



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			
# Example 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 Natural Heritage System a Natural Heritage Evaluation and a Restoration and Enhancement Plan that contributes to the overall enhancement of the Natural Heritage System 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 Natural Heritage Evaluation , including: <ul style="list-style-type: none"> providing a buffer greater than the minimum required buffer; restoring a degraded feature; OR providing an enhanced buffer planting plan and planting the buffer accordingly. 							Reviewed By: Parks and Planning
2. Natural Heritage System Connection	Visual and physical connections are provided to the Natural Heritage System , including parks, to the satisfaction of the Town. Public parks, public squares, schools, and other public/community spaces are located adjacent to the Natural Heritage System .	Enhanced connections to the Natural Heritage System are provided, to the satisfaction of the Town. Enhanced connections may include: <ul style="list-style-type: none"> creation of wildlife movement/ passage enhancements at appropriate road crossings, as demonstrated by a qualified professional; OR enhancements proposed to a Proximity Linkage or Environmental Corridor identified in the Town's Official Plan, beyond the minimum requirements. 							Reviewed By: Parks and Planning
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 qualified professional (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: Parks
4. Planting Program/ Package		For grade-related (3 storeys or less) residential development: 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: Parks



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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: Parks and Engineering
6. Street Trees	Street trees are provided on both sides of new and existing streets within the development adjacent to the vehicle travel lane. For grade-related (3 storeys or less) residential development: at a rate of 1 tree per unit. For non-residential development: 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: Parks
7. Natural Self-Sustaining Vegetation	100% of new vegetation, including sodded and landscaped areas, are planted with native plant species . 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: Parks
8. 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 Low-Impact Development features on site and treatment train approaches to stormwater management as demonstrated by a qualified professional , including: <ul style="list-style-type: none">• bioswales/grass/naturalized swales• infiltration trenches/bioretenion• permeable pavement• rain gardens• absorbent landscaped islands/filter strips• xeriscaping	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 Low-Impact Development features on site and treatment train approaches to stormwater management as demonstrated by a qualified professional , including: <ul style="list-style-type: none">• bioswales/grass/naturalized swales• infiltration trenches/bioretenion• permeable pavement• rain gardens• absorbent landscaped islands/filter strips• xeriscaping	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 Low-Impact Development features on site and treatment train approaches to stormwater management as demonstrated by a qualified professional , including: <ul style="list-style-type: none">• bioswales/grass/naturalized swales• infiltration trenches/bioretenion• permeable pavement• rain gardens• absorbent landscaped islands/filter strips• xeriscaping						Reviewed By: Engineering and Parks
9. 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 .						Reviewed By: Engineering



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10. Building Energy Efficiency	Grade-related (3 storeys or less) residential development achieves Energy Star® certification OR a rating of 83 or more when evaluated in accordance with Natural Resources Canada's EnerGuide Rating: 0-100 Scale OR equivalent, as demonstrated by a qualified professional .	Grade-related (3 storeys or less) residential development achieves a rating of 86 or more when evaluated in accordance with Natural Resources Canada's EnerGuide Rating: 0-100 Scale, OR equivalent accredited certification under a recognized third party standard, including R-2000, as demonstrated by a qualified professional .	Grade-related (3 storeys or less) residential development achieves a rating of 88 or more when evaluated in accordance with Natural Resources Canada's EnerGuide Rating: 0-100 Scale, OR equivalent accredited certification under a recognized third party standard, including Net Zero, as demonstrated by a qualified professional .						Reviewed By: Building
11. Building Water Efficiency	Grade-related (3 storeys or less) residential development: all water consuming fixtures listed below are high-efficiency WaterSense® labeled OR meet the following maximum flow requirements, whichever is more restrictive: <ul style="list-style-type: none"> high efficiency toilets (max. flow of 4.0 L/flush OR 3/6 L/flush siphonic dual flush toilets) low flow lavatory faucets (max. flow of 5.7 L/min) 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.	Grade-related (3 storeys or less) residential development: achieve 30% reduction in potable water consumption for each new building over baseline water fixtures and appliances (not including irrigation), as demonstrated by a qualified professional .							Reviewed By: Building
12. Green Buildings Certification		Grade-related (3 storeys or less) residential development: 50% of buildings are LEED® certified OR achieve equivalent certification, as demonstrated by a qualified professional .	Grade-related (3 storeys or less) residential development: 100% of buildings are LEED® certified OR achieve equivalent certification, as demonstrated by a qualified professional .						Reviewed By: Building and Planning
13. Building Solar Efficiency and Renewable or Alternative Energy Systems	Grade-related (3 storeys or less) residential development is designed to be solar ready , including: <ul style="list-style-type: none"> roof location of suitable size, pitch and orientation; labeled conduits from the mechanical room to the attic; extra plumbing valves and fittings on hot water heater; electrical outlet for planned solar tank and wall space for PV controls; and identified locations of future components on construction plan. 	Grade-related (3 storeys or less) residential development: 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 qualified professional .	Grade-related (3 storeys or less) residential development: 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 qualified professional .						Reviewed By: Building



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14. District Energy	Where District Energy is available for hook-up, the necessary infrastructure and a connection to the District Energy System is provided.		A District Energy or other communal energy system or Combined Heat and Power system is constructed for heating and/or cooling for the development.						Reviewed By: Building and Engineering
15. Shielded Exterior Lighting	100% of exterior light fixtures are LED 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 LED , 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: Engineering
16. Rainwater Harvesting and Re-use Systems	For grade-related (3 storeys or less) residential development: 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.	Grade-related (3 storeys or less) residential development: 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.	Grade-related (3 storeys or less) residential development: 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: Building and Planning
17. 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 qualified professional .							Reviewed By: Engineering

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18. Street and Block Patterns	Street and block patterns emphasize connectivity and linkages by encouraging grid or modified grid patterns and discourage the use of cul de sacs. Where proposed, cul de sacs shall include pedestrian and cycling through-connections.								Reviewed By: Planning
19. Street and Block Design	75% of block perimeters do not exceed 550 metres; AND 75% of block lengths do not exceed 250 metres. Where proposed, any block perimeter exceeding 550 metres shall include pedestrian and cycling through-connections.	100% of block perimeters do not exceed 550 metres; AND 100% of block lengths do not exceed 250 metres.							Reviewed By: Planning
20. Complete Communities: Proximity to Amenities	All of new residential and non-residential lots and blocks are within an approximate 800 metre walking distance to at least three (3) existing amenities (either internal or external to the development) or planned amenities (internal to the development), which include: <ul style="list-style-type: none">• Grocery store/farmers market/location to purchase fresh produce;• Community Centre/Recreation Centre;• Pharmacy;• Medical Facility• Library;• General retail;• Convenience store;• Theatre;• Coffee shop;• Hair salon;• Bank;• Place of Worship;• Daycare;• Restaurant/Pub; or• Other	All of new residential and non-residential lots and blocks are within an approximate 400 metre walking distance to at least three (3) existing amenities (either internal or external to the development) or planned amenities (internal to the development), which include: <ul style="list-style-type: none">• Grocery store/farmers market/location to purchase fresh produce;• Community Centre/Recreation Centre;• Pharmacy;• Medical Facility• Library;• General retail;• Convenience store;• Theatre;• Coffee shop;• Hair salon;• Bank;• Place of Worship;• Daycare;• Restaurant/Pub; or• Other							Reviewed By: Planning

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21. Complete Communities: Proximity to Schools	75% of new dwelling units are within approximately 400 metres walking distance to an existing or planned public/private elementary, or middle school (either internal or external to the development) AND ; 50% of dwelling units are within approximately 1600 metres walking distance to an existing or planned high school (either internal or external to the development).	100% of new dwelling units are within approximately 400 metres walking distance to an existing or planned public/private elementary, or middle school (either internal or external to the development) AND ; 100% of dwelling units are within approximately 1600 metres walking distance to an existing or planned high school (either internal or external to the development).							Reviewed By: Planning
22. Complete Communities: Proximity to Public Parks and Public Squares	100% of new residential and non-residential lots and blocks are within approximately 800 metres walking distance to a public park or public square (either internal or external to the development).	100% of new residential and non-residential lots and blocks are within approximately 400 metres walking distance to a public park or public square (either internal or external to the development).							Reviewed By: Planning and Parks
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 Engineering Standards and Design Criteria .								Reviewed By: Engineering, Parks and Planning
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: Engineering, Parks and Planning
25. Cycling Networks	All new and existing collector and arterial roads are designed with cycling lanes on both sides of the street in accordance with the Town's Active Transportation and Trails Master Plan and Engineering Standards and Design Criteria .	Applicant pays for and provides off-site connections to link external and internal cycling networks to the satisfaction of the Town.							Reviewed By: Engineering, Parks and Planning
26. Public Transit Supportive	For development located within 400 metres of an existing public transit station or stop, walking distance 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; AND • 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; AND • Passes for 20% of employees per business or non-residential unit						Reviewed By: Planning

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27. Electric Vehicle Parking Spaces and Charging Systems	For grade related (3 storeys or less) residential development: 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.	For grade related (3 storeys or less) residential development: a minimum of one (1) vehicle parking space per unit provided in a garage, carport or driveway is provided with electric vehicle supply equipment.							Reviewed By: Building
28. Universal Design and Accessibility	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) .	For grade-related (3 storeys or less) residential development: 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.	For all residential development: accessible affordable housing units are provided on site in accordance with the Town's Affordable Housing Strategy, or to the satisfaction of the Town; OR The development includes purpose-built accessible rental units to the satisfaction of Town staff.						Reviewed By: Building
29. Mix of Housing Options	For grade-related (3 storeys or less) residential development: units are provided in a range of housing types and sizes, including, at least two (2) of the following types located within a 400 metre radius: <ul style="list-style-type: none"> • single-detached or semi-detached; • townhouses; • mid/hi-rise; • dedicated rental housing units; • live-work units; or • FlexHousing™ 	For grade-related (3 storeys or less) residential development: units are provided in a range of housing types and sizes, including, at least three (3) of the following types located within a 400 metre radius: <ul style="list-style-type: none"> • single-detached or semi-detached; • townhouses; • mid/hi-rise; • dedicated rental housing units; • live-work units; or • FlexHousing™ AND secondary suites are constructed in at least 20% of single detached semi-detached and townhouse units.	For all residential development: Affordable housing units are provided on site in accordance with the Town's Affordable Housing Strategy, or to the satisfaction of the Town; OR The development includes purpose-built rental units to the satisfaction of the Town.						Reviewed By: Planning
30. 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: Planning

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31. Heritage Preservation and Enhancement	<p>Where a property is listed on the Town's Register of Cultural Heritage Properties, 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.</p> <p>Where a property or structure is designated under the Ontario Heritage Act, the development incorporates the preservation, restoration and adaptive reuse of that property or structure in accordance with Town policy.</p> <p>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.</p>								Reviewed By: Planning
32. Building Location and Orientation	<p>For grade related (3 storeys or less) residential development: Along arterial and collector roads, buildings shall front directly onto the street with pedestrian access provided to a front entrance.</p>	<p>For grade related (3 storeys or less) residential development: on local roads, rear laneways are provided for garages in residential areas.</p>							Reviewed By: Planning
33. Education/Information	<p>For all development: 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.).</p> <p>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.</p>								Reviewed By: Planning

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			