



**ThinKING Green**   
**Sustainable Development Program**

May 2024



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## Introduction

The **ThinKING Green: Sustainable Development Program** has been developed to expand upon the sustainability policies in the Township's Our King Official Plan, and to build upon and replace the Sustainable King: Green Development Standards Program as released in 2020.

**ThinKING Green** establishes a set of metrics with the purpose of evaluating the sustainable performance of new development in the Township of King. The development metrics established through this Program represent the vision for the Township, and the Township's overarching goal of creating a sustainable, resilient and healthy community for all. **ThinKING Green** applies to **all Site Plan Development** and **Draft Plan of Subdivision Applications** throughout the Township to ensure that all proposed development aligns with the vision for the community.

## What is Sustainability?

The most commonly adopted definition of sustainability is "meeting the needs of the present generation without compromising the ability of future generations to meet their needs". This means that the actions we take must protect, restore, and enhance our natural and urban environments while promoting a high quality of life today, tomorrow and for generations to come. New developments must occur in a sustainable manner to work towards the development of communities that are resilient and equitable.

**ThinKING Green** breaks down this definition of sustainability into five key principles. These principles are interconnected and must be addressed collectively to ensure the Township's sustainable future. The five principles are:

1. Green Infrastructure
2. Energy and Conservation
3. Built Environment
4. Natural Environment
5. Healthy Communities



## What is the Purpose of ThinKING Green?

King Township contains portions of the Oak Ridges Moraine, Greenbelt and Holland Marsh, all of which contain diverse ecosystems. The Township includes lands that are regulated by the Toronto and Region Conservation Authority (TRCA), Lake Simcoe Region Conservation Authority (LSRCA), and Nottawasaga Valley Conservation Authority (NVCA). The Program aims to ensure that the diverse ecosystems continue to flourish while recognizing new development, primarily within the Township's Villages.

**ThinKING Green** encourages new development to protect and enhance the natural environment while utilizing efficient, innovative, and sustainable measures. The development metrics are structured into five Principles that propose to reduce the environmental and carbon footprint of developments by incorporating alternative energy sources, innovative landscaping, and green technologies. The metrics also encourage the identification, protection, enhancement, and restoration of the natural environment.

## What is the Submission Process?

The need to complete the Program is determined through the Township's Collaborative Application Preparation (CAP) Process in advance of the submission of a development application.

All Site Plan Development Applications submitted in accordance with the Site Plan Control By-law, and all Draft Plan of Subdivision Applications are required to address the metrics of the Program as part of a Complete Application. A Complete Application will include the submission of a completed **ThinKING Green** Program Table (Appendix A), and the submission of a covering Green Development Standards Report that summarizes how the application meets the intent of the Program.

Site Plan Development Applications that do not propose new construction, and Draft Plan of Subdivision Applications that require a subsequent Site Plan Development Application are exempt from the Program. Terms that are underlined are defined in the **ThinKING Green** Program Glossary, located in Appendix B.

## What is the ThinKING Green Review Process?

### Collaborative Application Preparation Process

- Staff will advise if the Program needs to be completed and the requirements.

### Complete Application Submission

- A Complete Application will include the submission of completed ThinKING Green Program Tables and a covering Green Development Standards Report.

### Circulation

- Staff circulate the materials and review the Plans and Studies to internal departments and external agencies to verify the metrics, target levels and Sustainability Score achieved.

### Resubmissions and Recirculations

- Any resubmissions will include an updated Program Table and all associated submission materials.

### Recommendation Report and Agreement

- The Report will detail the final Sustainability Score and confirmation of the metrics and target levels achieved. Conditions will be detailed in the Agreement and/or Draft Plan conditions.

### Building Permit Application

- The applicant will demonstrate that the development has been constructed in accordance with the achieved Sustainability Score.

## What are the Principles?

The sustainability metrics are organized into five Principles: Green Infrastructure, Efficiency and Conservation, Built Environment, Natural Environment and Healthy Communities.

### Green Infrastructure

The metrics in this Principle encourage innovative approaches to encourage water conservation and minimize the consumption of non-renewable resources. The metrics concentrate on mitigating the urban heat island effect, re-using and recycling materials, and promoting water quality.

### Energy and Conservation

The metrics in this Principle promote the reduction of greenhouse gas emissions through the use of alternative energy systems. The metrics also focus on water conservation and aim to reduce the impacts of development on the natural environment.

### Built Environment

The metrics in this Principle encourage a sustainable built form with a diverse range of land uses. The metrics also promote active transportation and pedestrian-oriented development, while encouraging measures that promote safety and reduce greenhouse gas emissions.

### Natural Environment

The metrics in this Principle recognize the importance of the Township's natural heritage system, parkland and open space areas, and encourages their protection, preservation and enhancement. The metrics promote connectivity between open spaces, parkland and the natural heritage system to support recreational opportunities while also protecting and enhancing ecological systems and wildlife habitats.

### Healthy Communities

The metrics in this Principle encourage a mix of housing types to support a diverse population and promotes aging in place and universal accessibility. The metrics in this Principle endeavour to improve the health of the community by promoting waste reduction measures, connections to parkland and building design that supports the natural environment.



## What are the Sustainability Metrics?

The sustainability metrics are listed below, organized by Principle. The Township recognizes that specific metrics may not be applicable to all development applications. If a metric is not applicable, an explanation should be provided as to why the metric is not applicable for the proposed development.

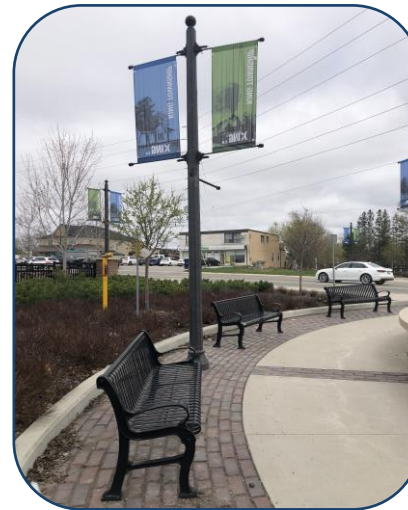
There is also the opportunity to suggest a sustainability metric that is not currently included in the Program. Appendix C of the **ThinKING Green** Program Table provides a chart where a sustainability metric can be proposed. This metric must be allocated into one of the five Principles, and justification must be provided to support the proposed metric. The Township will review the proposed metric and evaluate what Target Level the proposed metric meets, and its Sustainability Score.

<u>Green Infrastructure</u>	<u>Energy and Conservation</u>	<u>Built Environment</u>	<u>Natural Environment</u>	<u>Healthy Communities</u>
1.1 <u>Heat Island Effect–Non-Roof</u>	2.1 <u>Alternative Energy Systems</u>	3.1 <u>Bird Friendly Design</u>	4.1 <u>Connections to Parkland</u>	5.1 <u>Bicycle Parking</u>
1.2 <u>Heat Island Effect–Roofing</u>	2.2 <u>Alternative Energy Systems – Residential</u>	3.2 <u>Building Orientation</u>	4.2 <u>Lot Disturbance in the Countryside</u>	5.2 <u>Community Gardens</u>
1.3 <u>Rainwater Harvesting</u>	2.3 <u>Controlling Solar Gains</u>	3.3 <u>Cultural Heritage Preservation</u>	4.3 <u>Protection, Enhancement and Restoration of the Natural Heritage System</u>	5.3 <u>Fire Prevention</u>
1.4 <u>Material Re-Use</u>	2.4 <u>Energy Efficiency</u>	3.4 <u>Off-Street Parking</u>	4.4 <u>Soil Quality and Quantity</u>	5.4 <u>Housing Diversity</u>
1.5 <u>Road Salt Management</u>	2.5 <u>Green Building Certification</u>	3.5a <u>Parking - Electric Vehicle Charging – Non-Residential</u>	4.5 <u>Street Trees</u>	5.5 <u>Mixed-Use Housing</u>
1.6 <u>Stormwater Quantity</u>	2.6 <u>Light Pollution</u>	3.5b <u>Parking - Electric Vehicle Charging – Residential</u>	4.6 <u>Supporting Pollinators</u>	5.6 <u>Parkland</u>
1.7 <u>Water Quality</u>	2.7 <u>Reducing the Use of Potable Water for Irrigation</u>	3.6 <u>Parking – Carpool</u>	4.7 <u>Tree Canopy</u>	5.7 <u>Universally Accessible Development</u>
1.8 <u>Wind Protection for Ground Oriented Development</u>	2.8 <u>Water Conservation</u>	3.7 <u>Shadow Impacts</u>		5.8 <u>Waste Management</u>
		3.8 <u>Active Transportation Network</u>		

## How are the Metrics Structured?

Every sustainability metric includes an “Intent” which identifies the goal and purpose for the metric. Below the intent is the type of application that the metric is applicable to; Draft Plan of Subdivision and/or Site Plan. This section of the metric also identifies if the metric is applicable to residential, mixed-use, and/or industrial, commercial and institutional development. For each metric, checkmarks  are used to identify where the metric is applicable. Where the metric is not applicable the check box is left blank.

The metrics also include details regarding the Target Levels and include a list of resources for applicants that are relevant to the specific metric. For each metric, information on the Documentation that is required, including what is required to demonstrate compliance (i.e., Site Plan, Landscape Plan, etc.), and details for what needs to be included on these materials is identified. Finally, a list of the departments that are responsible for the review of the metric is included.



1.2 Heat Island Effect - Roofing					
<b>Intent</b>		To reduce the Heat Island Effect from the built environment by encouraging roof surfaces with high albedos and vegetated surfaces.			
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed-Use <input checked="" type="checkbox"/> Industrial, Commercial, Institutional			
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>	
	Minimum	N/A	N/A		
	Level 1	2 points	<ul style="list-style-type: none"> <li>75% of the available roof area has a cool surface; OR</li> <li>50% of the available roof area is vegetated/green.</li> </ul>		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>Landscape Plan</li> <li>Planting Plan</li> <li>Roof Plan</li> <li>Architectural Plan(s)</li> <li>All materials are to be prepared by a <u>qualified individual</u></li> </ul>
	Level 2	+ 2 points (total 4 points)	<ul style="list-style-type: none"> <li>90% of the available roof area has a cool surface; OR</li> <li>75% of the available roof area is vegetated/green.</li> </ul>		
<b>Resources</b>		<ul style="list-style-type: none"> <li>USGBC – Heat Island Effect (Roof)</li> <li>City of Toronto Green Roof By-law</li> </ul>			
<b>Department to Review</b>		Growth Management Services – Planning Growth Management Services – Building  <b>How to Comply?</b> Quantify the total available roof area (excluding mechanical equipment areas). <b>For cool roofs:</b> <ul style="list-style-type: none"> <li>Identify the solar reflective index.</li> <li>Provide the percentage (%) of cool roof area in comparison to the total available roof area.</li> </ul> <b>For vegetated (green) roofs:</b> <ul style="list-style-type: none"> <li>Provide the percentage (%) of vegetated roof area in comparison to the total available roof area.</li> <li>Provide a planting plan/landscape plan for the vegetated portion of the roof.</li> </ul> Low sloped roofs should have a minimum SRI of 78 & high sloped roofs should have a minimum SRI of 29.			

## How is the Program Scored?

Each metric has up to three Target Levels: Minimum, Level 1 and Level 2. A development application is required to meet **all** Minimum Targets throughout the Program, and a minimum of one “Level 1” or “Level 2” Target from each Principle to ensure that the Application incorporates sustainability goals from all Principles. The Minimum Target is generally reflective of current legislation and policies, such as the Township Zoning By-laws, Ontario Building Code, and York Region’s Inflow and Infiltration Reduction Standard for New Development.

Several metrics do have Minimum Targets that exceed current requirements to align with Township objectives and to encourage sustainable development. Where there is no Minimum Target, the metric is **optional**.

In addition to meeting the requirements above, all Development Applications will receive an overall **ThinkKING Green Sustainability Score**. Development Applications can achieve a score level of either Bronze, Silver or Gold depending on how many points their Application scores. All Applications must achieve an overall Sustainability Score that is a minimum of **Bronze** to proceed in the Application review process.

Each Minimum Target is scored as one (1) point, with Level 1 and Level 2 targets receiving additional points. The points are then totalled by the Township to determine the overall **ThinkKING Green Sustainability Score** for the Application.

The overall **ThinkKING Green Sustainability Score** breakdown, by application type and score level is provided below:

Score Level	ThinkKING Green Sustainability Scores	
	Site Plan	Draft Plan
<b>Bronze</b>	35 – 50	30 – 40
<b>Silver</b>	51 – 75	41 – 60
<b>Gold</b>	76 +	61 +





## How is the Program Implemented?

**ThinKING Green** is an important tool to help implement Provincial, Regional and Municipal land use planning, sustainability and climate change goals and objectives. The Program works to promote the development of complete communities that are healthy and sustainable, support the quality of life for residents of all ages and abilities, promote energy efficiency and lower GHG emissions, and support cultural and natural heritage conservation. The Program also offers flexibility to enable development proponents to choose the sustainability approach that best suits their project.

**ThinKING Green** applies to all Draft Plan of Subdivision and Site Plan Development Applications. Where the development proponent has selected a metric, to ensure the identified target level is achieved, Township Staff may request the materials identified in the 'Documentation' section of each metric. All submission materials are to be prepared by a qualified individual. A Letter of Intent, prepared by a qualified individual may also be requested for any metric to ensure the completion of the works in accordance with the identified target.

Further, for selected metrics, the requirement to achieve the metric and target will be incorporated into the applicable approval documents, which may include an implementing Zoning By-law, Report to Council, Draft Plan Conditions, Subdivision Agreement and/or Site Plan Agreement. The Township may also require a security deposit to secure for the completion of the works and development associated with the metric, which would be collected as part of the applicable Subdivision or Site Plan Agreement.



ThinKING Green Sustainable Development Program

## Future Updates to ThinKING Green

**ThinKING Green** is a living document that will be updated from time to time. Proposed updates will be shared on the Township's public engagement platform, and on the Township's webpage in advance of any changes.

The Township's 2023-2026 Corporate Strategic Plan (CSP) sets the context for guiding the Township's long-term goals within a medium term as part of the Township's planning hierarchy, and clearly defines obligations and commitments of the Township to its residents and the public. The CSP identifies the Township's priorities, objectives that identify the Township's goals related to each priority, and key results that will be used to measure the accomplishment of the Township's goals.

The CSP identifies the development of a Green Development Standards Incentive Program by 2026 as a key result. **ThinKING Green** will be updated upon the completion of the Incentive Program to incorporate its findings and results.



# Green Infrastructure

# 1.1 Heat Island Effect - Non-Roof

<b>Intent</b>		<i>To reduce the Heat Island Effect from the built environment and reduce ambient surface temperatures for new hardscaped areas (parking areas and walkways, not including buildings).</i>				
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan		
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use		<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>	
	<b>Minimum</b>	<b>1 point</b>	25% of new hardscaped areas are constructed using <u>light-coloured materials</u> .			
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	50% of new hardscaped areas are constructed using <u>light-coloured materials</u> .			
	<b>Level 2</b>	<b>+ 1 point</b> <i>(total 3 points)</i>	75% of new hardscaped areas are constructed using <u>light-coloured materials</u> .			
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">USGBC – Heat Island Effect (Roof)</a></li> <li>• <a href="#">LEED ND (v4) GIB: Heat Island Reduction</a></li> <li>• <a href="#">LEED BD+C (v4) SS: Heat Island Reduction</a></li> <li>• <a href="#">Township Site Alteration By-law</a></li> </ul>			<b>How to Comply?</b> <b>For Site Plan Development Application:</b> <ul style="list-style-type: none"> <li>• Quantify total hardscaping on-site (excluding building footprints). Hardscape is defined as per the Township’s Site Alteration By-law, By-law 2021-039, as amended.</li> <li>• Quantify the percentage (%) of hardscaping that employs <u>light-coloured materials</u> in comparison to the total percentage (%) of hardscaping.</li> <li>• Provide details and specifications for the proposed <u>light-coloured materials</u> that are to be utilized.</li> </ul> <b>For Draft Plan of Subdivision Application:</b> <ul style="list-style-type: none"> <li>• Identify in the Letter of Intent the Target Level being pursued and an action plan for how it will be achieved. The action plan will become a condition of Draft Plan Approval.</li> </ul>	
<b>Department to Review</b>		Growth Management Services – Development Engineering Community Services – Environmental Outreach & Sustainability				

## 1.2 Heat Island Effect - Roofing

<b>Intent</b>		<i>To reduce the Heat Island Effect from the built environment by encouraging roof surfaces with high albedos and vegetated surfaces.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	Minimum	N/A	N/A	
	Level 1	<b>2 points</b>	<ul style="list-style-type: none"> <li>75% of the available roof area has a cool surface; OR</li> <li>50% of the available roof area is vegetated/green.</li> </ul>	
	Level 2	<b>+ 2 points</b> <i>(total 4 points)</i>	<ul style="list-style-type: none"> <li>90% of the available roof area has a cool surface; OR</li> <li>75% of the available roof area is vegetated/green.</li> </ul>	
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">USGBC – Heat Island Effect (Roof)</a></li> <li><a href="#">City of Toronto Green Roof By-law</a></li> </ul>		<b>How to Comply?</b> Quantify the total available roof area (excluding mechanical equipment areas). <b>For <u>cool roofs</u>:</b> <ul style="list-style-type: none"> <li>Identify the solar reflective index.</li> <li>Provide the percentage (%) of <u>cool roof</u> area in comparison to the total available roof area.</li> </ul> <b>For <u>vegetated (green) roofs</u>:</b> <ul style="list-style-type: none"> <li>Provide the percentage (%) of vegetated roof area in comparison to the total available roof area.</li> <li>Provide a planting plan/landscape plan for the vegetated portion of the roof.</li> </ul> <i>Low sloped roofs should have a minimum SRI of 78 &amp; high sloped roofs should have a minimum SRI of 29.</i>
<b>Department to Review</b>		Growth Management Services – Planning Growth Management Services – Building		

# 1.3 Rainwater Harvesting

<b>Intent</b>		<i>Reduce the use of potable water by utilizing rainwater harvested on-site.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>N/A</b>	<b>N/A</b>	
	<b>Level 1</b>	<b>2 points</b>	Buildings are designed and constructed for rainwater re-use readiness (i.e., plumbing infrastructure included in the building).	<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan/Draft Plan</li> <li>• Grading Plan</li> <li>• Architectural Plans, including Roof Plans and/or Floor Plans</li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul>
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	Rainwater is captured on-site and used for low-grade functions (i.e., indoor re-use and/or irrigation), or a greywater system is implemented. The retention facility shall be sized for a minimum of the 5mm rainfall event for the total roof area.	<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Confirm that the project will either be designed for rainwater re-use readiness or will re-use rainwater on-site.</li> <li>• Identify the design measures (i.e., cistern location, size, site drainage, etc.) on a Site Plan or Grading Plan.</li> <li>• Confirm that the type of development meets the mandatory requirements for a greywater system as per the Greywater Accessibility Chart.</li> <li>• For Draft Plan of Subdivision Applications, set out an action plan in the Letter of Intent that identifies the Target Level proposed to be achieved. The action plan will become a Draft Plan Condition to be undertaken during the detailed design of the subdivision.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Greywater Accessibility Chart</a></li> <li>• <a href="#">Ontario Guidelines for Residential Rainwater Harvesting Systems</a></li> <li>• <a href="#">TRCA Stormwater Management Criteria</a></li> <li>• <a href="#">Low Impact Development Stormwater Management Planning and Design Guide</a></li> <li>• <a href="#">LSRCA Technical Guidelines for Stormwater Management Submissions</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Building Growth Management Services – Development Engineering Community Services – Environmental Outreach & Sustainability		

## 1.4 Material Re-Use

<b>Intent</b>		<i>Reduce the adverse environmental effects of extracting and processing new materials.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>	
	Minimum	N/A	N/A		
	Level 1	<b>2 points</b>	At least 25% of the hardscaping and new materials used for infrastructure, walkways and roadways in the development shall be comprised of recycled/reclaimed materials.		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>Site Plan/Draft Plan</li> <li>Landscape Plan</li> <li>Letter of Intent, prepared and signed by a <u>qualified individual</u></li> </ul>
	Level 2	<b>+ 2 points</b> <i>(total 4 points)</i>	In addition to meeting the Level 1 Target, maintain the existing building structure and envelope (the exterior cladding and framing), for at least 30% of the project completed floor area.		<b>How to Comply?</b> <ul style="list-style-type: none"> <li>All submission materials shall be prepared by a <u>qualified individual</u>.</li> <li>Confirm that applicable Township standards have been satisfied.</li> <li>Identify the types of reclaimed/recycled materials that will be used and the areas of the subject lands that the recycled/reclaimed materials will be located in.</li> <li>Quantify the area that will be comprised of recycled/reclaimed materials.</li> <li>Provide the percentage (%) of the materials that are recycled/reclaimed materials.</li> <li>For Draft Plan of Subdivision Applications, the Letter of Intent shall specify the Target Level, and provide an action plan to achieve the Target Level. The action plan will become a Draft Plan Condition to be addressed through the detailed design of the subdivision.</li> </ul>
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">LEED ND: Plan I v3 – LEED 2009</a></li> <li><a href="#">ISO/IEC 14021: 2016</a></li> <li><a href="#">ISO/WD 14021</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Development Engineering			

# 1.5 Road Salt Management

<b>Intent</b>		<i>To employ best management practices in design and operation of new development to minimize the potential release of sodium and chloride from road salt sources while maintaining safe conditions for pedestrians and vehicles.</i>			
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Provide a Site Plan that demonstrates optimization for winter maintenance that adheres to the design criteria outlined in Parking Lot Design Guidelines to Promote Salt Reduction or other applicable current best management practices.		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Grading Plan</li> <li>• Landscape Plan</li> <li>• Salt Management Plan</li> <li>• Smart About Salt Intent to Certify Certificate <i>(if applicable)</i></li> </ul> <b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Identify types of de-icing materials and application rates.</li> <li>• Identify snow storage location(s) and methods of snow removal.</li> <li>• Provide information relating to ground surface temperature and surface type, including sidewalks, ramps, paved areas, planting strips, building entrances, downspouts and grassed areas.</li> <li>• Identify areas that are privately maintained, and Township maintained.</li> <li>• The Grading Plan shall identify the general drainage pattern and location of <u>stormwater</u> infrastructure and provide a minimum 2% grade in the parking lot area.</li> <li>• Vegetation used in swales and landscaped islands should be salt tolerant and suited to the site's soil, climate and moisture.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	In addition to meeting the Minimum Target, establish a Salt Management Plan for the proposed development in accordance with the guidelines provided by Conservation Ontario to optimize the amount of road salt applied to the property.		
	<b>Level 2</b>	<b>+ 1 point</b> <i>(total 4 points)</i>	Obtain Smart About Salt Council (SASC) Certification for the development site.		
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Conservation Ontario Good Practices for Winter Maintenance in Salt Vulnerable Areas</a></li> <li>• <a href="#">Smart About Salt Winter Management Program</a></li> <li>• <a href="#">LSRCA Parking Lot Design Guidelines to Promote Salt Reduction</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Development Engineering			

# 1.6 Stormwater Quantity

<b>Intent</b>		<i>Demonstrate that the post-development flows are within natural ranges of variation and to emphasize source and conveyance controls that promote infiltration, evaporation and/or re-use of rainwater.</i>				
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan		
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use		<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>	
	<b>Minimum</b>	<b>1 point</b>	<ul style="list-style-type: none"> <li>Demonstrate that post-development peak flow rates are equal to or do not exceed pre-development peak flow rates for the two (2) to one hundred (100) year storm events.</li> <li>Retain runoff volume from the 5mm rainfall event on-site (or current minimum engineering requirement).</li> <li>Use of <u>Low Impact Development</u> Features</li> </ul>			<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>Site Plan/Draft Plan</li> <li>Grading Plan</li> <li>Stormwater Management Plan/Functional Servicing Report</li> <li>Civil Engineering Drawings</li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>List and describe design measures used to detain and retain <u>stormwater</u> runoff on-site. Measures can include, but are not limited to, <u>low impact development measures</u>, bioswales, pervious pipe systems and rain gardens.</li> <li>Obtain calculations from a professional quantifying the amount of runoff that will be retained on-site.</li> <li>All submission materials are to be prepared by <u>qualified individuals</u>.</li> <li>For Draft Plan of Subdivision Applications provide a preliminary level Grading and Servicing Plan demonstrating the <u>stormwater</u> solution in the design report is feasible.</li> </ul>
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	Address the Minimum Target and retain runoff volume from the 12.5mm rainfall event on-site.			
	<b>Level 2</b>	<b>+ 2 point</b> <i>(total 4 points)</i>	Address the Minimum Target and retain runoff volume from the 25mm rainfall event on-site.			
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">TRCA Stormwater Management Criteria</a></li> <li><a href="#">Low Impact Development Stormwater Management Planning and Design Guide</a></li> <li><a href="#">LSRCA Technical Guidelines for Stormwater Management Submissions</a></li> <li><a href="#">MECP Stormwater Management Planning and Design Manual</a></li> </ul>				
<b>Department to Review</b>		Growth Management Services – Development Engineering		<i>Proposed developments that meet the definition of “<u>Major Development</u>” as per the <u>LSPP</u> are required to meet the “Level 2” Target.</i>		



# 1.7 Water Quality

<b>Intent</b>		<i>Demonstrate that receiving water bodies have been protected from water quality degradation that may result from the proposed development.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	80% and up to 85% of <u>total suspended solids (TSS)</u> will be removed from all run-off leaving the site on an annual loading basis, as demonstrated by a <u>qualified professional</u> based on the post-development level of imperviousness.	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	85% to 90% of TSS will be removed from all run-off leaving the site during on an annual loading basis as demonstrated by a <u>qualified professional</u> based on the post-development level of imperviousness.	
	<b>Level 2</b>	<b>+ 1 point</b> <i>(total 3 points)</i>	91% to 100% of TSS will be removed from all run-off leaving the site on an annual loading basis as demonstrated by a <u>qualified professional</u> based on the post-development level of imperviousness.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">TRCA Stormwater Management Criteria</a></li> <li>• <a href="#">LSRCA Technical Guidelines for Stormwater Management Submissions</a></li> <li>• <a href="#">LSRCA Phosphorus Offsetting Policy</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Development Engineering		
<p><i>Proposed developments that meet the definition of “<u>Major Development</u>” as per the <u>LSPP</u> are required to remove 100% of phosphorus.</i></p>				

# 1.8 Wind Protection for Ground Oriented Development

<b>Intent</b>		<i>To make new homes more <u>resilient</u> to the impacts of a changing climate by increasing the resistance of new buildings to the impacts of high wind events.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	Minimum	N/A	N/A		
	Level 1	2 points	<p>For <b>roof to wall connections</b>, Tie roof rafters, roof trusses or roof joists shall be tied to loadbearing wall framing in a manner that will resist a factored uplift load of 3 kilo Newton's (kN). This measure requires adequate connection of the top plate to the supporting wall studs, combined with adequate continuous vertical load path. If continuous structural wall sheathing (see Measure A.2.3) is not applied, then a top-to bottom inspection to address all potential weak links in the continuous vertical load path using additional ties, straps or related measures should be applied. Further, when engineered connectors are used, builders should request that truss manufacturers supply appropriate roof-to-wall connections along with trusses.</p> <p>For <b>stud to sill plate connections</b>, installation of metal straps or connectors will be used to connect lower storey wall studs to the sill plate.</p>		
	Level 2	N/A	N/A		
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">Whitby Green Standard v1 (2020): ECC1.8 (Site Plan)</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Building			

# Energy and Conservation

## 2.1 Alternative Energy Systems

<b>Intent</b>		<i>To promote buildings that utilize alternative energy systems that reduce energy use and <u>greenhouse gas emissions</u>.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Development is designed to be solar ready and includes the following: roof location of suitable size, pitch, and orientation; labeled conduits from mechanical room to roof; additional plumbing valves and fittings on hot water heater, outlet for planned solar take and wall space for controls; identified locations of future components on construction plans.	
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	On-site installation for use of <u>renewable or alternative energy systems</u> such as: solar, wind, water, geothermal, etc. to produce a minimum of 30% of all energy consumption on-site.	
	<b>Level 2</b>	<b>+ 3 points</b> <i>(total 6 points)</i>	On-site installation for use of <u>renewable or alternative energy systems</u> such as: solar, wind, water, geothermal, etc. to produce a minimum of 50% of all energy consumption on-site.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Natural Resources Canada, Renewable Energy</a></li> <li>• <a href="#">Ontario Energy Board</a></li> <li>• <a href="#">Passive House Standards</a></li> </ul>		
<b>Department to Review</b>		Community Services – Environmental Outreach & Sustainability Growth Management Services – Building		
		<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>• Authorization Letter/Energy Report signed by a <u>qualified individual</u>.</li> <li>• Architectural Plans <i>(where applicable)</i></li> <li>• Site Plan <i>(where applicable)</i></li> <li>• Applicable Engineering Documents</li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>• The Authorization letter should quantify the percentage of energy consumption from alternative energy systems based on the modeled or estimated performance of the proposed development including all fixtures, appliances, ventilating and heating equipment.</li> <li>• Elevation Plans, Floor Plans and Site Plan should depict the modifications to enable the development to utilize alternative energy systems.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>		

## 2.2 Alternative Energy Systems - Residential

<b>Intent</b>		<i>Encourage on-site <u>renewable energy</u> generation to alleviate the reliance on natural gas.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Dwellings shall be designed for solar readiness (i.e., electrical conduit/plumbing riser roughed in; may include structural requirements).		
	<b>Level 1</b>	<b>+ 3 points</b> <i>(total 4 points)</i>	The Minimum Target is met and a minimum of 10% of the annual energy consumption for the dwellings shall be produced from an on-site <u>renewable energy</u> source.		
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 6 points)</i>	The Minimum Target is met and a minimum of 30% of the annual energy consumption for the dwellings shall be produced from an on-site <u>renewable energy</u> source.		
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">NRCAN Solar Ready Guidelines</a></li> <li>• <a href="#">Toronto Green Standard v3 Tier II: Energy Efficiency</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Building Community Services – Environmental Outreach & Sustainability			
		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Roof Plan</li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> <li>• Schematic and Details for the on-site <u>renewable energy</u> source</li> </ul>			
		<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Identify the location of the electrical conduit/plumbing riser.</li> <li>• Provide schematics and details for the on-site <u>renewable energy</u> source and its energy production.</li> <li>• Submit a Letter of Intent that either commits to a design for solar readiness or commits to a percentage (%) of <u>renewable energy</u> that will be produced and utilized on-site.</li> <li>• Quantify the percentage (%) of annual energy generated on-site relative to the total energy consumed.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>			

## 2.3 Controlling Solar Gains

<b>Intent</b>		<i>To encourage maximizing solar gains in winter and controlling solar gains in summer through passive solar building design.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	Minimum	N/A	N/A		
	Level 1	<b>2 points</b> <i>(total 2 points)</i>	<p>For residential draft plans of subdivision, provide exterior shading by planting at least one deciduous tree that is capable of growing to 50 to 70 cm DBH per lot on the west side of each residential dwelling.</p> <p>For non-residential draft plans of subdivision and site plan applications, exterior shading is provided for all east and west facing windows.</p>		
	Level 2	<b>+ 3 points</b> <i>(total 5 points)</i>	For residential draft plans of subdivision, a minimum of 30% of new lots will have dwellings where the main orientation of the building is within 30° of south.		
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Durham Region Climate Resilience Standard for New Houses (Draft 2018), Extreme Heat Protection Measures; Shading, Glazing, and Window Operability #2.</a></li> </ul>			
<b>Department to Review</b>		<p>Growth Management Services – Planning Division Community Services – Environmental Outreach &amp; Sustainability</p>			

- Where to Demonstrate Compliance?**
- Landscape Plan
  - Elevation Plans
  - Letter of Intent prepared and signed by a qualified individual
- How to Comply?**
- Where applicable, identify the location of new trees on the Landscape Plan.
  - Provide a Letter of Intent that confirms the intent to plant new trees on the west side of each residential dwelling, including the type of tree and the quantity of trees.
  - Provide a Letter of Intent that commits the percentage of dwellings with a main orientation within 30° of south.
  - On Elevation Drawings, identify the exterior shading method that will be used on all east and west facing windows. Acceptable shading includes shutters, overhangs, sun canopies, awnings, solar blinds, screens, horizontal louvers and jalousies.
  - All submission materials are to be prepared by a qualified individual.

## 2.4 Energy Efficiency

<b>Intent</b>		<i>Reduce energy use and <u>greenhouse gas emissions</u> to lessen environmental impacts, including <u>climate change</u>.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Design new principal dwelling units to achieve at least <u>ENERGY STAR</u> ® version 17.1, or R-2000 requirements. For new building(s) with a gross floor area greater than 100m <sup>2</sup> install <u>renewable energy</u> devices to supply at least 20% of the total energy load of the building(s) from one or a combination of energy sources.	
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	In addition to addressing the Minimum Target, provide <u>ENERGY STAR</u> ® labelled appliances and develop an energy management strategy for the development that identifies opportunities for conservation, energy sharing, alternative energy sources etc., with a focus on reducing the use of natural gas.	
	<b>Level 2</b>	<b>+ 4 points</b> <i>(total 7 points)</i>	Design and construct the principal dwelling units in accordance with the CHBA Net Zero Labelling Program, Passive House Standards or Living Building Standards.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Passive House Canada</a></li> <li>• <a href="#">Passive House International</a></li> <li>• <a href="#">Canada Green Building Council</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Building Division Community Services – Environmental Outreach & Sustainability		
				<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Energy Report prepared and signed by a <u>qualified individual</u></li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> <li>• Energy Modelling Report, for principal dwelling units greater than 2000m<sup>2</sup></li> <li>• Completed Draft Energy Efficiency Design Summary</li> </ul> <b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Confirm that the Owner commits, through the Draft Plan Conditions, Subdivision Agreement and/or Letter of Undertaking, to conform to the identified target.</li> <li>• The completed Draft Energy Efficiency Design Summary will confirm that the intentions of the development application align with what is submitted at the time of Building Permit Application.</li> <li>• The Energy Report shall conform to the Township’s Terms of Reference for Energy Reports.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>

## 2.5 Green Building Certification

<b>Intent</b>		<i>To recognize appropriate independent certification systems that have been incorporated into the development proposal.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	Minimum	N/A	N/A	
	Level 1	<b>3 points</b> <i>(total 3 points)</i>	The site includes one or more buildings that are proposed to be constructed to qualify for certification under a recognized third-party standard (i.e., <u>ENERGY STAR®</u> , <u>LEED</u> (NC, CS, CI, EB) BuiltGreen, Net Zero Home Labelling Program, Passive House Canada, etc.).	
	Level 2	<b>+ 2 points</b> <i>(total 5 points)</i>	The site is proposed to be constructed to qualify for <u>LEED®</u> scoring of Platinum.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Canada Green Building Council</a></li> <li>• <a href="#">Passive House Canada</a></li> </ul>		
<b>Department to Review</b>		Community Services – Environmental Outreach & Sustainability Growth Management Services – Building		
		<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>• The Letter of Intent should confirm that the building(s) are to be constructed to qualify for certification. Obtaining certification is not required.</li> <li>• Confirm that the development is proposed to be built to achieve <u>LEED®</u> certification or is enrolled in a recognized third-party standard.</li> <li>• For sites with multiple buildings, the number of buildings designed to be able to obtain certification, or enrolled in a recognized third-party standard should be identified, as well as the certification/standard they are able to achieve.</li> <li>• Should <u>LEED</u> be pursued, a draft <u>LEED</u> scorecard documenting targeted points should be provided and compliance will need to be demonstrated following construction.</li> <li>• A minimum of <u>LEED</u> Version 4 is utilized by the applicant.</li> </ul>		



## 2.6 Light Pollution

<b>Intent</b>		<i>To promote reduced energy usage for exterior lighting.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	100% of all exterior lights are <u>LED</u> and <u>Dark Sky Compliant</u> and are shielded or down-facing to reduce the amount of glare and light trespass experienced by neighbouring properties.	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	In addition to addressing the Minimum Target, lighting controls are implemented to reduce light spillage from buildings by 50% from 11pm to 5am.	
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	In addition to addressing the Level 1, either solar sensors are utilized for increased efficiency or Solar Powered <u>LED</u> Integrated Area Lights are provided.	
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">The International Dark-Sky Association</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Growth Management Services – Building Growth Management Services – Development Engineering Community Services – Environmental Outreach & Sustainability		
		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>Architectural Plans, including Elevation Plans and Floor Plans</li> <li>Photometric Plan</li> <li>Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul>		
		<b>How to Comply?</b> <ul style="list-style-type: none"> <li>Identify that all applicable municipal standards have been satisfied and that the design does not include any uplighting.</li> <li>The Letter of Intent shall confirm that the development will commit that <u>LED</u> will be used for all exterior, exposed light fixtures to reduce electricity demand, and rely on ambient daylight when available.</li> <li>The amount of light used and spillage between 11pm and 5am will be quantified and a percentage (%) provided.</li> <li>All submission materials are to be prepared by a <u>qualified individual</u>.</li> <li>For Draft Plan of Subdivision Applications, the Letter of Intent shall set out the Target Level and provide an action plan as to how the Target Level will be achieved. The action plan will become a Draft Plan Condition to be undertaken during the detailed design of the subdivision.</li> </ul>		

## 2.7 Reducing the Use of Potable Water for Irrigation

<b>Intent</b>		<i>To promote water efficiency and encourage native drought tolerant plant material in landscaping.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Reduce potable water used for irrigation by 50% compared to a <u>midsummer baseline case</u> .	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	In addition to addressing the Minimum Target, use native drought tolerant plant material (which does not include grass but can include groundcover) for at least 50% of soft landscaped areas.	
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	That only <u>non-potable water</u> is used for irrigation and native drought tolerant plant materials are used for at least 50% of soft landscaped areas.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">LEED BD+C (v4.1) WE: Outdoor Water Use Reduction</a></li> <li>• <a href="#">Toronto Green Standard v3 Tier II: Water Balance, Quality &amp; Efficiency</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Community Services – Environmental Outreach & Sustainability		
		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Landscape Plan</li> <li>• Irrigation Plan</li> <li>• Letter of Intent, prepared and signed by a <u>qualified individual</u></li> </ul>		
		<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• The Letter of Intent shall commit that the project will be designed to reduce potable water requirements for irrigation and shall quantify the reduction in potable water used for irrigation, relative to a midsummer baseline case.</li> <li>• The Landscape Plan and/or Irrigation Plan shall identify the strategies used to reduce potable water demands.</li> <li>• The Landscape Plan and/or Irrigation Plan shall identify how rainwater/greywater is intended to be captured on-site and re-used in the place of potable water.</li> <li>• The Landscape Plan shall identify the types of plantings proposed.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>		

## 2.8 Water Conservation

<b>Intent</b>		<i>Promote water efficiency and reduce potable water consumption.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	All water consuming features listed below are high-efficiency WaterSense® labelled, or meet the following flow requirements, whichever is more restrictive: <ul style="list-style-type: none"> <li>High efficiency low flow toilets (maximum flow of 4.0L/flush or 3/6L flush siphonic dual flush toilets)</li> <li>Low flow lavatory faucets (maximum flow of 5.7L/minute)</li> </ul>		
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	The Minimum Target is met, and the development achieves a 40% reduction in potable water consumption for any new building over baseline water fixtures on appliances (not including irrigation).		
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 5 points)</i>	Address the Level 1 Target and install a greywater re-use system.		
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">EPA – WaterSense®</a></li> <li><a href="#">O. Reg. 509/18: Energy and Water Efficiency – Appliances and Products</a></li> <li><a href="#">Alliance for Water Efficiency – Ontario Policy Information</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Building			
		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>Architectural Plans, including Building Details and Floor Plans</li> <li>Purchase Orders</li> <li>Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul>			
		<b>How to Comply?</b> <ul style="list-style-type: none"> <li>Provide flow rates for all water consuming fixtures. The reduction in potable water usage must be demonstrated by a <u>qualified individual</u>.</li> <li>The Letter of Intent shall also confirm the following:                             <ul style="list-style-type: none"> <li>That the Owner commits, through the Draft Plan Conditions, Subdivision Agreement and/or Letter of Undertaking, to conform to the identified target.</li> <li>That the Owner and/or Builder is to hire a third party to prepare a conformity report following the completion of the development, to be peer reviewed by Township Staff.</li> </ul> </li> <li>All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>			

# Built Environment

## 3.1 Bird Friendly Design

<b>Intent</b>		<i>Reduce the impact of the built environment on wildlife, specifically birds.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Apply a combination of Bird Friendly Design strategies on at least 50% of the exterior glazing located within the first 16m of the building above-grade (including interior courtyards).	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	Apply a combination of Bird Friendly Design strategies on at least 85% of the exterior glazing located within the first 16m of the building above-grade (including interior courtyards).	
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	Apply a combination of Bird Friendly Design strategies on 100% of the exterior glazing located within the first 16m of the building above-grade (including interior courtyards) and treat all glass balcony railings, glass parapets and at-grade guardrails with visual markers.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Bird-Friendly Development Guidelines, City of Toronto</a></li> <li>• <a href="#">Bird Friendly Guidelines, City of Markham</a></li> <li>• <a href="#">Fatal Light Awareness Program (FLAP) Canada</a></li> <li>• <a href="#">Bird Friendly City, Nature Canada</a></li> </ul>		
<b>Department to Review</b>		<p>Growth Management Services – Planning Community Services – Environmental Outreach &amp; Sustainability</p>		
		<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>• Architectural Plans, including Elevation Plans</li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>• Visual markers that are provided within the first 16m above-grade shall be provided with spacing no greater than 10cm by 10cm.</li> <li>• In meeting the “Level 2” Target, ground level ventilation grates shall have a porosity of less than 20mm by 20mm (or 40mm by 10mm).</li> <li>• All bird friendly design features are detailed on the Elevation and Architectural Plans and may include: <ul style="list-style-type: none"> <li>• Visual patterns on glass and/or window films;</li> <li>• Fenestration patterns:</li> <li>• Angled glass downwards;</li> <li>• Sunshades; and</li> <li>• Reduced night sky lighting.</li> </ul> </li> <li>• Confirm the percentage (%) of building glass within the first 12m above-grade that has been treated with bird friendly design strategies.</li> </ul>		

## 3.2 Building Orientation

<b>Intent</b>		<i>To support on-street retail and pedestrian-oriented built environments by orienting buildings to the street.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	Minimum	N/A	N/A	
	Level 1	1 point	100% of buildings that are located adjacent to a sidewalk will have their front façade adjacent to the sidewalk with a minimum of one (1) entrance facing the sidewalk.	
	Level 2	+ 2 points <i>(total 3 points)</i>	Along arterial and collector roads, in addition to meeting the “Level 1” Target, buildings shall have their front façade facing the street with pedestrian access provided to a front entrance that is aligned with the arterial or collector road.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Village Urban Design Guidelines</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning <ul style="list-style-type: none"> <li>• Identify the building orientation on the Site Plan and its relationship to the sidewalk and road.</li> <li>• Provide concept drawings or Architectural Plans that depict the relationship between the front entrance and the street and/or sidewalk.</li> <li>• Clearly identify where accessible, carpool and electric vehicle parking spaces, and bicycle parking, is located in relation to the front entrance, street, sidewalk and internal walkways.</li> <li>• Provide details on the Site Plan for the pedestrian access to the building(s) that front onto the arterial or collector road.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>		

## 3.3 Cultural Heritage Preservation

<b>Intent</b>		<i>To conserve, protect and preserve <u>cultural heritage resources</u> throughout the Township.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Comply with the <u>cultural heritage</u> policies under Provincial legislation and Township policies.		
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	Where demolition of a <u>Cultural Heritage Resource</u> is approved to take place, a portion of, or all, of the materials from the Resource are salvaged and re-used on- or off-site to the satisfaction of the Township.		
	<b>Level 2</b>	<b>+ 4 points</b> <i>(total 7 points)</i>	That one of the following options is undertaken: <ul style="list-style-type: none"> <li>• The <u>Cultural Heritage Resource</u> identified on the Municipal Heritage Register is conserved in accordance with “The Standards and Guidelines for the Conservation of Historic Places in Canada”.</li> <li>• A <u>Cultural Heritage Resource</u> that is identified on the Municipal Heritage Register is not demolished and is partially or fully integrated as part of the development application through adaptive re-use.</li> <li>• The <u>Cultural Heritage Resource</u> is designated as per the <u>Ontario Heritage Act</u>.</li> </ul>		
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">The Standards and Guidelines for the Conservation of Historic Places in Canada</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Planning			

## 3.4 Off-Street Parking

<b>Intent</b>		<i>To support at-grade commercial uses and pedestrian-oriented built environments by locating parking at the side or rear of buildings.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	All new off-street parking is located at the side or rear of the building(s).	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	In addition to the Minimum Target, within the Village Cores, Transit Station Area and Mixed-Use Area designations, a maximum of 20% of the total development area is allocated to new off-street surface parking facilities.	<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Parking Plan</li> <li>• Traffic Impact Study</li> </ul>
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	In addition to the Minimum Target, outside the Village Cores, Transit Station Area and Mixed-Use Area designations, a maximum of 20% of the total development area is allocated to new off-street surface parking facilities.  Within the Village Cores, Transit Station Area and Mixed-Use Areas, a maximum of 10% of the total development area is allocated to new off-street surface parking facilities.	<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Identify the building frontage and location(s) of surface parking.</li> <li>• Delineate accessible parking spaces, carpool parking spaces and electric vehicle charging spaces in relation to the primary entrance, street, sidewalk and internal site walkways.</li> <li>• Calculate the total site area and the total area dedicated to surface parking and parking facilities.</li> <li>• Provide the percentage of the site area dedicated to surface parking and parking facilities.</li> <li>• Parking facilities includes all parking areas, including parking spaces, parking aisles, drive-throughs and/or loading spaces.</li> <li>• Identify the location of underground parking, if proposed.</li> <li>• The location of Village Cores, Transit Station Areas, and Mixed-Use Areas is based on the designations in the Our King Official Plan.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Canada Green Building Council</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Corporate Services – Clerks		



## 3.5a Parking – Electric Vehicle Charging – Non-Residential

<b>Intent</b>		<i>Support the uptake of electric vehicles to reduce <u>greenhouse gas emissions</u> from gasoline powered vehicles.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Where more than ten (10) parking spaces are required on-site, a minimum of 20% of parking spaces shall have a “Level 2” Charging Station, to a maximum of three (3) parking spaces.	
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	Where more than ten (10) parking spaces are required on-site, a minimum of 25% of parking spaces shall have a “Level 2” Charging Station, to a maximum of five (5) parking spaces. Where more than one (1) accessible parking space is required on-site, a minimum of one (1) accessible parking space shall have a “Level 2” Charging Station.	<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan/Draft Plan</li> <li>• Site Statistics Table</li> <li>• Architectural Plans, including Floor Plans</li> <li>• Traffic Impact Study</li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul>
	<b>Level 2</b>	<b>+ 3 points</b> <i>(total 6 points)</i>	In addition to addressing the Level 1 Target, where a mixed-use development is proposed every residential unit shall have a “Level 2” Charging Station.	
<b>Resources</b> <ul style="list-style-type: none"> <li>• <a href="#">Electric Vehicle (EV) ChargeON Program</a></li> <li>• <a href="#">Charging Electric Vehicles</a></li> <li>• <a href="#">Natural Resources Canada Fuel Consumption Guideline</a></li> </ul>				
<b>Department to Review</b>		Growth Management Services – Planning Community Services – Environmental Outreach & Sustainability		

## 3.5b Parking – Electric Vehicle Charging – Residential

<b>Intent</b>		<i>Support the uptake of electric vehicles to reduce <u>greenhouse gas emissions</u> from gasoline powered vehicles.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	That the property shall have an electrical panel capable of supporting an energized outlet of 208-240V AC 1-phase, and a minimum 32amp (40 branch braker) with a conduit that runs from the braker to the garage.	
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	That one (1) parking space per principal dwelling unit shall have an energized outlet capable of supporting a "Level 2" Charging Station. The energized outlet shall be 208-240V AC 1-phase, and a minimum 32amp (40 branch braker). The energized outlet shall be labelled for the intended use of electrical vehicle charging.	
	<b>Level 2</b>	<b>+ 3 points</b> <i>(total 6 points)</i>	That two (2) parking spaces per principal dwelling unit shall have an energized outlet capable of supporting a "Level 2" Charging Station. The energized outlet shall be 208-240V AC 1-phase, and a minimum 32amp (40 branch braker). The energized outlet shall be labelled for the intended use of electrical vehicle charging."	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Charging Electric Vehicles</a></li> <li>• <a href="#">CAO - Guide to Electric Vehicle Charging Systems</a></li> <li>• <a href="#">Natural Resources Canada Fuel Consumption Guideline</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Community Services – Environmental Outreach & Sustainability		
				<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan/Draft Plan</li> <li>• Site Statistics Table</li> <li>• Architectural Plans, including Floor Plans</li> <li>• Traffic Impact Study</li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul>
				<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Quantify the total number of parking spaces required.</li> <li>• Quantify the total number of parking spaces that are proposed to have electric vehicle chargers and/or an energized outlet.</li> <li>• On the Site Plan/Draft Plan and Floor Plans, identify the dedicated parking spaces and the location of the chargers and/or infrastructure.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>

## 3.6 Parking - Carpool

<b>Intent</b>		<i>Incentivize carpooling and carsharing to reduce the number of vehicles on the road and <u>greenhouse gas emissions</u>.</i>				
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan		
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use		<input checked="" type="checkbox"/> Industrial, Commercial, Institutional	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>	
	<b>Minimum</b>	<b>N/A</b>	<b>N/A</b>			
	<b>Level 1</b>	<b>2 points</b>	Where more than ten (10) parking spaces are provided on-site, a minimum of two (2) spaces or 10% of parking spaces on-site, whichever is greater, is dedicated to carpooling and/or carsharing.		<b>Where to Demonstrate Compliance?</b>	
	<b>Level 2</b>	<b>+ 1 point (total 3 points)</b>	In addition to meeting the Level 1 Target, the carpool parking spaces are located in proximity to the building entrance.		<b>How to Comply?</b>	
	<b>+ 1 point (total 3 points)</b>	In addition to meeting the Level 1 Target, at least one (1) carpool space shall have a “Level 2” Charging Station.				
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Natural Resources Canada Fuel Consumption Guideline</a></li> <li>• <a href="#">Charging Electric Vehicles</a></li> <li>• <a href="#">CAO - Guide to Electric Vehicle Charging Systems</a></li> </ul>			<ul style="list-style-type: none"> <li>• Quantify the total number of parking spaces required.</li> <li>• Quantify the total number of parking spaces that are proposed to be reserved for carpool parking.</li> <li>• Carpool parking spaces are to be provided in addition to the minimum parking space requirement set out in the Township’s Zoning By-laws.</li> <li>• Quantify the total number of parking spaces that are proposed to have electric vehicle chargers and/or an energized outlet.</li> <li>• On the Site Plan/Draft Plan and Floor Plans, identify the dedicated parking spaces and the location of the chargers and/or infrastructure.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>	
<b>Department to Review</b>		Growth Management Services – Planning				

## 3.7 Shadow Impacts

<b>Intent</b>		<i>Preserve and protect <u>shadow sensitive areas</u> while promoting intensification and higher density development.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Buildings with a proposed height greater than 12m or four (4) storeys shall submit a Shadow Study that models the shadows for the proposed development.	
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	In addition to addressing the Minimum Target, the Shadow Study shall demonstrate that shadows from the proposed development are not cast on more than 50% of each neighbouring amenity areas and each <u>shadow sensitive areas</u> .	
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 5 points)</i>	In addition to addressing the Minimum Target, the Shadow Study shall demonstrate that shadows from the proposed development are not cast on more than 50% of each neighbouring amenity areas and each <u>shadow sensitive areas</u> and that five (5) consecutive hours of full sunlight is observed during all test dates.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">City of Richmond Hill – Sun and Shadow Study Terms of Reference</a></li> <li>• <a href="#">City of Hamilton – Terms of Reference: Shadow Impact Study for Downtown Hamilton</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning		
		<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>• Architectural Plans</li> <li>• Shadow Study Assessment/Impact Statement</li> <li>• Shadow Study Models</li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>• The Shadow Study Assessment/Impact Statement must be prepared by a <u>qualified individual</u>. It summarizes the findings from the digital model, provides renderings of the findings from the digital model and analyzes the shadow test results.</li> <li>• The Shadow Study Model must show the full extent of the shadows on several model dates, as determined in agreement with the Township. The Shadow Study Model is a 3-D digital rendering that depicts the development site, adjacent sites and surrounding model area.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>		

## 3.8 Active Transportation Network

<b>Intent</b>		To promote <u>active transportation</u> through the provision of public multi-purpose paths and pedestrian and cycling infrastructure. Walking and cycling reduces GHG emissions and air pollution and provides health benefits.		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	The development advances the objectives of the Township’s Active Transportation Strategy and Trails Master Plan.	
	<b>Level 1</b>	<b>+ 2 points (total 3 points)</b>	100% of new residents/jobs are within 400m of: <ul style="list-style-type: none"> <li>• An existing public multi-use path or cycling infrastructure; or</li> <li>• A municipally approved public multi-use trail or cycling infrastructure that is identified in a Council approved Plan but not yet constructed; or</li> <li>• A proposed public multi-use path or cycling infrastructure that is to be constructed within the development.</li> </ul>	
	<b>Level 2</b>	<b>N/A</b>	<b>N/A</b>	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Traffic Calming Strategy</a></li> <li>• <a href="#">Township Traffic Calming Request Policy</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Development Engineering Public Works Department		

**Where to Demonstrate Compliance?**

- Transportation Study or Traffic Calming Report
- Draft Plan/Site Plan
- Letter of Intent prepared and signed by a qualified individual

**How to Comply?**

- Highlight new residential and non-residential streets in the proposed development, as applicable.
- Identify the percentage (%) of street length by land use that includes traffic calming strategies.
- Provide schematics that identify the types of traffic calming strategies proposed to be utilized.
- Comply with Township standards.
- All submission materials are to be prepared by a qualified individual.

# Natural Environment

## 4.1 Connections to Parkland

<b>Intent</b>		<i>Provide connections that promote public access to green spaces and parks.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Implement connections to parkland or the <u>Natural Heritage System</u> in accordance with Township policies.	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	Provide new visual and physical connections, including wayfinding signage, that creates and supports an <u>active transportation</u> network beyond what is contemplated in the Township's Plans and policies.	
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	In addition to addressing the Level 1, enhanced connections are provided to open spaces, parkland and the <u>Natural Heritage System</u> including: <ul style="list-style-type: none"> <li>The creation of wildlife passageways.</li> <li>Pathways and trails through the subject lands that connect to the Township's existing parks and trail network.</li> </ul>	
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">Township Our King Official Plan</a></li> <li><a href="#">Township Trails Master Plan</a></li> <li><a href="#">Township Parks and Forestry Services Master Plan</a></li> <li><a href="#">Township Active Transportation Strategy</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Community Services – Environmental Outreach & Sustainability Public Works Department		
		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>Draft Plan</li> <li>Landscape Plan</li> <li>Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul>		
		<b>How to Comply?</b> <ul style="list-style-type: none"> <li>Identify if the <u>natural heritage system</u> is included within the project boundary and delineate its limits and associated buffers on the Draft Plan and Landscape Plan(s).</li> <li>Identify the location of parks and trails, including any proposed wildlife passageways on submission materials.</li> <li>Detail proposed strategies to enable visual and/or physical connections to the <u>natural heritage system</u>, open spaces and/or parkland.</li> <li>All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>		

## 4.2 Lot Disturbance in the Countryside

<b>Intent</b>		<i>That development or site alteration within a Landform Conservation Area (Category 1 and 2) of the Oak Ridges Moraine will identify planning, design and construction practices that will keep disturbance to landform character to a minimum.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Significant landform features of the Oak Ridges Moraine are maintained, and the lot disturbance and impervious surface percentage(s) comply with the policies of the Township's <u>Official Plan</u> and Provincial Plans.	
	<b>Level 1</b>	<b>N/A</b>	<b>N/A</b>	
	<b>Level 2</b>	<b>+ 2 points (total 3 points)</b>	In addition to the Minimum Target, a Landform Conservation Plan is provided that includes a development strategy that minimizes disruption to landform character including the retention of significant landform features in an open, undisturbed form, road alignment and building placement to minimize grading and the concentration of development on portions of the site that are not significant.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Our King Official Plan</a></li> <li>• <a href="#">Oak Ridges Moraine Conservation Plan</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Growth Management Services – Development Engineering		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Landform Conservation Plan</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u></li> </ul> <b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Quantify the area of lot disturbed and the area of impervious surfaces.</li> <li>• Identify areas where building, grading and construction will occur.</li> <li>• The Landform Conservation Plan shall include the following:               <ul style="list-style-type: none"> <li>• Elevation contours that show basic topographic character of the site;</li> <li>• Analysis of the site by slope type;</li> <li>• Identification of significant landform features such as kames, kettles, ravines and ridges;</li> </ul> </li> <li>• All water bodies including intermittent streams and ponds; &amp;</li> <li>• Additional requirements per Section 30.1 of the Oak Ridges Moraine Conservation Plan.</li> </ul> <p style="text-align: center;"><i>This Metric only applies to development within the Oak Ridges Moraine, outside of the Villages.</i></p>



## 4.3 Protection, Enhancement and Restoration of the Natural Heritage System

<b>Intent</b>		<i>Maintaining and enhancing the <u>natural heritage system</u> with respect to ecological functions and wildlife habitat.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Where development is proposed within 120m of a <u>Key Natural Heritage Feature</u> (KNHF) or a <u>Key Hydrologic Feature</u> (KHF), a <u>Natural Heritage Evaluation</u> is prepared, and required works are undertaken to ensure that the proposed development has no negative impacts on the KNHF/KHF.	
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	A Planting Plan is provided that demonstrates an ecological gain beyond the Township's natural heritage requirements. The plantings promote <u>biodiversity</u> and are comprised of natural, native, non-invasive and self-sustaining vegetation.	
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 5 points)</i>	In addition to addressing the Level 1 Target, the Planting Plan includes wildlife habitat creation and the establishment of wildlife corridors.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Our King Official Plan</a></li> <li>• <a href="#">Township Tree Management Plan</a></li> <li>• <a href="#">TRCA Environmental Impact Statement Guidelines</a></li> <li>• <a href="#">TRCA Creating Habitat: A Guide for Community Groups</a></li> <li>• <a href="#">TRCA Guideline for Determining Ecosystem Compensation</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Growth Management Services – Development Engineering Community Services – Environmental Outreach & Sustainability		
				<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan/Draft Plan</li> <li>• Planting Plan</li> <li>• <u>Natural Heritage Evaluation</u></li> <li>• Hydrologic Evaluation</li> <li>• Erosion and Sediment Control Plan</li> </ul> <b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Identify and confirm protection of any environmental features, buffers, natural hazards, setbacks and vegetation protection zones.</li> <li>• Identify and consider opportunities for environmental restoration and enhancement and establish a compensation ratio.</li> <li>• Recommend implementation measures such as monitoring or management.</li> <li>• Meet the requirements of Provincial, Regional and Township policy, and Conservation Authority guidelines.</li> <li>• Restore degraded or degrading features and propose enhancements.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>

## 4.4 Soil Quality and Quantity

<b>Intent</b>		<i>To limit the disturbance of healthy soil in order to protect soil horizons and maintain soil structure, minimize run-off and maximize water holding capacity, and maintain or enhance its ecological function.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Lots, including drainage ditches or swales are to be completely top soiled and sodded on all softscape areas with 150mm of non-compacted topsoil and No. 1 Nursery Sod. Boulevards and driveways will have a minimum depth of 200mm. Side slopes and ditch bottoms on all rural roads will have a minimum topsoil depth of 150mm. No. 1 Nursery Sod is to be provided for all provided for all areas that are to be sodded. In natural areas the soil is stockpiled on site and is reused on site, outside of lands used for agricultural purposes and <u>KNHFs</u> .	
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	In addition to addressing the Minimum Target, lots, including drainage ditches or swales are to be completely top soiled and sodded on all softscape areas with 200mm of non-compacted topsoil and No. 1 Nursery Sod.	
	<b>Level 2</b>	<b>N/A</b>	<b>N/A</b>	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township of King Design Criteria</a></li> <li>• <a href="#">TRCA Stormwater Management Criteria</a></li> <li>• <a href="#">LSRCA Technical Guidelines for Stormwater Management Submissions</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Development Engineering		
		<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>• Landscape Plan</li> <li>• Site Alteration and Fill Management Plan</li> <li>• Chemical Analysis of Soil Samples</li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>• Identify the location of pits, trenches, ditches, planting beds and tree plantings. For each location identify the following soil properties: <ul style="list-style-type: none"> <li>• Subsoil total uncompacted depth</li> <li>• Topsoil depth</li> </ul> </li> <li>• Provide the location and plan of management practices for the stockpiled soil.</li> <li>• All submission materials shall be prepared by a qualified individual.</li> <li>• For Draft Plan of Subdivision Applications, the Letter of Intent shall identify the Target Level being pursued and an action plan to achieve the Target Level. The action plan shall become a Draft Plan Condition to be undertaken through the detailed design of the subdivision.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul> <p><i>All fill brought onto site must be in accordance with By-law 2021-039, as amended, and methodology shall be provided indicating how fill quality will be evaluated to meet Township requirements.</i></p>		

## 4.5 Street Trees

<b>Intent</b>		<i>Offset development impacts by ensuring street trees act as diverse canopies that provide ecosystem function and services, and by promoting <u>active transportation</u> through shaded pedestrian sidewalks and bike lanes.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Existing street trees are maintained, and new street trees are provided along the street within the project area and are selected from the species list provided in the King Township Tree Management Plan. Street Tree size requirement and planting specifications and standards details can be found in the King Township Tree Management Plan.	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	In addition to meeting the Minimum Target, within 10 years of planting street trees are to provide shade to at least 50% of the sidewalk length or surface area.	
	<b>Level 2</b>	<b>+ 3 points</b> <i>(total 5 points)</i>	In addition to meeting the Minimum Target, within 10 years of planting street trees are to provide shade to at least 75% of the sidewalk length (or surface area) and 50% of parking areas.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Our King Official Plan</a></li> <li>• <a href="#">Township Tree Management Plan</a></li> <li>• <a href="#">TRCA Native Tree and Shrub Monitoring</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Community Services – Environmental Outreach & Sustainability Public Works Department		

- Where to Demonstrate Compliance?**
- Landscape Plan
  - Arborist Report
- How to Comply?**
- Identify trees along the streets within the project area.
  - The species of all plantings are selected from the approved list in the Township of King Tree Management Plan.
  - Quantify the average interval in spacing between all proposed street trees.
  - Identify the existing and proposed trees and provide the expected tree canopy after ten years of growth.
  - Calculate the anticipated area of sidewalk to be shaded using the estimated crown diameter.
  - Identify the total parking area and the total parking area that will be shaded by the tree canopy following ten years of growth.
  - Quantify the measurements as percentages (%).
  - All submission materials are to be prepared by a qualified individual.

## 4.6 Supporting Pollinators

<b>Intent</b>		<i>To support the Township's certification as a Bee City and to continue to provide and promote healthy, sustainable habitats for bees and other pollinator species.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Native plants that support pollinators and promote <u>biodiversity</u> make up a minimum of 20% of the total quantity of plants proposed.	
	<b>Level 1</b>	<b>+ 2 point</b> <i>(total 3 points)</i>	100% of all plantings are native plant species, and a minimum of 50% of the plantings support pollinators and promote <u>biodiversity</u> .	
	<b>Level 2</b>	<b>+ 1 point</b> <i>(total 4 points)</i>	In addition to meeting the Level 1 Target, provide pollinator gardens comprised of native plants that support pollinators in parks, gardens and naturalized areas.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">TRCA, Maintaining Your Pollinator Habitat</a></li> <li>• <a href="#">Pollinator Partnership Canada</a></li> <li>• <a href="#">Bee City Canada</a></li> </ul>		
<b>Department to Review</b>		<p>Growth Management Services – Planning Community Services – Environmental Outreach &amp; Sustainability</p>		
		<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>• Landscape Plan</li> <li>• Planting Plan</li> <li>• Letter of Intent prepared and signed by a <u>qualified individual</u></li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>• Identify the species and proposed quantity (trees, shrubs, grasses, perennials, etc.) that support pollinators on the Planting Plan and Landscape Plan.</li> <li>• Quantify the percentage of native pollinator plants within the subject lands.</li> <li>• If pollinator gardens are proposed, identify their location, size and types of native plantings on the Landscape Plan.</li> <li>• Provide a Letter of Intent that confirms that through the Draft Plan Conditions, Site Plan Agreement, Subdivision Agreement and/or Letter of Undertaking, the applicant agrees to conform to the identified target.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>		

## 4.7 Tree Canopy

<b>Intent</b>		<i>To protect mature trees that are located within the subject lands.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Provide a Tree Evaluation Report that identifies and evaluates where on-site healthy trees will be protected and removed. Tree replacement is provided at a 3:1 ratio. All tree removals occur outside the bird breeding season as set out in the Migratory Birds Convention Act.	<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Landscape Plan</li> <li>• Arborist Report</li> <li>• Tree Evaluation Report and/or Authorization Letter signed by a <u>qualified individual</u></li> <li>• All submission materials are to be prepared by a <u>qualified individual</u></li> </ul>
	<b>Level 1</b>	<b>+ 2 points</b> <i>(total 3 points)</i>	In addition to addressing the Minimum Target, 75% of healthy mature trees greater than 20cm DBH, and 50% of healthy hedgerows are preserved on-site.	<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Provide an inventory of all trees on-site that identifies all healthy and mature trees, and those that are <u>dead, dying or diseased</u>.</li> <li>• Identify any trees to be removed.</li> <li>• Identify and quantify the total number of compensation and/or enhancement plantings.</li> <li>• Provide the compensation ratio used in determining the rate of plantings.</li> <li>• Obtain calculations and authorization from a <u>qualified individual</u> quantifying the total on-site canopy coverage after 10 years of growth (for the “Level 2” Target).</li> <li>• The removal of a species classified as a species at risk requires a permit under the Endangered Species Act. Activities may be eligible for a conditional exemption under Ontario Reg. 242/08 or Ontario Regulation 830/21.</li> </ul>
	<b>Level 2</b>	<b>+ 3 points</b> <i>(total 6 points)</i>	All healthy mature trees and hedgerows are preserved on-site, and enhancement plantings are proposed. An analysis of on-site tree canopy is provided, and trees are planted to increase the on-site tree canopy coverage by a minimum of 25% after 10 years of growth.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Our King Official Plan</a></li> <li>• <a href="#">Township Tree Management Plan</a></li> <li>• <a href="#">TRCA Native Tree and Shrub Monitoring</a></li> <li>• <a href="#">York Region Forest Conservation By-law</a></li> <li>• <a href="#">LSRCA Ecological Offsetting Policy</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Division Public Works Department Community Services – Environmental Outreach & Sustainability		<i>This metric does not apply to trees that constitute part of a <b>KNHF</b>. Financial compensation and/or enhancement plantings may be used to enhance a <b>KNHF</b> in accordance with municipal policies.</i>

# Healthy Communities

## 5.1 Bicycle Parking

<b>Intent</b>		<i>Encourage <u>active transportation and cycling</u> as a transportation choice, while also supporting at-grade retail and pedestrian-oriented built environments.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Provide bicycle parking as per the requirements of the applicable Township Zoning By-law.	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	Provide bicycle parking at the following rates: <ul style="list-style-type: none"> <li>• 0.5 spaces per residential unit;</li> <li>• 1.5 spaces per 100m<sup>2</sup> of gross floor area (GFA) for commercial and institutional uses;</li> </ul>	<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Site Statistics</li> <li>• Floor Plans (where bicycle parking is internal to the building)</li> <li>• Landscape Plan</li> <li>• Traffic Impact Study</li> </ul>
	<b>Level 2</b>	<b>+ 1 points</b> <i>(total 3 points)</i>	Provide bicycle parking at the following rates: <ul style="list-style-type: none"> <li>• 1.0 spaces per residential unit;</li> <li>• 2.0 spaces per 100m<sup>2</sup> of GFA for commercial and institutional uses;</li> </ul> All bicycle parking spaces are located within 10m of the primary building entrance.	<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Identify the building types that are included in the development application (i.e., commercial, mixed-use, residential, institutional, etc.)</li> <li>• Quantify the total unit count for residential uses and the total GFA for commercial and institutional uses.</li> <li>• Provide the total number of parking spaces proposed and identify their location on the Site Plan and Landscaping Plan.</li> <li>• Where bicycle parking is proposed internal to the building(s), identify the parking spaces on the Floor Plans.</li> <li>• Identify in the Site Statistics Table the number of bicycle parking spaces per residential unit and/or per 100m<sup>2</sup> of GFA.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Zoning By-laws</a></li> <li>• <a href="#">Township Official Plan</a></li> <li>• <a href="#">Township Village Urban Design Guidelines</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning		

## 5.2 Community Gardens

<b>Intent</b>		<i>To encourage urban agriculture and promote locally grown food.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	Minimum	N/A	N/A		
	Level 1	2 points	<p>For multi-unit residential and/or mixed-use developments with residential units, provide a community garden space that is a minimum of 25m<sup>2</sup>.</p> <p>For ground-oriented residential development with yards, for each residential yard provide a raised garden bed that is a minimum of 30cm tall x 1.2m wide x 1.8m long. Where the residential unit has no yard, provide a container garden that can accommodate 57L (15 gallons) of soil that is a minimum of 30cm deep.</p>		
	Level 2	+ 2 points <i>(total 4 points)</i>	Where parkland is provided on-site and a minimum of 30 residential units are proposed, in addition to the parkland, provide a community garden adjacent to the parkland with a minimum of 20 raised garden beds, with each measuring a minimum of 1.2m x 1.2 m.		
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Community Gardens</a></li> <li>• <a href="#">LEED ND (v4) NPD: Local Food Production</a></li> </ul>			
<b>Department to Review</b>		<p>Growth Management Services – Planning Community Services – Environmental Outreach &amp; Sustainability</p>			

- Where to Demonstrate Compliance?**
- Site Plan/Draft Plan
  - Landscape Plan
  - Letter of Intent prepared and signed by a qualified individual
- How to Comply?**
- For multi-unit residential and/or mixed-use developments, identify the location of the community garden space.
  - For ground oriented residential development, identify on the Draft Plan and/or Lot Plans the location of the raised garden beds and/or community garden area adjacent to parkland.
  - Where the residential unit has no yard, provide a Letter of Intent committing to provide the container gardens.
  - Provide a Letter of Intent that confirms that the applicant will conform to the identified target and that the provision of community gardens is not part of the required parkland dedication.
  - Garden beds and community gardens are defined as land and/or an alternative mechanism that contains a growing medium that is used to cultivate plants for food. Both garden beds and community gardens must provide at least 30cm of garden soil depth.
  - All submission materials are to be prepared by a qualified individual.



## 5.3 Fire Prevention

<b>Intent</b>		<i>To ensure the safety of residents, visitors, employers and employees, and to establish an effective and efficient fire protection program.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	All Ontario Fire Code standards for fire prevention are met.	
	<b>Level 1</b>	<b>+ 1 points</b> <i>(total 2 points)</i>	In addition to meeting the “Minimum” Target, Fire Escape Plans are developed that utilize early detection measures.	
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	In addition to meeting the “Minimum” and “Level 1” Targets, one of the following systems are implemented for each building in the development: <ul style="list-style-type: none"> <li>• On-site water is provided for fire protection purposes;</li> <li>• Sprinkler systems;</li> <li>• Monitored alarm system.</li> </ul>	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">UNEP Sustainability Metrics: Translation and Impact on Property Investment and Management</a></li> <li>• <a href="#">O. Reg. 213/07: Ontario Fire Code</a></li> </ul>		
<b>Department to Review</b>		Fire and Emergency Services Department		

- Where to Demonstrate Compliance?**
- Site Plan/Draft Plan
  - Fire Escape Plan
  - Architectural Plans, including Floor Plans
  - Letter of Intent, prepared and signed by a qualified individual
- How to Comply?**
- Provide details for the proposed Fire Escape Plan (if applicable).
  - For a residential Draft Plan of Subdivision, provide a Letter of Intent that confirms that through the Draft Plan Conditions, Subdivision Agreement and/or Letter of Undertaking, the applicant agrees to conform to the identified target.
  - Identify the proposed fire route, accessible features, emergency exits, etc. on the Floor Plans and Site Plan.
  - Provide details on building materials and sprinkler system (if proposed) in the Building details.
  - All submission materials are to be prepared by a qualified individual.

## 5.4 Housing Diversity

<b>Intent</b>		<i>Encourage a variety of housing options to promote housing stability that meets the diverse needs of the community.</i>				
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan		
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use		<input type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>	
	<b>Minimum</b>	N/A	N/A			
	<b>Level 1</b>	<b>2 points</b>	25% of the residential units in the development are affordable housing units.		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>Planning Justification Report</li> <li>Site Plan/Draft Plan</li> <li>Architectural Plans, including Floor Plans</li> <li>Letter of Intent, prepared and signed by a <u>qualified individual</u></li> </ul>	
		<b>2 points</b>	Within a Draft Plan of Subdivision, a minimum of three housing typologies are provided (i.e., single detached, semi-detached, townhouse, mid-rise, etc.).			
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	25% of the residential units in the development are affordable housing units, and 50% of the affordable housing units are designed to be accessible for persons of all ages and abilities.			
		<b>+ 3 points</b> <i>(total 5 points)</i>	For a mid-rise or high-rise building, a minimum of 25% of the units are two (2) or more bedrooms, and no more than 25% of units are studios.			
<b>Resources</b>		<ul style="list-style-type: none"> <li><a href="#">LEED ND (v4) NPD: Housing Types and Affordability</a></li> <li><a href="#">Township Official Plan</a></li> </ul>				
<b>Department to Review</b>		Growth Management Services – Planning				

## 5.5 Mixed-Use Housing

<b>Intent</b>		<i>To encourage the development of <u>complete communities</u> through the provision of housing in proximity to services.</i>			
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		<b>Documentation</b>
	Minimum	N/A	N/A		
	Level 1	1 point	A mix of uses, including residential, is provided within the development.		
	Level 2	+ 2 points <i>(total 3 points)</i>	In addition to the “Level 1” Target, a minimum of 20% of the residential units in the development are rental units.		
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Official Plan</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Planning			
		<p><b>Where to Demonstrate Compliance?</b></p> <ul style="list-style-type: none"> <li>• Site Plan/Draft Plan</li> <li>• Architectural Plans, including Floor Plans</li> <li>• Letter of Intent</li> </ul> <p><b>How to Comply?</b></p> <ul style="list-style-type: none"> <li>• Identify the mix of uses within the proposed development.</li> <li>• Identify the number of units proposed for residential units.</li> <li>• If applicable, identify the number of units proposed as rental housing.</li> <li>• Provide a Letter of Intent that confirms that through the Draft Plan Conditions, Site Plan Agreement, Subdivision Agreement and/or Letter of Undertaking, the applicant agrees to conform to the identified target.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>			

## 5.6 Parkland

<b>Intent</b>		<i>Provide visual and physical access to parks.</i>		
<b>Applicable to</b>		<input checked="" type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Provide the required parkland dedication in accordance with Provincial and Township policies.	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	Where parkland is provided, provide two (2) road frontages for each urban square, parkette, and neighbourhood park, and three (3) road frontages for each community park.	<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Draft Plan/Site Plan</li> <li>• Urban Design Brief</li> <li>• Parks Plan</li> </ul>
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	In addition to the “Level 1” Target being addressed, ensure all lots within the Draft Plan of Subdivision are within 200m of parkland.	<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Highlight the location of urban squares, parkettes, neighbourhood parks and community parks located within the Draft Plan area.</li> <li>• Quantify the number of road frontages for each park type.</li> <li>• Provide the distance from each lot to parkland.</li> <li>• Quantify the amount of parkland dedicated for the proposed development.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Township Parks and Forestry Services Master Plan</a></li> <li>• <a href="#">Township Trails Master Plan</a></li> <li>• <a href="#">Township Official Plan</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Public Works Department Finance Department		

## 5.7 Universally Accessible Development

<b>Intent</b>		<i>To promote universal <u>accessibility</u> that enables a wide spectrum of people to access goods and services within all buildings, structures, and open spaces, regardless of age or ability.</i>			
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan	
		<input checked="" type="checkbox"/> Residential		<input checked="" type="checkbox"/> Mixed-Use	
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>		
	<b>Minimum</b>	<b>1 point</b>	All primary entries are designed to be universally accessible as per the <u>Ontario Building Code</u> to facilitate access to goods and services.		
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	All entries and exits are designed to universally accessible standards.		
	<b>Level 2</b>	<b>+ 2 points</b> <i>(total 4 points)</i>	The development partakes in the Township's Accessibility Friendly Awareness Program. All entries and exits are designed to universally accessible standards. The development contains access to an accessible washroom, all fixtures are accessible, and an elevator is provided where the building is greater than one-storey in height or where underground parking is provided.		
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">Accessibility for Ontarians with Disabilities Act, 2005</a></li> <li>• <a href="#">Integrated Accessibility Standards Regulation O. Reg. 191/11</a></li> <li>• <a href="#">Township Accessibility Advisory Committee</a></li> <li>• <a href="#">Canada Green Building Council</a></li> </ul>			
<b>Department to Review</b>		Growth Management Services – Planning Growth Management Services – Building Corporate Services – Clerks			
		<b>Documentation</b>  <b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Architectural Plans including Floor Plans and Elevation Plans</li> <li>• Accessibility Evaluation Checklist</li> <li>• Purchase Orders for Accessible Features</li> </ul> <b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Identify all entries, exits and emergency exits, and specify those that are to be designed to universally accessible standards.</li> <li>• Clearly identify all accessible parking spaces and the proposed parking space measurements.</li> <li>• List the universal accessible design standard referenced for the design</li> <li>• Delineate areas that are designed to be universally accessible, including ramps, stairs, washrooms and elevators.</li> <li>• Provide the location of all stairs and ramps.</li> <li>• Provide measurements for entrances, exits, ramps and hallways.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>			

## 5.8 Waste Management

<b>Intent</b>		<i>To promote waste reduction and the diversion of materials from landfills.</i>		
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	<b>Minimum</b>	<b>1 point</b>	Comply with Township and Regional standards for waste management.	
	<b>Level 1</b>	<b>+ 1 point</b> <i>(total 2 points)</i>	In addition to addressing the “Minimum” Target, storage and waste collection areas for recycling and organic waste are provided within or attached to the building and deep collection recycling and organic waste storage facilities are provided.	
	<b>Level 2</b>	<b>+ 1 point</b> <i>(total 3 points)</i>	In addition to addressing the “Minimum” Target, a three-chute system is utilized.	
<b>Resources</b>		<ul style="list-style-type: none"> <li>• <a href="#">York Region Integrated Waste Management Master Plan</a></li> <li>• <a href="#">Township of King Waste By-law</a></li> <li>• <a href="#">Township Design Criteria</a></li> </ul>		
<b>Department to Review</b>		Growth Management Services – Planning Growth Management Services – Building Community Services – Environmental Outreach & Sustainability		
		<b>Where to Demonstrate Compliance?</b> <ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Architectural Plans, including Floor Plans</li> <li>• Letter of Intent, prepared and signed by a <u>qualified individual</u></li> </ul>		
		<b>How to Comply?</b> <ul style="list-style-type: none"> <li>• Provide confirmation that the applicable Township and Regional standards have been satisfied.</li> <li>• Clearly identify storage and collection areas for recycling and organic waste.</li> <li>• Where required, provide schematics for the proposed waste management system.</li> <li>• Provide a Resident Education Plan explaining the proposed garbage and recycling system.</li> <li>• All submission materials are to be prepared by a <u>qualified individual</u>.</li> </ul>		



## Appendix A: ThinKING Green Program Table

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# Green Infrastructure



Metric	Proposed Sustainability Target	Submitted Plans/Reports	Reviewing Department	Comments	Points Awarded
	<i>(Completed by Applicant)</i>		<i>(Completed by Township)</i>		
<b>1.1 Heat Island Effect – Non-Roof</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Letter of Intent	CS – Env Outreach GMS – Dev Eng		
<b>1.2 Heat Island Effect – Roofing</b>	Level 1 Level 2 N/A	Landscape Plan Planting Plan Roof Plan Architectural Plans	GMS – Building GMS - Planning		
<b>1.3 Rainwater Harvesting</b>	Level 1 Level 2 N/A	Site Plan/Draft Plan Grading Plan Architectural Plans Letter of Intent	CS – Env Outreach GMS – Building GMS – Dev Eng		
<b>1.4 Recycled/ Reclaimed Surface Materials</b>	Level 1 Level 2 N/A	Site Plan/Draft Plan Landscape Plan Letter of Intent	GMS – Dev Eng		
<b>1.5 Road Salt Management</b>	Minimum Level 1 Level 2 N/A	Site Plan/Grading Plan Landscape Plan Salt Management Plan Intent to Certify Certificate	GMS – Dev Eng		
<b>1.6 Stormwater Quantity</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Grading Plan Stormwater Management Plan Functional Servicing Report Civil Engineering Drawings	GMS – Dev Eng		
<b>1.7 Water Quality</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Stormwater Management Plan Functional Servicing Report Civil Engineering Drawings Preliminary Grading/Servicing Plan	GMS – Dev Eng		
<b>1.8 Wind Protection for Ground Oriented Development</b>	Level 1 N/A	Letter of Intent	GMS - Building		

# Energy and Conservation

Metric	Proposed Sustainability Target	Submitted Plans/Reports	Reviewing Department	Comments	Points Awarded
	<i>(Completed by Applicant)</i>		<i>(Completed by Township)</i>		
<b>2.1 Alternative Energy Systems</b>	Minimum Level 1 Level 2 N/A	Authorization Letter/Energy Report Architectural Plans Site Plan Applicable Engineering Documents	CS – Env Outreach GMS – Building		
<b>2.2 Controlling Solar Gains</b>	Level 1 Level 2 N/A	Landscape Plan Elevation Plans Letter of Intent	CS – Env Outreach GMS – Building		
<b>2.3 Energy Efficiency</b>	Minimum Level 1 Level 2 N/A	Energy Report Letter of Intent Energy Modelling Report Draft Energy Efficiency Design Summary	CS – Env Outreach GMS – Planning		
<b>2.4 Green Building Certification</b>	Level 1 Level 2 N/A	Letter of Intent	CS – Env Outreach GMS – Building		
<b>2.5 Light Pollution</b>	Minimum Level 1 Level 2 N/A	Architectural Plans Photometric Plan Letter of Intent	CS – Env Outreach GMS – Building		
<b>2.6 Solar Readiness</b>	Minimum Level 1 Level 2 N/A	Letter of Intent Roof Plan Schematic & Details for Energy Source	CS – Env Outreach GMS – Building GMS – Dev Eng GMS - Planning		
<b>2.7 Use of Potable Water for Irrigation</b>	Minimum Level 1 Level 2 N/A	Landscape Plan Irrigation Plan Letter of Intent	CS – Env Outreach GMS – Planning		
<b>2.8 Water Conservation</b>	Minimum Level 1 Level 2 N/A	Architectural Plans Purchase Orders Letter of Intent	GMS – Building		

# Built Environment

Metric	Proposed Sustainability Target	Submitted Plans/Reports	Reviewing Department	Comments	Points Awarded
	<i>(Completed by Applicant)</i>		<i>(Completed by Township)</i>		
<b>3.1 Bird Friendly Design</b>	Minimum Level 1 Level 2 N/A	Architectural Plans Letter of Intent	CS – Env Outreach GMS – Planning		
<b>3.2 Building Orientation</b>	Level 1 Level 2 N/A	Site Plan Architectural Plans	GMS – Planning		
<b>3.3 Cultural Heritage Preservation</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Heritage Impact Assessment & Interpretation Plans Architectural Plans Landscape Plans	GMS – Planning		
<b>3.4 Off-Street Parking</b>	Minimum Level 1 Level 2 N/A	Site Plan Parking Plan Traffic Impact Study	CpS – Clerks GMS – Planning		
<b>3.5 Parking - Electric Vehicle Charging</b> <input type="checkbox"/> A) Non-Residential <input type="checkbox"/> B) Residential	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Site Statistics Table Architectural Plans Letter of Intent Traffic Impact Study	CS – Env Outreach GMS – Planning		
<b>3.6 Parking – Carpool</b>	Level 1 Level 2 N/A	Site Plan Site Statistics Table Transportation or Traffic Impact Study	GMS – Planning		
<b>3.7 Shadow Impacts</b>	Minimum Level 1 Level 2 N/A	Architectural Plans Shadow Study Assessment/Impact Statement Shadow Study Models	GMS – Planning		
<b>3.8 Active Transportation Network</b>	Minimum Level 2 N/A	Transportation Study or Traffic Calming Report Draft Plan Letter of Intent	GMS – Dev Eng Public Works		

# Natural Environment

Metric	Proposed Sustainability Target	Submitted Plans/Reports	Reviewing Department	Comments	Points Awarded
	<i>(Completed by Applicant)</i>		<i>(Completed by Township)</i>		
<b>4.1 Connections to Parkland</b>	Minimum Level 1 Level 2 N/A	Draft Plan Landscape Plan Letter of Intent	CS – Env Outreach GMS – Planning Public Works		
<b>4.2 Lot Disturbance in the Countryside</b>	Minimum Level 2 N/A	Site Plan Landform Conservation Plan	GMS – Dev Eng GMS – Planning		
<b>4.3 Protection, Enhancement and Restoration of the Natural Heritage System</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Planting Plan Natural Heritage Evaluation Hydrologic Evaluation Erosion and Sediment Control Plan	CS – Env Outreach GMS – Dev Eng GMS – Planning		
<b>4.4 Soil Quality and Quantity</b>	Minimum Level 1 N/A	Landscape Plan Site Alteration and Fill Management Plan Chemical Analysis of Soil Samples Letter of Intent	GMS – Dev Eng		
<b>4.5 Street Trees</b>	Minimum Level 1 Level 2 N/A	Landscape Plan Arborist Report	CS – Env Outreach GMS – Planning		
<b>4.6 Supporting Pollinators</b>	Minimum Level 1 Level 2 N/A	Landscape Plan Planting Plan Letter of Intent	CS – Env Outreach GMS – Planning		
<b>4.7 Tree Canopy</b>	Minimum Level 1 Level 2 N/A	Landscape Plan Arborist Report Tree Evaluation Report/Authorization Letter	CS – Env Outreach GMS – Dev Eng GMS – Planning		

# Healthy Communities



Metric	Proposed Sustainability Target	Submitted Plans/Reports	Reviewing Department	Comments	Points Awarded
	<i>(Completed by Applicant)</i>		<i>(Completed by Township)</i>		
<b>5.1 Bicycle Parking</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan with Site Statistics Table Floor Plans Landscape Plan Traffic Impact Study	GMS – Planning		
<b>5.2 Community Gardens</b>	Level 1 Level 2 N/A	Site Plan/Draft Plan Landscape Plan Letter of Intent	CS – Env Outreach GMS – Planning		
<b>5.3 Fire Prevention</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Fire Escape Plan Architectural Plans Letter of Intent	Fire Department		
<b>5.4 Housing Diversity</b>	Level 1 Level 2 N/A	Planning Justification Report Site Plan/Draft Plan Architectural Plans Letter of Intent	GMS – Planning		
<b>5.5 Mixed-Use Housing</b>	Level 1 Level 2 N/A	Site Plan/Draft Plan Architectural Plans Letter of Intent	GMS – Planning		
<b>5.6 Parkland</b>	Minimum Level 1 Level 2 N/A	Site Plan/Draft Plan Urban Design Brief Parks Plan	Finance GMS – Planning Public Works		
<b>5.7 Universally Accessible Development</b>	Minimum Level 1 Level 2 N/A	Site Plan Architectural Plans Township Accessibility Evaluation Checklist Purchase Orders for Accessible Features	CpS – Clerks GMS - Building GMS – Planning		
<b>5.8 Waste Management</b>	Minimum Level 1 Level 2 N/A	Site Plan Architectural Plans Letter of Intent	CS – Env Outreach GMS – Building GMS - Planning		



## Appendix B: Glossary

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<b>Accessibility</b>	The ability to access and benefit from some system or entity, the inclusive practice of ensuring there are no barriers that prevent interaction with, or access to, goods and services.
<b>Active Transportation</b>	Any form of human-powered transportation such as: walking, jogging, running, cycling, in-line skating, skateboarding, snowshoeing and skiing.
<b>Biodiversity</b>	The variation of life forms within a given ecosystem, biome, or the entire earth. Biodiversity is often used as a measure of the health of biological systems.
<b>Carbon Footprint</b>	The total amount of <u>greenhouse gases emitted</u> directly and indirectly to support human activities, usually expressed in equivalent tons of either carbon or carbon dioxide.
<b>Climate Change</b>	Changes in global climate patterns (such as temperature, precipitation, or wind) that last for extended periods of time as a result of either natural processes or human influences. In some cases, 'climate change' has been used synonymously with the term 'global warming'.
<b>Complete Community</b>	Complete communities meet people's needs for daily living through an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also a component of a complete community.
<b>Cool Roof</b>	A roofing system that delivers a high solar reflectance and higher thermal emittance than standard designed roofing products. Cool roofs have historically been either white or a light colour.
<b>Cultural Heritage</b>	The legacy of physical artifacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Cultural heritage includes tangible culture, intangible culture and natural heritage.
<b>Cultural Heritage Resource</b>	Resources that contribute to our understanding of the past and include archaeological resources, built heritage resources and cultural heritage landscapes.

**Dark Sky Compliant Lighting**

The use of fixtures that cast little or no light upward, intended to help reduce light pollution and cut down on energy usage.

**Dead, Dying or Diseased Tree**

Means a Tree with no living tissue, a tree where seventy (70) percent or more of its crown is dead, or a tree infected by a lethal pathogen(s).

**Draft Plan of Subdivision**

The application process to subdivide land into two or more parcels that are separately transferable. If your application is draft approved, you will be advised of the conditions that need to be met to obtain final approval and registration. Conditions of draft approval may include: road widenings, the naming of streets, parkland requirements, rezoning of the area to reflect the new uses in the subdivision, and other requirements. The draft approval may also establish a time frame within which the conditions must be satisfied or the draft approval lapses.

**Energy Star**

A rating system that is generally most applicable to single family dwellings and town home projects by enhancing specific aspects of residential buildings during construction in an effort to ensure the home is more energy efficient and reduces operating costs. Homes built to Energy Star® standard are approximately 30% to 40% more energy efficient than those built to minimum Ontario Building Code Standards and produce two to three fewer tonnes of greenhouse gas emissions per year.

**Green (Vegetated) Roof**

A roofing surface that supports the growth of a vegetated landscape built up from several layers that are installed on a roof surface including a waterproofing membrane, drainage layer, growth material (soils), and a vegetative layer. Green roofs absorb heat and act as insulators to buildings, reducing the energy needed to provide cooling and heating.

Green roofs can be both extensive (shallow) and intensive (deep), depending on the depth of the growth material (soils).

**Greenhouse Gas (GHG) Emissions**

Greenhouse gases include naturally occurring gases as well as new emissions created by industrial and individual activities. Naturally occurring GHG include water vapour, carbon dioxide, methane, and ozone. Others result exclusively from human industrial processes. Human activities also add significantly to the level of naturally occurring GHGs.

**Key Hydrologic Feature**

Means a key hydrologic feature as described under Section 4.2.2 of the Township's Our King Official Plan.

**Key Natural Heritage Feature**

Means a key natural heritage feature as described under Section 4.2.2 of the Township's Our King Official Plan.

<b>Light-Coloured Materials</b>	Light coloured materials for cool roof coatings are defined as white, beige, tan or as containing special reflecting pigments that reflect sunlight.
<b>Light-Emitting Diode</b>	Semi-conductor devices that produce visible light when an electrical current passes through them. LED lighting products produce light approximately 90% more efficiently than incandescent light bulbs.
<b>LEED</b>	Leadership in Energy and Environmental Design is a voluntary, consensual-based system for developing high-performance, sustainable buildings.
<b>LEED Certification</b>	Different levels of green building certification are attainable in the LEED™ Green Building Rating System: certified, silver, gold, and platinum. They are awarded based on the total number of credits earned in the categories of sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. This certification is granted after a thorough review of the project characteristics by the Canadian Green Building Council (CaGBC).
<b>Low Impact Development</b>	Stormwater Management systems that use or mimic natural processes that result in the infiltration, evapotranspiration, harvesting, filtration and detention of stormwater in order to protect water quality and the associated aquatic habitat. LID measures can include: bio-swales, <u>green roofs</u> , stormwater management ponds, swales, soakaway pits, trenches and rainwater harvesting.
<b>LSPP</b>	Lake Simcoe Protection Plan
<b>Major Development</b>	Major development refers to development that results in: <ul style="list-style-type: none"> <li>• The creation of four or more lots;</li> <li>• The construction of a building or buildings with a ground floor area of 500m<sup>2</sup> or more; and/or</li> <li>• The establishment of a major recreational use.</li> </ul>
<b>Mid-Summer Baseline Case</b>	Refers to the amount of irrigation water consumption expected during mid-summer in the original pre-mitigation condition.

<b>Natural Heritage Evaluation</b>	An evaluation to determine the potential impacts on the Natural Heritage System (NHS) from development and site alteration proposals.
<b>Natural Heritage System</b>	A system made up of <u>key natural heritage features</u> and areas, and linkages between them that are intended to provide connectivity and support natural processes. The boundaries of the Township’s Natural Heritage System (NHS) are identified in the Township’s Official Plan.
<b>Non-Potable Water</b>	Non-potable water sources include rainwater, reclaimed/recycled water, and gray water. Non-potable water is not of drinking water quality but can be used for other purposes such as laundry and toilet/urinal flushing.
<b>Natural Resources Canada EnerGuide</b>	The EnerGuide label is supported by the Government of Canada, and all participating builders must be registered with Natural Resources Canada. The label works to promote energy efficiency in the Canadian marketplace and provides the energy performance rating for key consumer items including houses, light-duty vehicles and certain energy-use products.
<b>Official Plan</b>	A Plan that delineates the goals for the future of the municipality, and Council’s policies on how land in the community is to be used. It directs future planning and development to meet the needs of the Township.
<b>Ontario Building Code (OBC)</b>	A regulation under the Building Code Act that provides detailed requirements as well as minimum standards for all building construction.
<b>Ontario Heritage Act</b>	An Act passed by the province of Ontario to give municipalities and the provincial government powers to protect heritage properties and archaeological sites across Ontario.
<b>Permeable Materials</b>	Porous materials that allow stormwater to drain through the pavement and into an underlying stone reservoir. Permeable surfaces catch precipitation and surface runoff and store it in the reservoir while slowly allowing it to infiltrate into the soil below. Permeable materials and pavements can be used for parking lots, driveways, walkways, and pedestrian plazas.
<b>Qualified Individual</b>	A person who meets legitimate skill, experience, education, or other requirements of an employment position that s/he holds or seeks, and who can perform the essential functions of the position with or without reasonable accommodation.

<b>Renewable Energy</b>	Natural resources that provide energy such as sunlight, wind, tides and geothermal heat which are naturally replenished.
<b>Renewable Energy Systems</b>	Means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.
<b>Resilient</b>	The capacity to anticipate risk, limit impact, and bounce back rapidly through survival, adaptability, evolution and growth in the face of turbulent change.
<b>Shadow Sensitive Areas</b>	Shadow sensitive areas can be defined as public and private outdoor amenity and open spaces, parkland, cultural heritage resources, sidewalks, private outdoor residential amenity areas (backyards, patios, etc.) and outdoor spaces associated with institutional uses.
<b>Site Plan Development Application</b>	Refers to an application for Site Plan Control. Site plan control is a planning tool that a municipality uses to evaluate certain site elements, such as walkways, parking areas, landscaping or exterior design on a parcel of land where development is proposed.
<b>Smart Growth</b>	A development approach to improve environmental, economic and social sustainability by managing urban sprawl.
<b>Stormwater</b>	The discharge of water by runoff from land and impervious areas, such as paved streets, parking lots and buildings, during rainfalls and snow events.
<b>Stormwater Management</b>	Stormwater management is anything associated with the planning, maintenance, and regulation of facilities which collect, store or convey stormwater.
<b>Sustainable Development</b>	A vision of development that encompasses populations, animal and plant species, ecosystems, natural resources – water, air, energy – and that integrates concerns such as the fight against poverty, gender equality, human rights, education for all, health, human security, intercultural dialogue, etc.

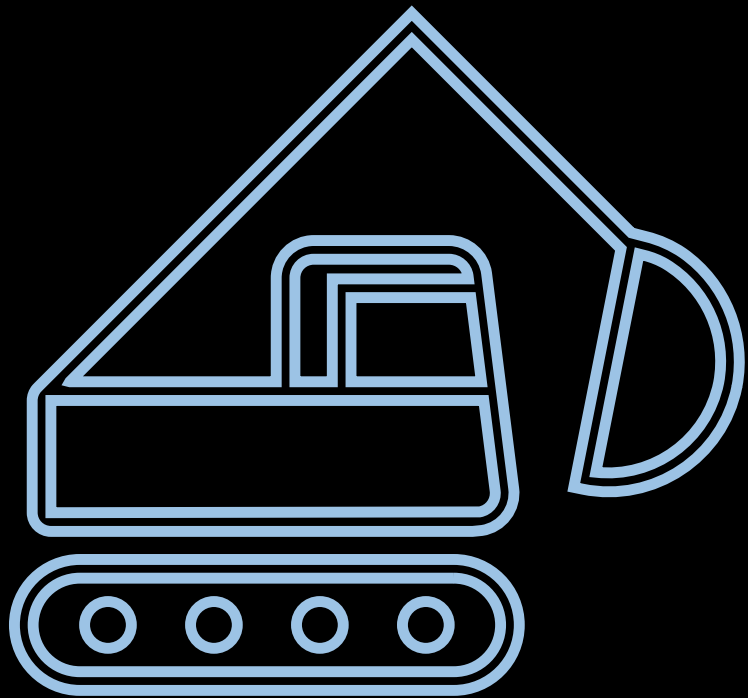
**Total Suspended Solids  
(TSS)**

Waterborne particles that exceed 2 microns in size. Any particle that is smaller than 2 microns, on the other hand, is considered a total dissolved solid (TDS). The majority of total suspended solids comprise of inorganic materials; however, algae and bacteria may also be considered TSS.

**Volatile Organic Chemicals  
(VOCs)**

A vision of development that encompasses populations, animal and plant species, ecosystems, natural resources – water, air, energy – and that integrates concerns such as the fight against poverty, gender equality, human rights, education for all, health, human security, intercultural dialogue, etc.





## Appendix C: Sustainability Metric Template

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Metric Title				
<b>Proposed Principle</b>				
<b>Intent</b>				
<b>Applicable to</b>		<input type="checkbox"/> Draft Plan of Subdivision		<input type="checkbox"/> Site Plan
		<input type="checkbox"/> Residential	<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Industrial, Commercial, Institutional
<b>Targets</b>	<b>Level</b>	<b>Points</b>	<b>Requirement</b>	<b>Documentation</b>
	Minimum	1 point		
	Level 1	+ _ point(s)		
	Level 2	+ _ point(s)		
<b>Resources</b>		<b>Where to Demonstrate Compliance?</b>		
<b>Department to Review</b>				
		<b>How to Comply?</b>		