

Memorandum to Council

Office of the Chief Administrative Officer

Strategic Initiatives Division



To: Mayor and Members of Council

CC: Jade Schofield - Project Manager
Sustainability & Climate Change
Maria McDonnell - Senior Manager,
Community Advancements
Roger Saunders - Commissioner, Planning
& Development
Warren Mar - Commissioner, Legal
Services & Town Solicitor

From: Sarah Klein - Director, Strategic Initiatives

Date: September 28, 2020

File #: n/a

Subject: Whitby Green Standard Update
Staff Report CAO 21-20

**Acknowledged by M. Gaskell,
Chief Administrative Officer**

The purpose of this memo is to clarify the intent of having different energy performance criteria in Tier 1 for Site Plan applications compared to Draft Plan of Subdivision applications and advise that the Site Plan Checklist has been updated to reflect that the Building Energy Performance criteria in Tier 1 is preferred, but not mandatory.

As such, Recommendation 2 of Staff Report CAO 21-20 has been amended as follows:

That Council requires all new Site Plan and Plan of Subdivision Applications to meet at minimum the Tier 1- Mandatory Performance Criteria as outlined in the respective and revised Site Plan Checklist (Attachment 2) appended to the Memorandum from the Director of Strategic Initiatives dated September 28, 2020, and Plan of Subdivision Checklist (Attachment 3);

Correspondence was received on September 25 from the Durham Home Builders' Association seeking clarification on the differences between the building energy

performance criteria in the Site Plan and Draft Subdivision Plan Checklists and the enforceability of this criteria.


Staff can confirm that the differences in the Building Energy Performance Criteria in Tier 1 of the Site Plan Application compared to Tier 1 of the Draft Subdivision Plan Application was intentional and this is how the criteria was presented and discussed in the consultations with stakeholders.

The Building Energy Performance criteria were purposely not included within the Draft Plan of Subdivision checklist, as it is a high level of detail to request in a Draft Plan of Subdivision for Tier 1. These differences confirm the necessity for two checklists to respond to the needs of a site plan and draft subdivision plan application and reflect the same approach taken with the Toronto Green Standard.

With regards to the concerns expressed about the inclusion of the energy performance criteria being outside of the municipality's scope, the following information included in Section 4 of the Whitby Green Standard Staff Report CAO 21-20 addresses this:

“Staff recognizes that the energy efficiency requirements exceed the current Building Code and may not be included in a development as a developer may choose to meet only the minimum Building Code requirements related to energy efficiency. However, enhanced energy efficiency is becoming an industry standard in the construction industry and also responds to a market demand in housing product. Including energy efficiency requirements in Tier 1 supports the community in reducing GHG emissions reductions and enables more sustainable design, the main objectives of the Whitby Green Standard.”

To reinforce and clarify this, [Attachment 2](#) of Staff Report CAO 21-20 (Whitby Green Standard Site Plan Checklist), has been updated to indicate that the Building Energy Performance Criteria for Tier 1 (ECC 1.6 and ECC 1.7) are preferred but not mandatory.

 Whitby Green Standard (WGS), Version 1 Site Plan Application: Checklist									
Health and Happiness: Encouraging active, sociable, meaningful lives to promote good health and wellbeing.									
Performance Measure(s)									
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria	Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
HH1.1	Public or Boulevard Trees	Achieve the requirements of Whitby's Landscape Plan Guidelines for Site Plan and Subdivision Developments Planning and Development Department.				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 the minimum parkland requirements of the Whitby Official Plan multiplied by 1.10.	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.15.	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.20.	Plan #:			
Equity and Local Economy: Creating safe, equitable places to live and work which support local prosperity and international fair trade.									
Performance Measure(s)									
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria	Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
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 market rent of a unit in the Region.				Plan #:			
ELE1.2	Housing Types and Size	Meet the housing mix objectives of Whitby's Official Plan.				Plan #:			
ELE1.3	Community Safety	Development has consideration for the principles of Crime Prevention Through Environmental Design Principles (CPTED), per 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)									
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria	Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
CC1.1	Art (Within the Site)	Incorporate art into publicly accessible and visible spaces and into building designs as an architectural element, per Whitby's Official Plan.				Plan #:			
CC1.2	Outdoor Amenity Space	Provide public and/or private outdoor amenity spaces, where appropriate, for multi-residential development and non-residential development, particularly for development within Intensification Areas.				Plan #:			
CC1.3	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 #:			
CC1.4	Sustainable Culture		Develop and distribute a sustainability handout 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)									
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria	Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
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 the Town of Whitby Tree Protection Requirements for New Development. 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 (demonstrate through modeling and tree planting plan).			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 62 (for low-sloped roofs <2.12) or 30 (for steep-sloped roofs >2.12).						

LUN1.6	Construction Plan		Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan must incorporate best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction (see Glossary and Resources in Reference Guide for more information).						
LUN1.7	Bird and Bat Friendly Glazing For residential buildings four storeys or more and non-residential buildings		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 - Glass Parapets.	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.					
LUN1.8	Biodiverse Green Roofs for Pollinators		Provide a minimum of 30 per cent of Available Roof Space as biodiverse green roof to support pollinator species. Note: Residential buildings less than 6 storeys or 20 m in height are exempt from this performance measure.	Provide a minimum of 50 per cent of Available Roof Space as biodiverse green roof to support pollinator species. Note: Residential buildings less than 6 storeys or 20 m in height are exempt from this performance measure.					
LUN1.9	Restoration of Biodiversity and Pollinator Habitat		Using at least 50% plant species native to southeast Ontario, restore predevelopment native ecological communities, water bodies, or wetlands on the project site in an area equal to or greater than 15% of the development footprint.	Using at least 50% plant species native to southeast Ontario, restore predevelopment native ecological communities, water bodies, or wetlands on the project site in an area equal to or greater than 20% of the development footprint.					
LUN1.10	Invasive Species		Introduce no invasive plant species into the landscape, including Giant Hogweed and Wild Parsnip.						
LUN1.11	Key Natural Heritage Features and/or Key Hydrologic Features: Enhanced Buffers		Providing an enhanced buffer planting plan adjacent to identified key natural heritage features and/or key hydrologic features above and beyond the site-specific development requirements.						

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				
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	Residential Driveways and/or Parking Lots	Proposed landscaping within parking areas is required to: 1. Enhance growing conditions for trees, per the Landscape Plan Guidelines for Site Plan and Subdivision Developments Planning and Development Department 2. Use paving materials that provide for the infiltration of water into the ground and conform to the surface treatment requirements of Zoning By-Law 1784 and 2585.				Plan #:		
SW1.3	Native, Drought-Tolerant Plants		Use native, drought-tolerant plants for 50% of the landscaped area.			Plan #:		
SW1.4	Stormwater Management Quality (Private Lots/Units)		Best management practices (BMPs) are used to treat runoff, including pre-treatment, additional storage, or over-sizing.			Plan #:		
SW1.5	Water Balance	Meet the Central Lake Ontario Conservation Authority's requirements and guidelines and the Town Design Criteria and Master Drainage Plans.	Provide water balance modeling report for the first year per the Town Design Criteria and Master Drainage Plans.	Provide water balance modeling report for the first five years per the Town Design Criteria and Master Drainage Plans.	Provide water balance modeling report for the first ten years per the Town Design Criteria and Master Drainage Plans.	Plan #:		
SW1.6	Stormwater Management Quantity (Private Lots/Units)		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 #:		
SW1.7	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 #:		

Zero Waste: Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.

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				
ZW1.1	Waste Collection and Storage For residential buildings four storeys or more and non-residential buildings		Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable and compostable materials for the entire building. Collection and storage areas may be separate locations.			Plan #:		
ZW1.2	Household Hazardous Waste For residential buildings four storeys or more		Provide a dedicated collection area or room for household hazardous waste and/or electronic waste.			Plan #:		
ZW1.3	Construction Waste Reduction		Develop and apply a waste stream management narrative and plan focusing on waste diversion demonstrating the below hierarchy: - Waste or source reduction (including prevention, minimization and reuse). - Recycling and materials recovery. - Disposal.			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				

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)									
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria	Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
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	Off-Street Surface Parking	Off-street surface parking is designed in accordance with the policies of the Official Plan and the Town's design criteria and engineering standards.				Plan #:			
TT1.6	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 subject site and existing public walkways.			Plan #:			
TT1.7	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, where feasible.			Plan #:			
TT1.8	Carpool and Car-Share Parking		Provide carpool or shared-use vehicle parking spaces equivalent to at least 10% of the total off-street parking spaces for each non-residential and mixed-use building on the site. Such parking spaces must be marked and within 60 meters walking distance of entrances to the building served.			Plan #:			
TT1.9	Parking Footprint For residential buildings four storeys or more and non-residential buildings		Either do not build new off-street parking lots, or locate all new off-street surface parking lots at the side or rear, leaving building frontages facing the circulation network free of surface parking lots (alleys may be exempted).			Plan #:			
TT1.10	Street Networks and Blocks For residential buildings four storeys or more		75% of block perimeters do not exceed 550 metres and 75% of block lengths do not exceed 250 metres.			Plan #:			
TT1.11	Functional Entry to the Urban Mobility Network For residential buildings four storeys or more		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 #:			
TT1.12	Bike Storage: Short Term For residential buildings four storeys or more	90% of all new buildings provide the following short-term bike storage rates: 1. Non-residential: 2.5% of peak visitors. 2. Multi-unit residential: 2.5% of peak visitors. 3. Retail: 2 spaces for every 465 sqm. 4. Mixed-use: See above requirements. Storage should be covered and secure, within line of sight of main entrance.	90% of all new buildings provide the following short term bike storage rates: 1. Non-residential: 5% of peak visitors 2. Multi-unit residential: 5% of peak visitors 3. Retail: 2 spaces for every 465 sqm 4. Mixed-use: See above requirements	90% of all new buildings provide the following short term bike storage rates: 1. Non-residential: 7.5% of peak visitors 2. Multi-unit residential: 7.5% of peak visitors 3. Retail: 2 spaces for every 465 sqm 4. Mixed-use: See above requirements	90% of all new buildings provide the following short term bike storage rates: 1. Non-residential: 7.5% of peak visitors 2. Multi-unit residential: 7.5% of peak visitors 3. Retail: 2 spaces for every 465 sqm 4. Mixed-use: See above requirements	Plan #:			
TT1.13	Bike Storage: Long Term For residential buildings four storeys or more	90% of all new buildings provide the following long-term bike storage rates: 1. Non-residential: 5% of all regular building occupants. 2. Multi-unit residential: 30% of all regular building occupants 3. Retail: 5% of regular building occupants. 4. Mixed-use: See above requirements.	90% of all new buildings provide the following short term bike storage rates: 1. Non-residential: 7.5% of peak visitors 2. Multi-unit residential: 30% of all regular building occupants 3. Retail: 7.5% of regular building occupants 4. Mixed-use: See above requirements	90% of all new buildings provide the following short term bike storage rates: 1. Non-residential: 10% of peak visitors 2. Multi-unit residential: 30% of all regular building occupants 3. Retail: 10% of regular building occupants 4. Mixed-use: See above requirements.	90% of all new buildings provide the following short term bike storage rates: 1. Non-residential: 10% of peak visitors 2. Multi-unit residential: 30% of all regular building occupants 3. Retail: 10% of regular building occupants 4. Mixed-use: See above requirements Indoor heated bike storage must be provided.	Plan #:			
TT1.14	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 #:			
TT1.15	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)									
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria	Plans and Drawings	Applicant Comments	N/A (Staff Only)	Responsible Department (Staff Only)
ECC1.1	District Energy Systems For residential buildings four storeys or more	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.	Ensure that buildings are designed to accommodate connections to solar technologies			Plan #:			
ECC1.3	Passive Solar Orientation	Where feasible, 50% (or more) of the 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	Building Commissioning For Mid to High-Rise Residential & all Non-Residential Development		Commission the building using best practice commissioning.			Plan #:			

ECC1.5	Energy Efficient Appliances		Provide Energy Star or equivalent labeled appliances.			Plan #:			
ECC1.6	Building Energy Performance For residential buildings four storeys or more and non-residential buildings. *Tier 1 criteria is preferred but not mandatory	Design the building to achieve 15% improvement above OBC, SB-10, Division 3 (2017); OR TEUI, TEDI and GHGI targets by building type (required for Tier 2).	Design the building to achieve Tier 2 TEUI, TEDI and GHGI targets by building type (required) OR 25% improvement above OBC, SB-10, Division 3 (2017) for other building types.	Design the building to achieve Tier 3 TEUI, TEDI and GHGI targets by building type (required) OR target the Co2BC Zero Carbon Building Standard (ZCBS).	Design the building to achieve Tier 4 TEUI, TEDI and GHGI targets by building type (required) OR target the Passive House Standard.	Plan #:			
ECC 1.7	Building Energy Performance For low-rise residential development *Tier 1 criteria is preferred but not mandatory	Design the building(s) to achieve at least ENERGY STAR® for New Homes, version 17, R-2000® requirements, or equivalent.	Design, construct and label the building(s) to achieve at least ENERGY STAR® for New Homes, version 17, R-2000® requirements, or equivalent.	Design, construct the building to be Net Zero ready in accordance with the CHBA Net Zero Home Labeling Program or equivalent.	Design and construct the building in accordance with the CHBA Net Zero Home Labeling Program or the Passive House Standard.	Plan #:			
ECC 1.8	Building Resilience For residential buildings four storey or more and non-residential buildings		Implement the primary measures for basement flood protection, extreme wind protection, and extreme heat protection from the most recent version of the Durham Region Climate Resilience Standard for New Homes.	Implement the enhanced measures for basement flood protection, extreme wind protection, and extreme heat protection from the most recent version of the Durham Region Climate Resilience Standard for New Homes.		Plan #:			
Voluntary Performance Measures									
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							
LSF.V.1	Local Food Production	Permanent and accessible urban agriculture space of at least 1 m2 per dwelling unit is allocated within an 800 m walk distance of all dwelling units through one or more of the following: - Community garden. - Edible landscaping, with labeled plants and signage containing harvesting guidelines. - Small farm or orchard. - Private garden. - Rooftop garden.			Plan #:				
HH.V.1	Access to Private Parks/Amenity/Open Space	75% of privately owned commercial or 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 #:				
HH.V.2	Access to Restorative Built Spaces	At least two Built Heritage Resources are located within the project boundary or within a 400 metre walk distance of the project boundary. Built Heritage Resources include buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.			Plan #:				
HH.V.3	Access to Neighbourhood Uses	The project boundary is within a 400-meter walking distance of at least five uses (see Glossary and Resources in Reference Guide for more information) from the following categories: - Food retail - Community-serving retail (e.g. convenience store) - Health and beauty services - Civic and community facilities			Plan #:				
ELE2.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 #:				
ELE.V.3	Visible Units	Design a minimum of 20% of the new dwelling units (but not less than one dwelling unit per type) to be visible for each of the following residential building types: - detached single-dwelling-unit buildings; - attached single-dwelling-unit buildings; and - buildings with two or three dwelling units. Each unit must also have a kitchen, living area, bedroom, and full bath on an accessible level. For multiunit buildings with four or more dwelling units, design a minimum of 20% of the units (but not less than one) to include universal design features (see Glossary and Resources in Reference Guide for more information).			Plan #:				

CC.V.1	Outdoor Amenity Space	At least two of the following public use spaces where people can interact and congregate at no cost are within the project boundary: - Plaza or square. - Park. - Amphitheatre. - Pedestrian street. - Trails.		Plan #:			
CC.V.2	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 #:			
LUN.V.1	Street Lights	75% of exterior luminaires within the private laneway or parking lot are shielded such that no light emits at or above 90° above nadir with the exception of ornamental street lighting, which adheres to the up light control requirements of Table H of the Joint IDA-IES MLO per lighting zone.		Plan #:			
LUN.V.2	Habitat Conservation Plan	If the site has any affected species or ecological communities, prepare a Habitat Conservation Plan (see Glossary and Resources in Reference Guide for more information).		Plan #:			
LUN.V.3	Habitat Creation	Introduce wildlife habitat and biodiversity above and beyond the site-specific development requirements.		Plan #:			
LUN.V.4	Creek Restoration and Enhancement	Provide creek restoration and enhancement, including natural channel design, that is above and beyond that site-specific development requirements.		Plan #:			
SW.V.1	Water Metering For residential buildings four storeys or more and non-residential buildings	Install permanent water meters that measure the total potable water use for the building and associated grounds. Meter data must be compiled into monthly and annual summaries; meter readings can be manual or automated.		Plan #:			
SW.V.2	Building Water Efficiency For residential buildings four storeys or more and non-residential buildings	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 #:			
MP.V.1	Recycled/ Reclaimed Materials	At least 20% of base asphalt is comprised of recycled materials.		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 incorporate 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 #:			
TT.V.4	Mobility-supportive Infrastructure	Provide neighbourhood mobility amenities such as rest stops and water bottle fill stations.		Plan #:			
TT.V.5	Bicycle Share For residential buildings four storeys or more and non-residential buildings	Provide a public bike share location at-grade on the site.		Plan #:			
TT.V.6	Weather Protection For residential buildings four storeys or more and non-residential buildings	Provide covered outdoor waiting areas for pedestrian comfort and protection from inclement weather.		Plan #:			
TT.V.7	Pedestrian Wayfinding	Pedestrian wayfinding signage is present and includes the following: - Forward-facing street map that includes street names. - Basic cardinal directions. - Designation of bicycle routes. - Identification and location of, distance to and/or time to key community focal points such as those within an 800 metre walk distance or bicycle ride.		Plan #:			
ECC.V.1	Renewable Energy	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 #:			
ECC.V.2	Solar Readiness For residential buildings four storeys or more and non-residential buildings.	Design and orient 75% or more of the project's total building floor area (excluding existing buildings) such that one axis of each qualifying building is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east-west.		Plan #:			
EEC.V.3	Solar Readiness For low-rise residential development	Buildings are designed to accommodate connections to solar PV or solar thermal.		Plan #:			

EEC.V.4	Submetering For residential buildings four storeys or more and non-residential buildings.	Install energy sub-meters, including electrical, thermal, or gas, for each heating and cooling appliance in all residential units or for each tenant in multi-tenant commercial buildings.		Plan #:			
EEC.V.5	Wind Access	Plan space to optimize wind access and minimize turbulence created by structures, trees and terrain.		Plan #:			
ECC.V.6	Air Tightness Testing For residential buildings four storeys or more and non-residential buildings.	Submit an authorized contract confirming developer's commitment to performing air tightness testing.		Plan #:			
ECC.V.7	Building Resilience For residential buildings four storey or more and non-residential buildings.	Provide a refuge area with heating, cooling, lighting, potable water, and power available and 72 hours of back-up power to the refuge area and essential building systems.		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					
IN.V.1				Plan #:			
IN.V.2				Plan #:			