

Mid to High-Rise Residential/Mixed-Use and Non-Residential Checklist – Tier 1

Air				
Metric	Requirement	Met?	Documentation	Comments
A1. Green Parking	Provide dedicated parking spaces for "green vehicles" in 5% of the total site parking spaces		Parking plan(s) indicating the location of dedicated green vehicle parking spaces	
A2. Electric Vehicle Infrastructure	Residential and Mixed-Use Developments: If 20 or more parking spaces are provided: 50% of all parking space have EV charging stations or are EV Ready.		Parking plan(s) indicating the location of EV chargers and/or EV Ready spaces	
	Non-Residential Developments: If 20 or more parking spaces are provided: 25% of all parking spaces have EV charging stations or are EV Ready.		Parking plan(s) indicating the location of EV chargers and/or EV Ready spaces	
	If less than 20 parking spaces are provided: 10% of all parking spaces (or a minimum of 1 space, whichever is greater) have EV charging stations or are EV Ready		Parking plan(s) indicating the location of EV chargers and/or EV Ready spaces	
A3. Heat Island Effect – Roof	100% of the available roof area includes heat island reduction measures		Roof plan(s) indicating the heat island reduction measures, including the SRI value(s) of roofing material(s)	
A4. Heat Island Effect – Non-Roof	50% of site hardscapes (not including surface parking) include heat island reduction measures		Site plan(s) indicating the heat island reduction measures	

Air				
Metric	Requirement	Met?	Documentation	Comments
A5. Pedestrian Friendliness	A network of suitable pedestrian facilities and multi-use paths is constructed		Site plan(s) highlighting pedestrian network	
	Pedestrian connections are provided in cul-de-sacs		Site plan(s) highlighting pedestrian connections in cul-de-sacs	
	Streetscape amenities are provided		Site plan(s) highlighting streetscape amenities	
	Continuous sidewalks are provided on both sides of all public roads		Site plan(s) highlighting continuous sidewalks	
	Sidewalks/walking paths are a minimum of 1.8 m wide		Site plan(s) highlighting sidewalk/walking path width	
A6. Active Transportation	Safe and direct active transportation routes are provided		Plan(s) indicating safe and direct active transportation routes	
	Bicycle parking is provided in conformance with Town Zoning Bylaw.		Plan(s) indicating location, number, and type (long-term/short-term) of bicycle parking spaces	
	High-density residential buildings: long-term bicycle parking spaces are provided for 30% or more of the building's units.		Plan(s) indicating location, number, and type (long-term/short-term) of bicycle parking spaces	
	Non-residential and mixed-use buildings: long-term bicycle parking spaces are provided for 10% of employees and short-term bicycle parking spaces are provided for 7.5% of peak visitors.		Plan(s) indicating location, number, and type (long-term/short-term) of bicycle parking spaces	
	Non-residential and mixed-use buildings: one trip-end facility is provided for each gender for every 30 bicycle parking spaces provided		Plan(s) indicating trip end facilities	

Energy				
Metric	Requirement	Met?	Documentation	Comments
E1. Energy Performance and Emissions	Achieve at least 15% energy efficiency improvement over OBC, SB-10, Division 3 (2017)		Energy Modelling Report or other documentation demonstrating compliance with the targeted standard	
E2. Light Pollution Reduction	Implement light pollution reduction strategies		Exterior lighting plan(s), schedule(s), or other documentation indicating targeted element(s)	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N1. Habitat Corridors	Habitat corridors are incorporated into roadway design		Site plan(s) highlighting habitat corridors	
	Continuous connections are provided between existing adjacent natural areas and the project site		Site plan(s) highlighting continuous connections	
	Vegetated buffers along watercourses are maintained/protected		Site plan(s) highlighting vegetated buffers	
	100% of landscape plantings are native species		Plant schedule(s) or other documentation demonstrating that plantings are native	
N2. Bird Friendly Design	Design in accordance with the guidelines laid out in the Canadian Standards Association 's (CSA) Bird Friendly Building Design Standard A460		Elevations indicating bird-friendly glazing measures implemented, including treated area, type of treatment, density of visual markers, etc. Summary table of treated glazing areas for each elevation	
N3. Native Species	No invasive species are planted		Confirmation that no invasive species are planted	
	75% of the new landscaping planted areas (including grassed areas) are native species		Site plan(s) indicating the landscaped area(s) planted with native and low-maintenance species	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
			Plant schedule(s) or other documentation demonstrating that plant species are native and low-maintenance	
N4. Natural Heritage System (NHS)	Plan maximizes views and vistas to visible landmarks		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
	All lands within the NHS are in public ownership		Confirmation that all lands within NHS are in public ownership	
	NHS features and associated VPZs are designated for protection		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
	A Restoration & Enhancement Plan is established		Restoration & Enhancement Plan	
	Natural heritage features are integrated into the public green space and parks systems and the Municipality's trail system		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
N5. Drought-Tolerant Landscaping	50% of the planted landscaped area are drought-tolerant, low-maintenance plant species		Site plan(s) indicating the landscaped area(s) planted with drought-tolerant and low-maintenance species Plant schedule(s) or other documentation demonstrating that plant species are drought-tolerant and low-maintenance	
N6. Topsoil	Minimize exportation of non-hazardous topsoil from the site and maintain integrity of topsoil during removal, stockpile, and re-installation onsite.		Earthwork management plan outlining topsoil positioning and stockpile management	
	Planting beds have a topsoil layer that meets organic matter content, pH, and depth requirements		Planting detail(s) or other documentation indicating applicable soil characteristics (depth, pH, organic matter content)	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N7. Healthy Trees	Existing healthy trees are maintained and/or protected on site. Trees or cash-in-lieu are provided where existing trees must be removed.		Tree Preservation Plan	
	Minimum soil volumes are provided		Tree Planting Plan including soil volume (soil depth and area), species, and quantity for each planting area	
	Where existing trees are removed, trees or cash-in-lieu in accordance with the Town's tree replacement formula are provided		Tree replacement or cash-in-lieu calculations	
N8. Street Tree Planting	Tree species alternate at least every 2 trees where trees are planted in a row in an urban area		Tree Planting Plan indicating species and quantity for each planting area	
	Medium sized trees with minimum soil volumes are provided for all municipal street trees		Tree Planting Plan including soil volume (soil depth and area)	

Waste and Materials				
Metric	Requirement	Met?	Plans and Drawings	Comments
M1. Construction Waste Reduction and Management	A Construction and Demolition Waste Management Plan demonstrating 50% waste diversion is developed and implemented.		Construction and Demolition Waste Management Plan Waste Diversion Report indicating total construction and demolition waste diversion rate(s) of the project.	
M2. Operational Waste Reduction and Management	Provide a waste collection and sorting system for garbage, recycling, and organics		Drawing(s) or plan(s) indicating type and location of waste sorting system	
	Provide a dedicated area for the collection and storage of recycling and organic waste		Drawing(s) or plan(s) indicating type and location of waste sorting system	

Water				
Metric	Requirement	Met?	Plans and Drawings	Comments
W1. Water Conservation	Individual water meters with a bulk municipal reader are installed for multi-unit and condo residential units		Drawing(s) indicating water meters	
	A watering program for trees for the first year after planting is provided		Watering program methods and watering schedule	
W2. Stormwater Management	A Stormwater Management Plan demonstrating at least 80% removal of TSS for 90% of annual rainfall is implemented		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	Erosion control to the threshold of the most "erosion-sensitive" portion of the receiving watercourse is provided		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	Provisions for reduced parking standards are included where alternative parking is available and/or standards for permeable paving or stormwater infiltration compensation where development proposals exceed minimum parking requirements.		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	25% of the site area not occupied by a building is permeable unpaved area		Site plan(s) highlighting permeable unpaved area(s)	
	Runoff from all rainfall events up to 5 mm depth is retained on site		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	All ponds are designed with Enhance Level of Protection (Level 1)		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	

Water				
Metric	Requirement	Met?	Plans and Drawings	Comments
W3. Hydrology and Watershed Protection	Specific objectives and targets of watershed and/or sub-watershed plans/studies applicable to the development are implemented within the Site Development Area or Project Area (boundaries)		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	Specific targets for water balance/water budget and source water protection established in the MESP and Neighbourhood Plan are implemented		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	Established groundwater recharge targets are met and compiled with any use prohibitions as defined in an area ground water protection study which are above the minimum 5 mm retention target defined in SWM Tier 1.		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	Water Quality Target for 80% Total Phosphorus removal through is met		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	

Mid to High-Rise Residential/Mixed-Use and Non-Residential Checklist – Tier 2 (core)

Air				
Metric	Requirement	Met?	Documentation	Comments
A2. Electric Vehicle Infrastructure	Residential and Mixed-Use Developments: 75% of the total parking spaces have EV charging stations or are EV Ready.		Parking plan(s) indicating the location of EV chargers or EV Ready spaces	
	Non-Residential Developments: 50% of the total parking spaces have EV charging stations or are EV Ready.		Parking plan(s) indicating the location of EV chargers or EV Ready spaces	
A3. Heat Island Effect – Roof	10% of the available roof area is green roof		Roof plan(s) indicating location and size of green roof	
A4. Heat Island Effect – Non-Roof	75% of site hardscapes (not including surface parking) include heat island reduction measures		Site plan(s) indicating the heat island reduction measures	
A5. Pedestrian Friendliness	Where there is anticipated conflict between motorists and pedestrians, pedestrian connections with the appropriate markings are provided		Site plan(s) highlighting targeted element(s)	

Energy				
Metric	Requirement	Met?	Documentation	Comments
E1. Energy Performance and Emissions	Meet or exceed TEUI, TEDI, and GHGI performance limits		Energy Modelling Report or other documentation demonstrating compliance with the targeted standard	
	Achieve at least 25% energy efficiency improvement over OBC, SB-10, Division 3 (2017)		Energy Modelling Report or other documentation demonstrating compliance with performance limits	
E2. Operational Systems Verification	Commission the project using best practice commissioning		Commissioning Plan	
E3. Light Pollution Reduction	Implement light pollution reduction strategies		Exterior lighting plan(s), schedule(s), or other documentation indicating targeted element(s)	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N3. Native Species	100% of the new landscaping planted areas (including grassed areas) use native species. Do not use non-native species		Site plan(s) indicating the landscaped area(s) planted with native and low-maintenance species Plant schedule(s) or other documentation demonstrating that plant species are native and low-maintenance	
N4. Natural Heritage Systems (NHS)	Ecological gain above and beyond the municipal natural heritage requirements is demonstrated		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
	Public views and accessibility to the NHS are maintained by maintaining 50 to 75% of the NHS bounded by a combination of roads and open space		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
	Enhancement of existing on-site natural heritage features is completed		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N5. Drought-Tolerant Landscaping	75% of the planted landscaped area are drought-tolerant, low-maintenance species		Site plan(s) indicating the landscaped area(s) planted with drought-tolerant and low-maintenance species Plant schedule(s) or other documentation demonstrating that plant species are drought-tolerant and low-maintenance	
	Drought-tolerant species and xeriscaping and low-impact irrigation strategies are implemented		Site plan(s) indicating water conservation and low-impact irrigation strategies implemented	
N6. Topsoil	All uncontaminated on-site soil in areas not covered by the building and parking footprint or hard surfaces are retained and reused OR adjust, amend, or replace with soil of equal or better quality		Results of (or commitment to conducting) a soil test which demonstrates suitability of existing soil for re-use as planting growth medium, with or without appropriate amendments	
	60 cm topsoil layer for entire landscaped area consists of a native soil / amendment mixture		Planting detail(s) or other documentation indicating soil depth and characteristics	
N8. Street Tree Planting	50 to 75% of the walkways/sidewalk lengths are shaded by trees within 10 years		Plan(s) or drawings indicating walkway/sidewalk length shaded within 10 years	
	1 shade tree is planted for every 5 surface parking spaces supplied		Tree Planting Plan indicating quantity for each planting area	

Waste and Materials				
Metric	Requirement	Met?	Documentation	Comments
M1. Construction Waste Reduction and Management	A Construction and Demolition Waste Management Plan demonstrating 75% waste diversion is implemented		Construction and Demolition Waste Management Plan Waste Diversion Report indicating total construction and demolition waste diversion rate(s) of the project.	
	A least one recycling or reuse station dedicated to separation, collection, and storage of materials for recycling is provided		Plan(s) highlighting the recycling or reuse station(s)	
M2. Operational Waste Reduction and Management	A dedicated collection area or room for the collection of household hazardous waste, electronic waste, and/or household textile is provided		Drawing(s) or plan(s) indicating type and location of hazardous waste area	

Water				
Metric	Requirement	Met?	Documentation	Comments
W1. Water Conservation	WaterSense® water fixtures that obtain a 40% reduction over the baseline fixture are used		Plumbing fixture specifications or other documentation demonstrating WaterSense® labelling and flush/flow rates Calculations demonstrating water use reduction over baseline fixtures	

Mid to High-Rise Residential/Mixed-Use and Non-Residential Checklist – Tier 2 (optional)

Air				
Metric	Requirement	Met?	Documentation	Comments
A2. Electric Vehicle Infrastructure	100% of total parking spaces have EV charging stations or are EV Ready		Parking plan(s) indicating the location of EV chargers or EV Ready spaces	
A4. Heat Island Effect – Non-Roof	75% of site hardscapes (including surface parking) include heat island reduction measures		Site plan(s) indicating the heat island reduction measures	

Energy				
Metric	Requirement	Met?	Documentation	Comments
E1. Energy Performance and Emissions	Meet or exceed TEUI, TEDI, and GHGI performance limits		Energy Modelling Report or other documentation demonstrating compliance with performance limits	
E2. Operational Systems Verification	Conduct a Whole-Building Air Leakage Test		Whole-Building Air Leakage Test results	
E3. On-Site Renewable Energy	All new buildings are designed for solar readiness		Drawings, plans, or other documentation demonstrating that the project is solar ready	
	10% of the project’s energy needs are provided by on-site renewable energy		Energy Modelling Report or other documentation demonstrating the percentage of the project’s energy needs provided by on-site renewable sources	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N7. Healthy Trees	Existing on-site trees that are 30 cm or more DBH are maintained		Tree Preservation Plan	
	No greater than 25% of the same tree species are planted		Tree Planting Plan including soil volume (soil depth and area), species, and quantity for each planting area	
	If soil volumes are limited, soil cells are installed in coordination with utilities		Tree planting detail(s) indicating soil cells	
N8. Urban Agriculture	Implement one or more of the listed urban agriculture strategies		Plan(s) indicating dedicated garden area and total roof or ground level area	

Water				
Metric	Requirement	Met?	Documentation	Comments
W1. Water Conservation	A watering program for trees for the first 2 years after planting is provided and uses non-potable water through rainwater harvesting		Watering program methods and watering schedule	
	25% of greywater and stormwater is captured and reused		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	A non-potable watering system is used for irrigation purposes		Plan(s), drawing(s), or other documentation indicating non-potable water system	
	Non-sewage or grey water is used for flushing and irrigation purposes		Plan(s), drawing(s), or other documentation indicating non-potable water system	
	A drain water heat recovery unit is installed		Plan(s), drawing(s), or other documentation indicating drain water heat recovery unit	
	Dwelling units/buildings are "greywater ready"		Plan(s), drawing(s), or other documentation indicating greywater readiness	

Water				
Metric	Requirement	Met?	Documentation	Comments
W2. Stormwater Management	Post-development runoff reductions to no more than 50% of annual precipitation (approx. 10mm rainfall event retention) are achieved		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	An innovative Stormwater Management Design plan that demonstrates less reliance on end-of-pipe facilities and more on conveyance and at-source strategies is used		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	Erosion control by on-site detention of the 25mm design storm event for a minimum of 24 hours is provided		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	A portion of the site's permeable area is allotted to constructing a minimum of one LID landscaping		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
W3. Hydrology and Watershed Protection	The Neighbourhood Plan establishes extraordinary opportunities to achieve a net environmental gain to the watershed to compensate for any unavoidable impacts		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	
	Green infrastructure is implemented within some of the public rights-of-way		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance	