



MEASURE	TARGETS			TARGET LEVEL ACHIEVED			COMMENTS (Explain how the measure is met and to which Target Level, why it is not met, or why it is not applicable)	REFERENCE PLAN NUMBER OR REPORT NAME	FOR STAFF USE ONLY STAFF COMMENT AND/OR SIGN OFF
	Level 1 (Minimum - Address all Targets AND either Level 2 OR Level 3)	Level 2 (Improved - Address 2 Targets under each Theme OR achieve Level 3)	Level 3 (Excellent - Address 1 Target under each Theme OR achieve Level 2)	L1	L2	L3			
# <b>Example</b> Water Quality	80% removal of total suspended solids and phosphorus from all runoff leaving the site on an annual loading basis, as demonstrated by a qualified professional.	90% removal of total suspended solids and phosphorus from all runoff leaving the site on an annual loading basis, as demonstrated by a qualified professional.	100% removal of total suspended solids and phosphorus from all runoff leaving the site on an annual loading basis, as demonstrated by a qualified professional.	Yes	No	N/A	The measure is met to Target Level 1. 80% of total suspended solids and phosphorus are removed from all runoff leaving the site on an annual loading basis.	Plan No. XX and Stormwater Management Report (pg. 10)	
1. Natural Heritage System Protection and Restoration	Where a site is located within 120 metres of the <b>Natural Heritage System</b> a <b>Natural Heritage Evaluation</b> and a <b>Restoration and Enhancement Plan</b> that contributes to the overall enhancement of the <b>Natural Heritage System</b> is completed and recommendations are implemented to the satisfaction of the Town.	Restoration and enhancement works completed include significant efforts that may exceed the recommendations of the <b>Natural Heritage Evaluation</b> , including: <ul style="list-style-type: none"> <li>providing a buffer greater than the minimum required buffer;</li> <li>restoring a degraded feature; <b>OR</b></li> <li>providing an enhanced buffer planting plan and planting the buffer accordingly.</li> </ul>							Reviewed By: <b>Parks and Planning</b>
2. Natural Heritage System Connection	Visual and physical connections are provided to the <b>Natural Heritage System</b> , including parks, to the satisfaction of the Town.  Public parks, public squares, schools, and other public/community spaces are located adjacent to the <b>Natural Heritage System</b> .	Enhanced connections to the <b>Natural Heritage System</b> are provided, to the satisfaction of the Town. Enhanced connections may include: <ul style="list-style-type: none"> <li>creation of wildlife movement/ passage enhancements at appropriate road crossings, as demonstrated by a <b>qualified professional</b>; <b>OR</b></li> <li>enhancements proposed to a Proximity Linkage or Environmental Corridor identified in the Town's <b>Official Plan</b>, beyond the minimum requirements.</li> </ul>							Reviewed By: <b>Parks and Planning</b>
3. Tree Canopy and Replacement	Where trees are proposed to be removed on site, replacement trees are planted to the satisfaction of the Town to ensure no loss of canopy coverage, as demonstrated by a <b>qualified professional</b> (applies to the removal of any existing healthy trees that are 20cm or more diameter at breast height).	An analysis of existing on site tree canopy coverage is provided, and it is demonstrated that trees are planted (not including street trees) to the satisfaction of the Town to increase the existing on site tree canopy coverage by 25%.	An analysis of existing on site tree canopy coverage is provided, and it is demonstrated that trees are planted (not including street trees) to the satisfaction of the Town to increase the existing on site tree canopy coverage by 50%.						Reviewed By: <b>Parks</b>
4. Planting Program/ Package		<b>For grade-related (3 storeys or less) residential development:</b> a subsidy (of a value to the satisfaction of the Town) is provided to each new unit for a recognized planting program as a developer planting incentive to increase tree cover on private property.							Reviewed By: <b>Parks</b>



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5. Soil Quality and Quantity	A minimum topsoil depth of 30cm is provided across the entire site, with the exception of boulevards which are provided with a minimum top soil depth of 15cm. The amount of topsoil required under this target is to be provided in all locations. Additional topsoil depth may be required for specific lots or blocks within the development.								Reviewed By: <b>Parks and Engineering</b>
6. Street Trees	Street trees are provided on both sides of new and existing streets within the development adjacent to the road. <b>For grade-related (3 storeys or less) residential development:</b> at a rate of 1 tree per unit. <b>For mid to high-rise (4 storeys and greater) residential and non-residential development:</b> at a rate of 1 tree per 8 metres of property line abutting a street.	All street trees are planted with a topsoil layer of a minimum depth of 75cm.	All street trees are accompanied by the installation of enhanced street tree planting technology, such as permanent irrigation or watering systems that utilize non-potable water sources only, silva cells, etc. to the satisfaction of the Town to improve the long-term health of all street trees within the development.						Reviewed By: <b>Parks</b>
7. Natural Self-Sustaining Vegetation	100% of new vegetation, including sodded and landscaped areas, are planted with <b>native plant species</b> . In specific circumstances, up to a maximum of 5% non-native species may be permitted subject to the approval of the Town.  Non-native species will not be permitted in required vegetation protection zones or areas of natural feature enhancement.								Reviewed By: <b>Parks, Planning and Engineering</b>
8. Urban Heat Island Reduction	25% of new hard surfaces (i.e. parking areas and walkways, not including buildings) are: <ul style="list-style-type: none"> <li>constructed using light coloured materials; <b>AND/OR</b></li> <li>constructed using <b>permeable materials</b>; <b>AND/OR</b></li> <li>are shaded by trees/vegetation.</li> </ul>	50% of new hard surfaces (i.e. parking areas and walkways, not including buildings) are constructed using either light coloured or <b>permeable materials</b> .	75% of new hard surfaces (i.e. parking areas and walkways, not including buildings) are constructed using light coloured and <b>permeable materials</b> .						Reviewed By: <b>Parks, Planning and Building</b>
9. Cool Roofs and Green Roofs	For flat-roofed buildings, 75% of new roof area, excluding the areas used to provide mechanical equipment, is a <b>cool roof</b> (light coloured and high-reflectance).	For flat-roofed buildings, 50% of new roof area is a <b>green roof</b> (vegetated or living).	For flat-roofed buildings, 75% of new roof area is a <b>green roof</b> (vegetated or living).						Reviewed By: <b>Parks</b>



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10. Bird Friendly Design	For mid to high-rise (4 storeys and greater) residential and non-residential development: 85% of exterior glazing within the first 12 metres of the building above grade (and green roof podiums and natural features) is treated with <b>Bird Friendly Design</b> strategies (i.e. visual markers with spacing of no greater than 10cm x 10cm).								Reviewed By: <b>Parks and Planning</b>
11. Water Quality	80% removal of total suspended solids and phosphorus from all runoff leaving the site on an annual loading basis, as demonstrated by a <b>qualified professional</b> .	90% removal of total suspended solids and phosphorus from all runoff leaving the site on an annual loading basis, as demonstrated by a <b>qualified professional</b> .	100% removal of total suspended solids and phosphorus from all runoff leaving the site on an annual loading basis, as demonstrated by a <b>qualified professional</b> .						Reviewed By: <b>Engineering</b>
12. Water Quantity	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 and a minimum volume reduction of 5mm is achieved through the use of <b>Low-Impact Development</b> features on site and treatment train approaches to stormwater management as demonstrated by a <b>qualified professional</b> , including: <ul style="list-style-type: none"> <li>• bioswales/grass/naturalized swales</li> <li>• infiltration trenches/bioretention</li> <li>• permeable pavement</li> <li>• rain gardens</li> <li>• absorbent landscaped islands/filter strips</li> <li>• xeriscaping</li> </ul>	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 and a minimum volume reduction of 12.5mm is achieved through the use of <b>Low-Impact Development</b> features on site and treatment train approaches to stormwater management as demonstrated by a <b>qualified professional</b> , including: <ul style="list-style-type: none"> <li>• bioswales/grass/naturalized swales</li> <li>• infiltration trenches/bioretention</li> <li>• permeable pavement</li> <li>• rain gardens</li> <li>• absorbent landscaped islands/filter strips</li> <li>• xeriscaping</li> </ul>	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 and a minimum volume reduction of 25mm is achieved through the use of <b>Low-Impact Development</b> features on site and treatment train approaches to stormwater management as demonstrated by a <b>qualified professional</b> , including: <ul style="list-style-type: none"> <li>• bioswales/grass/naturalized swales</li> <li>• infiltration trenches/bioretention</li> <li>• permeable pavement</li> <li>• rain gardens</li> <li>• absorbent landscaped islands/filter strips</li> <li>• xeriscaping</li> </ul>						Reviewed By: <b>Engineering and Parks</b>



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13. Building Energy Efficiency	<p><b>Grade-related (3 storeys or less) residential development</b> achieves <b>Energy Star®</b> certification <b>OR</b> a rating of 83 or more when evaluated in accordance with <b>Natural Resources Canada's EnerGuide</b> Rating: 0-100 Scale <b>OR</b> equivalent, as demonstrated by a <b>qualified professional</b>.</p>	<p><b>Grade-related (3 storeys or less) residential development</b> achieves a rating of 86 or more when evaluated in accordance with <b>Natural Resources Canada's EnerGuide</b> Rating: 0-100 Scale, <b>OR</b> equivalent accredited certification under a recognized third party standard, including R-2000, as demonstrated by a <b>qualified professional</b>.</p> <p><b>Mid to high-rise (4 storeys and greater) residential and non-residential development</b> achieve at least 10% energy efficiency improvement over the <b>Ontario Building Code</b>, as demonstrated by a <b>qualified professional</b>.</p>	<p><b>Grade-related (3 storeys or less) residential development</b> achieves a rating of 88 or more when evaluated in accordance with <b>Natural Resources Canada's EnerGuide</b> Rating: 0-100 Scale, <b>OR</b> equivalent accredited certification under a recognized third party standard, including Net Zero, as demonstrated by a <b>qualified professional</b>.</p> <p><b>Mid to high-rise (4 storeys and greater) residential and non-residential development</b> achieve at least greater than 20% energy efficiency improvement over the <b>Ontario Building Code</b>, as demonstrated by a <b>qualified professional</b>.</p>						Reviewed By: <b>Building</b>
14. Building Water Efficiency	<p>All water consuming fixtures listed below are high-efficiency <b>WaterSense®</b> labeled or meet the following maximum flow requirements, whichever is more restrictive:</p> <ul style="list-style-type: none"> <li>high efficiency toilets (max. flow of 4.0 L/flush <b>OR</b> 3/6 L/flush siphonic dual flush toilets)</li> <li>low flow lavatory faucets (max. flow of 5.7 L/min)</li> </ul> <p>In addition, all dwelling units are equipped with an on-demand hot water delivery system to a bathroom located on the highest/top floor of the dwelling unit. The system will be in the "normally off" condition until activated by the homeowner. Once the hot water has completed its circuit, the system pump will shut off. This is not a tankless hot water system.</p>	<p>Achieve 30% reduction in potable water consumption for each new building over baseline water fixtures and appliances (not including irrigation), as demonstrated by a <b>qualified professional</b>.</p>						Reviewed By: <b>Building</b>	
15. Green Buildings Certification		<p>50% of buildings are LEED® certified <b>OR</b> achieve equivalent certification, as demonstrated by a <b>qualified professional</b>.</p>	<p>100% of buildings are LEED® certified <b>OR</b> achieve equivalent certification, as demonstrated by a <b>qualified professional</b>.</p>					Reviewed By: <b>Building and Planning</b>	



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16. Building Solar Efficiency and Renewable or Alternative Energy Systems	<p><b>Grade-related (3 storeys or less) residential development</b> is designed to be <b>solar ready</b>, including:</p> <ul style="list-style-type: none"> <li>• roof location of suitable size, pitch and orientation;</li> <li>• labeled conduits from the mechanical room to the attic;</li> <li>• extra plumbing valves and fittings on hot water heater;</li> <li>• electrical outlet for planned solar tank and wall space for PV controls; and</li> <li>• identified locations of future components on construction plan.</li> </ul>	On-site installation for use of renewable or alternative energy systems such as: solar, wind, water, biomass, and geothermal energy to produce 20% of energy consumption for all buildings within the development based on modeled or estimated performance of all proposed fixtures, appliances and heating/ventilation equipment, as demonstrated by a <b>qualified professional</b> .	On-site installation for use of renewable or alternative energy systems such as: solar, wind, water, biomass, and geothermal energy to produce 30% of energy consumption for all buildings within the development based on modeled or estimated performance of all proposed fixtures, appliances and heating/ventilation equipment, as demonstrated by a <b>qualified professional</b> .						Reviewed By: <b>Building</b>
17. District Energy	Where <b>District Energy</b> is available for hook-up, the necessary infrastructure and a connection to the <b>District Energy System</b> is provided.		A <b>District Energy</b> or other communal energy system or <b>Combined Heat and Power</b> system is constructed for heating and/or cooling for the development.						Reviewed By: <b>Building and Engineering</b>
18. Shielded Exterior Lighting	100% of exterior light fixtures are <b>LED</b> and are shielded or down-facing to reduce the amount of glare and light trespass experienced by neighbouring properties, intended to reduce light pollution and energy use.	100% of exterior light fixtures are <b>LED</b> , are shielded or down-facing and, with the exception of street lights, are installed on timers or motion sensors to turn lights off when not in use.							Reviewed By: <b>Engineering</b>
19. Rainwater Harvesting and Re-use Systems	<b>For grade-related (3 storeys or less) residential development:</b> Each house includes a separate, non-potable watering system with a minimum capacity of 180L for irrigation purposes provided in a location approved by and to the satisfaction of the Town.	Each building includes a separate, non-potable subsurface watering system with a minimum capacity of 500L for irrigation purposes provided in a location approved by and to the satisfaction of the Town.	Each building includes a separate, non-potable water/rainwater system for irrigation and indoor re-use purposes provided in a location approved by and to the satisfaction of the Town.						Reviewed By: <b>Building and Planning</b>
20. Water Meters	Individual water meters or sub meters are installed for each unit with a bulk municipal reader.								Reviewed By: <b>Engineering</b>
21. Recycled/ Reclaimed Materials		Roads, parking lots, sidewalks, etc. are constructed using 30% or more of recycled/reclaimed materials at a level of quality to the satisfaction of the Town, as demonstrated by a <b>qualified professional</b> .							Reviewed By: <b>Engineering</b>



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22. Connectivity and Permeability	Main building entrances and parking areas (including bicycle parking areas) are directly linked to off-site pedestrian and cycling networks and existing or planned public transit stations and stops by sidewalks, crosswalks and bicycle trails that are continuous, universally accessible, barrier-free, and clearly designated/delineated.	Applicant pays for and provides off-site connections to link external and internal pedestrian networks to the satisfaction of the Town.							Reviewed By: <b>Planning and Parks</b>
23. Pedestrian Networks	100% of new and existing streets within the development are designed with continuous sidewalks or equivalent provisions in accordance with the Town's <a href="#">Engineering Standards and Design Criteria</a> .								Reviewed By: <b>Engineering, Parks and Planning</b>
24. Streetscape Amenities	Development introduces new streetscape amenities, including benches, street trees, waste receptacles, pedestrian-scaled lighting, bicycle racks and bicycle infrastructure and pedestrian weather protection as part of a Streetscaping or Landscape Plan approved by the Town.								Reviewed By: <b>Engineering, Parks and Planning</b>
25. Bicycle Parking and Amenities	Bicycle parking spaces are provided on site in accordance with the provisions of the <a href="#">Zoning By-law</a> .	Bicycle parking spaces are located at-grade in secured/ sheltered/ weather protected areas in close proximity to main building entrances internal or external to buildings.	<b>For non-residential development:</b> Where there are more than five (5) bicycle parking spaces on site, provide a minimum of one (1) private shower and change facility on site for the use of employees, and provide an additional one (1) shower and change facility for every additional thirty (30) bicycle parking spaces.						Reviewed By: <b>Engineering, and Planning</b>
26. Cycling Networks	All new collector and arterial roads are designed with cycling lanes on both sides of the street in accordance with the Town's <a href="#">Active Transportation and Trails Master Plan</a> and <a href="#">Engineering Standards and Design Criteria</a> .	Applicant pays for and provides off-site connections to link external and internal cycling networks to the satisfaction of the Town.							Reviewed By: <b>Engineering, Parks and Planning</b>
27. Public Transit Supportive	For development located within 400 metres of an existing public transit station or stop, <b>walking distance</b> to and from the public transit station or stop shall be minimized.	Monthly public transit passes are provided to residents and businesses at no cost for a minimum of one (1) year, including: • one (1) pass per household or residential unit; <b>AND</b> • Passes for 10% of employees per business or non-residential unit	Monthly public transit passes are provided to residents and businesses at no cost for a minimum of one (1) year, including: • two (2) passes per household or residential unit; <b>AND</b> • Passes for 20% of employees per business or non-residential unit						Reviewed By: <b>Planning</b>
28. Servicing and Loading	Where proposed, private laneways, servicing and loading spaces are located at the side or rear of buildings.								Reviewed By: <b>Engineering and Planning</b>



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29. Carpool and Efficient Vehicle Parking Spaces	<b>For mid to high-rise (4 storeys and greater) residential and non-residential development:</b> a minimum of 3% of parking spots are dedicated to carpool and/or car shareparking located in preferred areas close to building entrances on site.								Reviewed By: <b>Planning</b>
30. Electric Vehicle Parking Spaces and Charging Systems	<b>For grade related (3 storeys or less) residential development:</b> a minimum of one (1) vehicle parking space per unit provided in a garage, carport, or driveway is designed to permit the future installation of electric vehicle supply equipment. <b>For mid to high-rise (4 storeys and greater) residential development:</b> a minimum of 20% of parking spaces located in a building are designed to permit the future installation of electric vehicle supply equipment. <b>For non-residential development:</b> a minimum of 20% of parking spaces located in a building are provided with electric vehicle supply equipment, and the remainder of spaces designed to accommodate the future installation of electric vehicle supply equipment.	<b>For grade related (3 storeys or less) residential development:</b> a minimum of one (1) vehicle parking space per unit provided in a garage, carport or driveway is provided with electric vehicle supply equipment. <b>For mid to high-rise (4 storeys and greater) residential development:</b> a minimum of 20% of parking spaces located in or outside of a building are provided with electric vehicle supply equipment, and the remainder of spaces designed to accommodate the future installation of electric vehicle supply equipment. <b>For non-residential development:</b> a minimum of 30% of parking spaces located in or outside of a building are provided with electric vehicle supply equipment, and the remainder of spaces are designed to accommodate the future installation of electric vehicle supply equipment.							Reviewed By: <b>Building</b>
31. Location of Vehicle Parking Spaces	Surface vehicle parking spaces provided on site are located to the side or rear of buildings.	A minimum of 40% of vehicle parking spaces provided on site are located in above-grade parking structures.	A minimum of 40% of vehicle parking spaces provided on site are located in below-grade parking structures.						Reviewed By: <b>Planning</b>
32. Universal Design and Accessibility	Accessibility measures and design features are provided in accordance with the <a href="#">Accessibility for Ontarians with Disabilities Act (AODA)</a> and <a href="#">Crime Prevention Through Environmental Design Principles (CPTED)</a> ; AND <b>For mid to high-rise (4 storeys and greater) residential development:</b> 15% of units provide barrier-free path of travel from unit entrance to at least one bedroom, one bathroom, kitchen and living room.	<b>For grade-related (3 storeys or less) residential development:</b> 30% of units provide barrier-free path of travel from street to main unit entrance to at least one bedroom, one bathroom, kitchen and living room. <b>For mid to high-rise (4 storeys and greater) residential development:</b> 30% of units provide barrier-free path of travel from street to main unit entrance to at least one bedroom, one bathroom, kitchen and living room.	<b>For all residential development:</b> accessible <a href="#">affordable housing</a> units are provided on site in accordance with the Town's Affordable Housing Strategy, or to the satisfaction of the Town; <b>OR</b> The development includes purpose-built accessible rental units to the satisfaction of the Town.						Reviewed By: <b>Building</b>



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33. Mix of Housing Options		<b>For grade-related (3 storeys or less) residential development:</b> secondary suites are constructed in 20% of new dwelling units.	<b>For all residential development:</b> <b>affordable housing</b> units are provided on site in accordance with the Town's Affordable Housing Strategy, to the satisfaction of the Town; <b>OR</b>  The development includes purpose-built rental units to the satisfaction of the Town.						Reviewed By: <b>Planning</b>
34. Garbage and Recycling	Storage and collection areas for garbage, recycling, and organic waste are wholly enclosed and incorporated into the design of buildings on site.  <b>For mid to high-rise (4 storeys and greater) residential development:</b> a three chute (tri-sorter) system is provided.	<b>For mid to high-rise (4 storeys and greater) residential and non-residential development:</b> shared service areas for adjoining or neighbouring buildings are provided, including waste collection, recycling, shipping, receiving, parking and/or other services to the satisfaction of the Town.							Reviewed By: <b>Engineering and Planning</b>
35. Public Art		Public art is provided for the benefit and enjoyment of residents and visitors of the community and the Town to improve the quality of the public realm.  Architectural features of buildings do not necessarily qualify as public art. All proposed public art will be subject to the approval of the Town.							Reviewed By: <b>Planning</b>
36. Heritage Preservation and Enhancement	<b>Where a property is listed on the Town's Register of Cultural Heritage Properties,</b> the applicant prepares a Heritage Impact Assessment to the satisfaction of the Town to determine whether the property is to be designated and proceeds with the appropriate process.  <b>Where a property or structure is designated under the Ontario Heritage Act,</b> the development incorporates the preservation, restoration and adaptive reuse of that property or structure in accordance with Town policy.  Where the property is located within a Heritage Conservation District or where the site is subject to Architectural Control Guidelines with heritage requirements, the development incorporates and builds on the design and heritage features of the heritage property or structure.								Reviewed By: <b>Planning</b>





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37. Building Location and Orientation	All buildings are sited and designed such that the front façade is located adjacent to the sidewalk, with at least one functional entrance that faces a publicly accessible space, such as a public street or square.  Along arterial and collector roads, buildings shall front directly onto the street with pedestrian access provided to a front entrance.	<b>For grade related (3 storeys or less) residential development:</b> on local roads, rear laneways are provided for garages in residential areas.							Reviewed By: <b>Planning</b>
38. Education/ Information	<b>For all development:</b> applicant distributes a Town-approved sustainability handout to all new building owners/tenants, outlining sustainability features, such as green building materials, waste management programs, transit stop locations and encouraging other activities (low-water gardening, green cleaning materials, alternate pest control measures, purchasing green power, etc.).  The sustainability handout shall also include an itemized list of all "green" technologies and programs that the applicant has committed to undertake within this Thinking Green! Development Standard document.								Reviewed By: <b>Planning</b>

OPTIONAL SITE-SPECIFIC / CUSTOM MEASURES PROPOSED <small>(Please identify the Theme Area, Proposed Measure and what Target Level you are seeking consideration for. Be as specific as possible.)</small>		TARGET LEVEL		COMMENTS <small>(Explain how the measure is met and to which Target Level.)</small>	REFERENCE PLAN NUMBER OR REPORT NAME	FOR STAFF USE ONLY STAFF COMMENT AND/OR SIGN OFF
THEME AREA	PROPOSED MEASURE	L2	L3			