declare that the statements made by me in this application are to be the best of my belief and knowledge, and are a true and complete representation of the purpose and intent of this application.

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**

\_\_\_\_\_  
**(Name Printed)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date MM/DD/YYYY)**

\_\_\_\_\_  
**(Profession)**