



Whitby Green Development Standard (WGS), Version 1
Draft Plan of Subdivision

Health and Happiness: Encouraging active, sociable, meaningful lives to promote good health and wellbeing.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
HH1.1	Public or Boulevard Trees	Achieve the requirements of Whitby's Landscape Plan Guidelines; consider use of soil cells where underground infrastructure is a concern.				Plan #:			
HH1.2	Access to Parks and Open Space	Provide access to a variety of park and open space options that align with Whitby's Official Plan; which comply with Public Works Operations and Maintenance requirements.				Plan #:			
HH1.3	Parkland and Open Space Provision	Meet the parkland provision requirements of Whitby's Official Plan.	Provide an additional 10% of parkland and open space above what is required.	Provide an additional 15% of parkland and open space above what is required.	Provide an additional 20% of parkland and open space above what is required.	Plan #:			

Equity and Local Economy: Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
ELE1.1	Affordable Housing	Meet the affordable housing target of Whitby's Official Plan. Affordable Housing means: a) in the case of ownership housing, the least expensive of: i) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or ii) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Region; and b) in the case of rental housing, the least expensive of: i) a unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or ii) a unit for which the rent is at or below the average				Plan #:			
ELE1.2	Accessible Design	Accessibility measures and design features are provided in accordance with the Accessibility for Ontarians with Disabilities Act (AODA) and Crime Prevention Through Environmental Design Principles (CPTED), per Whitby's Official Plan, and Whitby's Accessibility Plan.				Plan #:			
ELE1.3	Housing Types and Size	Provide a mix of housing by type, tenure, and density, in accordance with the requirements of Whitby's Official Plan.				Plan #:			

Culture and Community: Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
CC1.1	Public Art (Within Public Property)	Incorporate public art into publicly accessible and visible spaces and into building designs as an architectural element, per Whitby's Official Plan. Subject to Public Works, Operations review & approval.				Plan #:			
CC1.2	Cultural Heritage Resources	Complete a cultural heritage impact assessment that describes the cultural heritage resource and potential impacts of development and recommends strategies to mitigate negative impacts, where the alteration, development, or redevelopment of property is proposed on, or adjacent to cultural heritage resources that are designated under Part IV or Part V of the Ontario Heritage Act, per Whitby's Official Plan.				Plan #:			
CC1.3	Sustainable Culture		Develop and distribute a sustainability handbook to new residents to understand green/sustainable elements in homes/buildings.			Plan #:			

Land Use and Nature: Protecting and restoring land for the benefit of people and wildlife.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
LUN1.1	Private Street Lights	100% of exterior light fixtures are designed to meet RP-8 Guidelines (Illuminating Engineering Society) and LED Standard (Section H) from the Town of Whitby Design Criteria and Engineering Standards.				Plan #:			
LUN1.2	Ecological Functions	Meet the environmental management policies of Whitby's Official Plan and the Central Lake Ontario Conservation Authority guidelines (if the project is within their jurisdiction).				Plan #:			
LUN1.3	Ecological Integrity	Wherever possible, new vegetation is native to southeast Ontario. Refer to the Recommended Plant Species listing in Appendix T of Whitby's Landscape Plan Guidelines for Site Plan and Subdivision Developments.				Plan #:			
LUN1.4	Tree Canopy	If applicable, submit a Tree Preservation Plan in accordance with Whitby's Tree Preservation and Clearing Guidelines for New Developments. Any trees removed are replaced to maintain the existing tree canopy, per Whitby Tree Preservation and Clearing Guidelines for New Developments.	30% tree canopy will be achieved within 10 years of the development.			Plan #:			
LUN1.5	Heat Island Effect For residential buildings four storeys or more and non-residential buildings		50% of the roof area of all new buildings within the project have a minimum solar reflectance index value of 82 (for low-sloped roofs <2.12) or 39 (for steep-sloped roofs >2.12).						

LUN1.6	Bird and Bat Friendly Glazing		Treat all glass balcony railings within the first 12 m of the building above grade. Fly-through conditions: Treat glazing at all heights resulting in fly-through conditions with visual markers at a spacing of no greater than 100 mm x 100 mm. Fly through conditions that require treatment include: - Glass corners. - Parallel glass. - Building integrated or free-standing vertical glass. - At-grade glass guardrails. <i>Clear Displays</i>	Use a combination of the following strategies to treat a minimum of 95 per cent of all exterior glazing within the greater of the first 12 m of the building above grade or the height of the mature tree canopy (including all balcony railings, clear glass corners, parallel glass and glazing surrounding interior courtyards and other glass surfaces): - Low reflectance, opaque materials - Visual markers applied to glass with a maximum spacing of 100 mm x 100 - Building integrated structures to mute reflections on glass surfaces.	Use a combination of the following strategies to treat a minimum of 100 per cent of all exterior glazing within the greater of the first 12 m of the building above grade or the height of the mature tree canopy (including all balcony railings, clear glass corners, parallel glass and glazing surrounding interior courtyards and other glass surfaces): - Low reflectance, opaque materials - Visual markers applied to glass with a maximum spacing of 100 mm x 100 - Building integrated structures to mute reflections on glass surfaces.				
LUN1.7	Green Spaces		Green spaces contain a minimum of 50% plantings, including tree canopies, bushes, grass, pollinator habitat, meadows, or native plants.	Green spaces contain a minimum of 60% plantings, including tree canopies, bushes, flower beds, grass, pollinator habitat, meadows, or native plants.	Green spaces contain a minimum of 70% plantings, including tree canopies, bushes, flower beds, grass, pollinator habitat, meadows, or native plants.				

Sustainable Water: Using water efficiently, protecting local water sources and reducing flooding and drought.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
SW1.1	Stormwater Management (Quality, Quantity, and Erosion Control)	Meet Ministry of the Environment, Town Design Criteria and Master Drainage Plans, and Central Lake Ontario Conservation Authority guidelines.				Plan #:			
SW1.2	Native, Drought-Tolerant Plants		Use native, drought-tolerant plants for 50% of the landscaped area.			Plan #:			
SW1.3	Stormwater Management Quality (Private Lots/Units)	Use native, drought-tolerant plants for 50% of the landscaped area.	Best management practices (BMPs) are used to treat runoff, including pre-treatment, additional storage, or oversizing.			Plan #:			
SW1.4	Irrigation for Lots/Units		Reduce potable water use for irrigation by 60%.	Reduce potable water use for irrigation by 80%.	Reduce potable water use for irrigation by 100%.	Plan #:			
SW1.5	Stormwater Management Quality (Private Lots/Units)	Use native, drought-tolerant plants for 50% of the landscaped area.	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 5%, using low-impact development (LID) and green infrastructure (GI) practices.	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 10%, using low-impact development (LID) and green infrastructure (GI) practices.	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 15%, using low-impact development (LID) and green infrastructure (GI) practices.	Plan #:			
SW1.6	Water Balance	Meet the Central Lake Ontario Conservation Authority's requirements and guidelines and the Town Design Criteria and Master Drainage Plans.	Provide Inspection/Monitoring Reports from first year installed up to 5 years after subdivision assumption per the Town Design Criteria and Master Drainage Plans.	Provide Inspection/Monitoring Reports from first year installed up to 5 years after subdivision assumption per the Town Design Criteria and Master Drainage Plans.	Provide Inspection/Monitoring Reports from first year installed up to 10 years after subdivision assumption per the Town Design Criteria and Master Drainage Plans.	Plan #:			

Local and Sustainable Food: Promoting sustainable humane farming and healthy diets in local, seasonal organic food and vegetable protein.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
LSF1.1	Local Food Production	Where possible, incorporate community gardens, rooftop gardens, and spaces that support farmers' markets in appropriate locations to contribute to the accessibility of locally grown produce in urban areas.				Plan #:			

Travel and Transport: Reducing the need to travel, and encouraging walking, cycling and low carbon transport.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
TT1.1	Accessible Pedestrian Infrastructure	Meet the AODA Integrated Accessibility Standards, sections 80.16 to 80.31 inclusive, for pedestrian infrastructure.				Plan #:			
TT1.2	Active Transportation Plan (ATP)	Meet the urban mobility requirements of the Town's Active Transportation Plan, as well as provide bicycle parking, and ensure connectivity of urban mobility through the site (where applicable). Sites not included in the current Active Transportation Plan are to be submitted for consideration on a case by case basis.				Plan #:			
TT1.3	Transit Supportive Compact Built Form	Meet the compact development goals, objectives, and policies in Whitby's Official Plan.				Plan #:			
TT1.4	Traffic Control	Roundabouts are included to avoid unwarranted stop control and increased stopping and idling, as per the Town of Whitby Design Criteria and Engineering Standards.				Plan #:			
TT1.5	Walkways (Sidewalks, Multi-use Pathways, and Trails)	Meet the Town's policies, design criteria, and standards for sidewalks. Adhere to the Town's Engineering Standards when designing multi-use pathways and trails.	Provide missing walkway connections between the site and existing public walkways.			Plan #:			
TT1.6	Access to Transit	Meet requirements of Whitby's Official Plan, and: 1. Consider access of Durham Region Transit Stops. 2. Ensure pedestrian connectivity to all transit facilities.	At least 70% of dwelling units and non-residential entrances are within 350 meters walking distance to the nearest transit stop.			Plan #:			
TT1.7	Street Networks and Blocks		75% of block perimeters do not exceed 550 metres and 75% of block lengths do not exceed 250 metres.			Plan #:			
TT1.8	Functional Entry to the Urban Mobility Network		At least 90% of new buildings have a functional entry onto the Road Circulation Network or other public space, such as a park or plaza, but not a parking lot.			Plan #:			
TT1.9	Complete Street Design		80% of streets are designed to meet the needs and safety of all road users per a complete streets approach.	90% of streets are designed to meet the needs and safety of all road users per a complete streets approach.	100% of streets are designed to meet the needs and safety of all road users per a complete streets approach.	Plan #:			
TT1.10	Electric Vehicle Charging Stations For residential buildings four storeys or more and non-residential buildings		At least 20% of parking spaces are equipped with electric vehicle charging stations.	At least 20% of parking spaces are equipped with electric vehicle charging stations. All remaining spaces are designed to enable future charging station installation.	At least 30% of parking spaces are equipped with electric vehicle charging stations. All remaining spaces are designed to enable future charging station installation.	Plan #:			

Energy & Climate Change: Making buildings and manufacturing energy efficient and supplying all energy with renewables.

Performance Measure(s)						Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria				
ECC1.1	District Energy Systems	Explore options to connect to existing on-site energy generation systems, such as district energy facilities, where feasible.				Plan #:			
ECC1.2	Renewable Energy	Determine the feasibility of energy generation from renewable resources.				Plan #:			

ECC1.3	Passive Solar Orientation	Where feasible, 50% (or more) of development blocks have one axis within 15 degrees of the East-West plane. East-West lengths of those blocks are at least as long as the North-South lengths of blocks.				Plan #:			
ECC1.4	Energy Efficient Appliances		Where supplied, for each unit, provide ENERGY STAR® labeled refrigerators, ceiling fans, clothes washers and dishwashers.			Plan #:			
ECC1.5	Building Energy Performance		Design, construct and label the building(s) to achieve at least ENERGY STAR® for New Homes, version 17 or R-2000® requirements.	Design and construct the building to be Net Zero ready in accordance with the CHBA Net Zero Home Labelling Program.	Design and construct the building in accordance with the CHBA Net Zero Home Labelling Program or Passive House Standards.	Plan #:			
Tier 2 Voluntary Performance Measure(s)									
Voluntary Performance Measure(s)			Chosen Voluntary Performance Measure (mark with "x")			Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible
Number	Development Feature	Criteria							
HH.V.1	Access to Private Parks/Amenity/Open Space	75% of residential buildings with a floor area of 10,000 m2 provide public access to an allotted space that totals at least 186 m2 and is accessible at all times, unless regularly closed for security purposes (e.g., during nighttime hours) or for special events.				Plan #:			
ELE.V.1	Affordable Housing	At least 30% of all new residential units produced are affordable to households of low and moderate income. Affordable Housing means: a) in the case of ownership housing, the least expensive of: i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area; and b) in the case of rental housing, the least expensive of: i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.				Plan #:			
ELE.V.2	Housing Types and Size	Include a sufficient variety of housing sizes and types in the project such that the total variety of planned and existing housing within the project achieves a Simpson Diversity Index score greater than 0.5.				Plan #:			
CC.V.1	Community Hubs	Include as part of the private development a community hub where people come together to receive services or meet one another, for a range of health and social services, cultural, recreational, and/or community needs.				Plan #:			
SW.V.1	Building Water Efficiency For low-rise housing	Reduce indoor aggregate water consumption by 20% from the following baselines: - Toilet: 6 litres per flush. - Urinal: 3.8 litres per flush. - Public restroom faucet: 1.9 litres per minute at 415 kPa. - Private restroom faucet: 8.3 litres per minute at 415 kPa. - Kitchen faucet: 8.3 litres per minute at 415 kPa. - Showerhead: 9.5 litres per minute at 550 kPa per shower stall.				Plan #:			
TT.V.1	Connected Community (Internal Connectivity)	Locate or design and build the project such that its internal connectivity is at least 54 intersections per square kilometer.				Plan #:			
TT.V.2	Pedestrian-Scale Design	The articulation of street-facing façades, for buildings owned, operated or managed by the project owner, are designed such that no more than 40% or 15 m (whichever is less) is blank, and incorporates at least two of the following: - Street-level windows, which allow visibility into the space. - Window display cases. - Murals or other artistic installations. - Biophilic and other landscape elements. - Mixed building textures, colors and/or other design elements.				Plan #:			
TT.V.3	Urban Mobility Network	Locate the project such that the project boundary is within 400 meters of an existing urban mobility network, that connects to at least one of the following: • at least 10 diverse uses; • a school or employment center, if the project total floor area is 50% or more residential; or • a bus rapid transit stop, light or heavy rail station, or commuter rail station.				Plan #:			
ECC.V.1	Renewable Energy For residential buildings	Design on-site renewable energy systems to supply a minimum of 5% of the building's total energy load from solar PV, solar thermal or wind, or 20% from geo-exchange.				Plan #:			

TIER 2: Innovation (Up to two (2) innovation performance measures may be used in lieu of the voluntary measures above)

Innovation Performance Measure(s)			Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible
Number	Development Feature	Criteria				
N.V.1			Plan #:			
N.V.2			Plan #:			