



Whitby

Green Standard

Stakeholder Consultation

April 29, 2020

URBAN
EQUATION





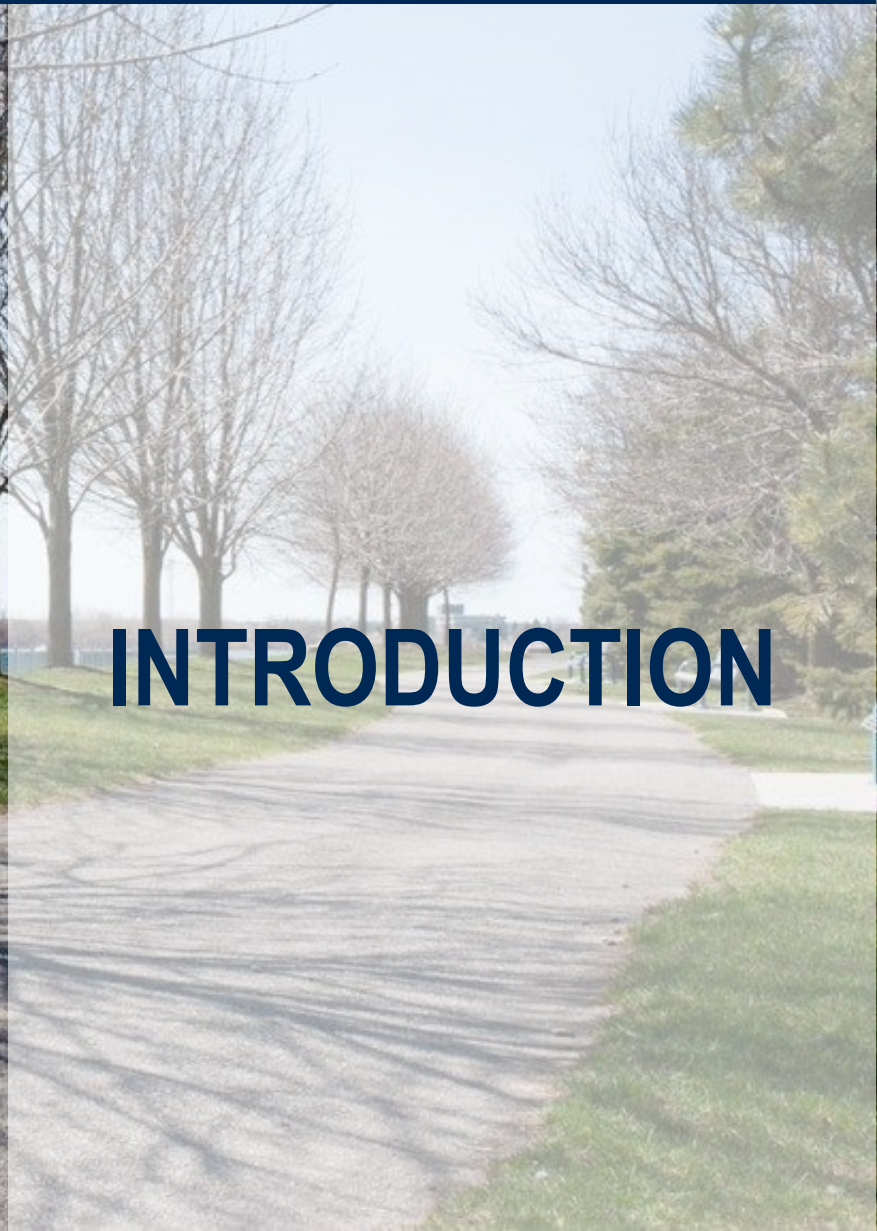
AGENDA

INTRODUCTION

WHY GREEN STANDARDS ARE NEEDED

THE WHITBY GREEN STANDARD

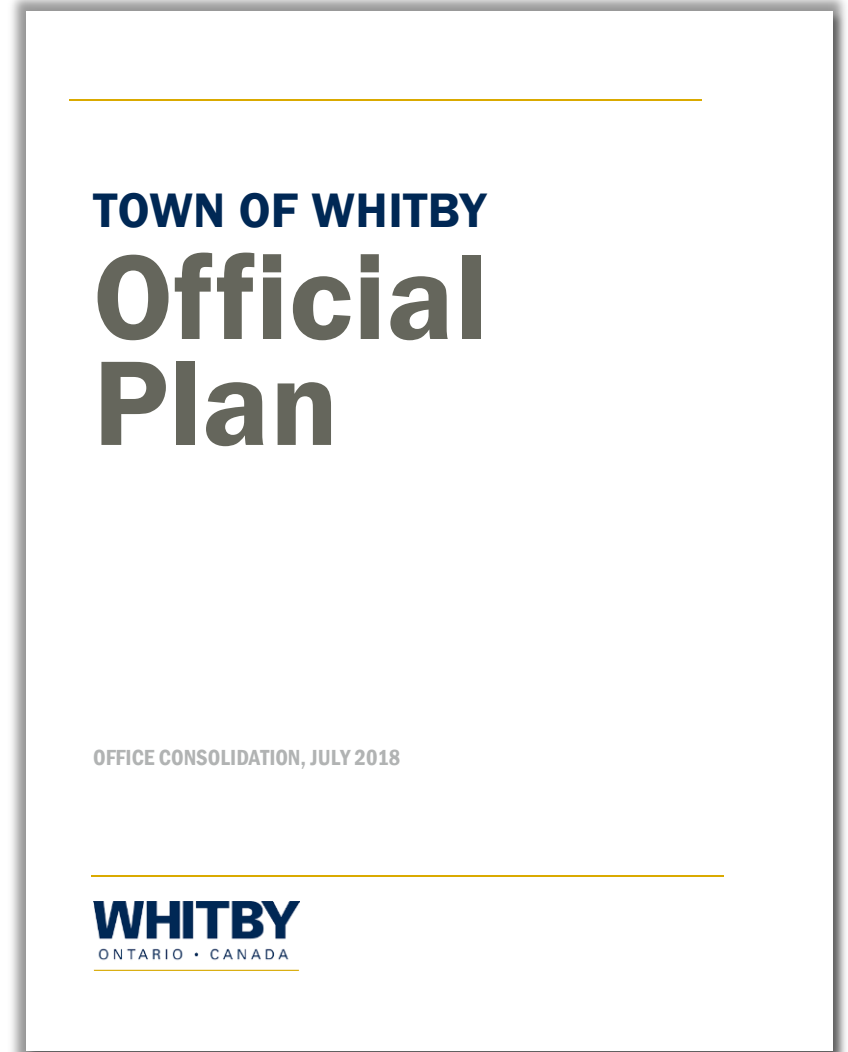
DISCUSSION



INTRODUCTION

GREEN STANDARDS

- The Town of Whitby completed its Official Plan review in 2018.
- The review incorporated policies to address **sustainability, climate change, and energy management.**
- With an increase in the population expected in Whitby, there will be increased pressure for new development, both residential and non-residential.
- The need for new development to be sustainable and resilient is imminent.



GREEN STANDARDS + POLICY DIRECTION

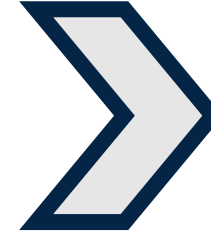
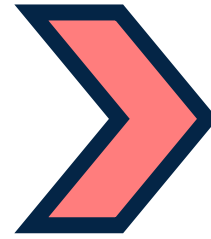
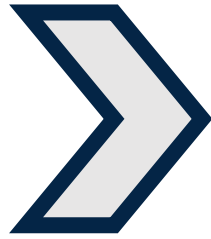
- Whitby's vision is to be a **healthy, sustainable, and complete community** with balanced residential and employment growth and a high quality of life.
- The Town's commitment to sustainable development supports the preparation of **sustainable development standards and sustainability performance checklists**. OP Policy 3.2.4.6 states that that the checklists will be used "*in the development review process to assess the level at which new development and redevelopment achieve the sustainable development standards and other sustainability objectives.*"

GREEN STANDARDS ARE A PRIORITY

- Both the Town of Whitby and the Region of Durham have declared a climate change emergency and the immediate need to take action to drastically reduce greenhouse gas emissions.
- Cars and trucks cause **47%** of GHG emissions in Durham, but another **49%** comes from homes and other buildings.



WHITBY GREEN STANDARDS



BACKGROUND REPORT (PHASE 1)

- Policy review
- Best practices
- Opportunities
- Challenges

DEVELOPMENT REVIEW CHECKLIST (PHASE 2)

- Tiered checklist
- Performance measures
- Staff and Stakeholder Working Session

PROJECT PAUSE (FALL/WINTER 2019)

- Opportunity for Town staff to further their understanding + application of green standards

SUSTAINABLE GUIDELINES (PHASE 3)

- Alignment with planning process
- How the checklists will be used



**WHY GREEN
STANDARDS
ARE NEEDED**

WHY DO WE NEED GREEN STANDARDS ?

- Canada's climate is changing and has warmed & will warm further, driven by human influence
- Warmer climate will intensify weather extremes
- Precipitation projected to increase for most of Canada
- Threats to agriculture / food production
- Public health risks / increased disease / spread of vector-borne diseases (mosquitoes, ticks, and fleas)
- Ability to improve energy sources / low carbon future
- Insurance companies in Canada incur approximately \$1-billion annually in natural catastrophe claims
- Actuaries are building sophisticated catastrophe models to estimate risk, leading to increased insurance premiums

BASICS OF GREEN STANDARDS

- The **goal** of Green Standards is to increase the uptake of measures for new development to improve their environmental performance.
- Their **purpose** is to promote sustainable site and building design to increase community resiliency and support the reduction in greenhouse gas emissions to mitigate effects of climate change.
- Green Standards should address **current urban environmental pressures** such as, energy efficiency, water conservation, air quality, preservation of natural heritage, solid waste reduction, and public health and safety.



BENEFITS OF GREEN STANDARDS

Green Standards will contribute to:

- ✓ a more resilient building stock
- ✓ mitigating climate change impacts
- ✓ improving energy efficiencies
- ✓ efficient infrastructure use
- ✓ reducing automobile dependence
- ✓ encouraging physical activity
- ✓ reducing potable water usage
- ✓ lower greenhouse gas emissions
- ✓ recognizing the positive impact of greenspace and vegetation





**THE WHITBY
GREEN
STANDARD**

THE WGS TOOLKIT



Whitby Green Standard (WGS), Version 1
Site Plan Application: Checklist

Instructions

At a minimum, all new Site Plan applications submitted to Whitby under the Planning Act must demonstrate compliance with Tier 1.

Tier 1: A compliant WGS submission includes achievement of all Site Plan Application Tier 1 Performance Criteria and the submission of all related referenced plans, drawings and studies.

Tier 2: A compliant WGS submission includes achievement of all Site Plan Application Tier 1 and Tier 2 Core Performance Criteria and the submission of all related referenced plans, drawings and studies. In addition, you must achieve three (3) Voluntary Measures. Up to two (2) Innovation Performance Measures may be used in lieu of two (2) Voluntary Measures.

Tier 3: A compliant WGS submission includes achievement of all Site Plan Application Tier 1, Tier 2 Core, and Tier 3 Core Performance Criteria and the submission of all related referenced plans, drawings and studies. In addition, you must achieve six (6) Voluntary Measures. Up to two (2) Innovation Performance Measures may be used in lieu of two (2) Voluntary Measures.

Tier 4: A compliant WGS submission includes achievement of all Site Plan Application Tier 1, Tier 2 Core, Tier 3, and Tier 4 Core Performance Criteria and the submission of all related referenced plans, drawings and studies. In addition, you must achieve nine (9) Voluntary Measures. Up to two (2) Innovation Performance Measures may be used in lieu of two (2) Voluntary Measures.

Property and Applicant Information

Site Plan Application number:

Project name:

Address of subject land:

Applicant name:

Email address:

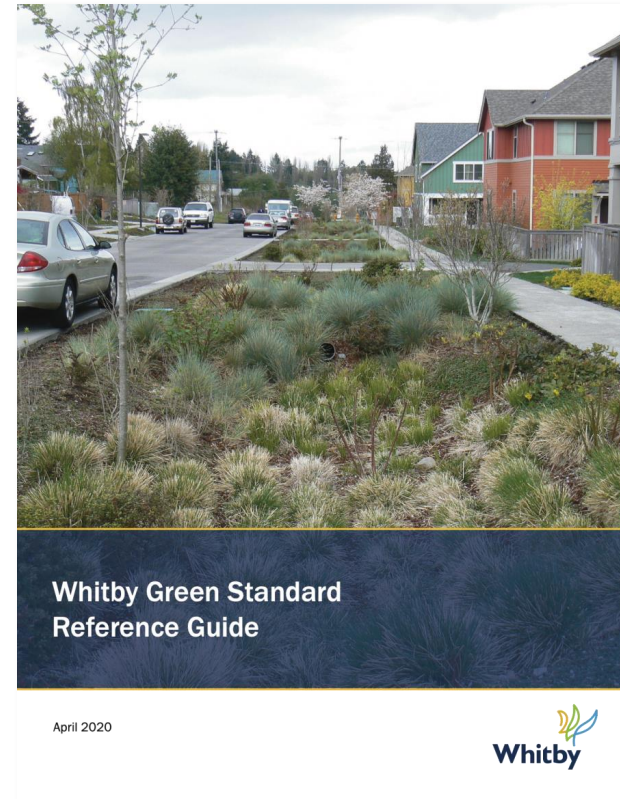
Phone number:

Registered owner:

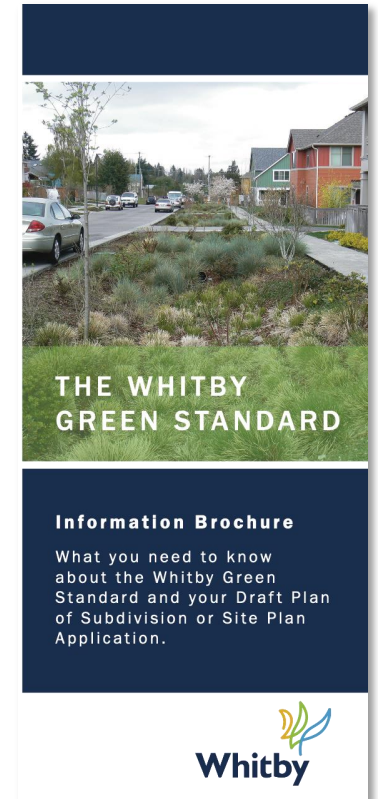
Performance Tier

Choose performance tier (if macros are enabled, clicking the circle will open the corresponding checklist)

Tier 1 Tier 2 Tier 3 Tier 4



WGS
Reference Guide



WGS
Brochure

Draft Plan of Subdivision
and Site Plan Checklists

WGS CHECKLISTS



Whitby Green Standard (WGS), Version 1
Site Plan Application: Checklist

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Project name:

Address of subject land:

Applicant name:

Email address:

Phone number:

Registered owner:

Performance Tier

Choose performance tier (if macros are enabled, clicking the circle will open the corresponding checklist)

Tier 1 Tier 2 Tier 3 Tier 4

- Applicable to Draft Plan of Subdivision and Site Plan applications
- Four performance tiers
 - Tier 1: Mandatory
 - Tiers 2, 3, or 4: Voluntary
- Must be filled out and submitted as part of a development application

ANATOMY OF THE CHECKLISTS

Whitby Green Standard (WGS), Version 1 Site Plan Application: Checklist							
Health and Wellbeing: Encouraging active, sociable, meaningful lives to promote good health and wellbeing.							
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
HE1.1	Plant or Boulevard Trees	Achieve the requirements of Whitby's Landscape Plan Guidelines for Site Plan and Subdivision Developments Planning and Development				Plan #	
HE1.2	Open Space	Provide an additional 10% of parkland and open space above what is required.	Provide an additional 15% of parkland and open space above what is required.	Provide an additional 20% of parkland and open space above what is required.		Plan #	
Economic: Encouraging economic growth which support local prosperity and international fair trade.							
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
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 (CPTED), per Whitby's Official Plan.				Plan #	
Culture and Community: Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.							
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
CCT.1	Visible Architectural	Develop and distribute a sustainability handbook to new residents to understand green/sustainable elements in homes/buildings.				Plan #	
CCT.4	Sustainable Culture	Develop and distribute a sustainability handbook to new residents to understand green/sustainable elements in homes/buildings.				Plan #	
Land Use and Nature: Protecting and restoring land for the benefit of people and wildlife.							
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
LLNT.1	Private Street Lights	100% of exterior light fixtures are designed to meet IP-4 Guidelines (Illuminating Engineering Society) and LED Standard (Section H) from the Town of Whitby Design Criteria and Engineering Standards.				Plan #	
LLNT.2	Ecological Functions	Meet the environmental management policies of Multiple Official Plans and the Provincial Policy Statement.				Plan #	
LLNT.3	Ecological Integrity	Meet the environmental management policies of Multiple Official Plans and the Provincial Policy Statement.				Plan #	
LLNT.4	Tree Canopy	If applicable, submit a Tree Preservation Plan in accordance with Whitby's Tree Preservation and Clearing Guidelines for New Developments. Any trees removed are replaced to maintain the existing tree canopy, per Whitby Tree Preservation and Clearing Guidelines for New Developments.	30% tree canopy will be achieved within 10 years of the development.			Plan #	

Sustainable development principle

Staff identify performance measures deemed irrelevant to the development application

Performance criteria (organized by tier)

Applicant to provide commentary on how performance measure has been met

Performance measure number

Development Planner to identify Department responsible for reviewing the performance measures

Development features

Applicant to provide reference to plan(s), drawing(s), or report(s) to demonstrate how the performance measure has been met

TIER REQUIREMENTS

Tier 1: Mandatory
Baseline Performance

TIER 1

Tier 2: Voluntary
Good Performance

TIER 1

TIER 2 CORE

3 VOLUNTARY TIER 2

Tier 3: Voluntary
Better Performance

TIER 1

TIER 2 CORE

TIER 3 CORE

6 VOLUNTARY TIER 2

Tier 4: Voluntary
Best Performance

TIER 1

TIER 2 CORE

TIER 3 CORE

TIER 4 CORE

9 VOLUNTARY TIER 2

STEPPED PERFORMANCE MEASURES

Sustainable Water: Using water efficiently, protecting local water sources and reducing flooding and drought.					
Performance Measure(s)					
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Criteria	Tier 3 Core Performance Criteria	Tier 4 Core Performance Criteria
SW1.1	Stormwater Management (Quality, Quantity, and Erosion Control)	Meet Ministry of the Environment, Town Design Criteria and Master Drainage Plans, and Central Lake Ontario Conservation Authority guidelines.			
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.			
SW1.3	Native, Drought-Tolerant Plants		Use native, drought-tolerant plants for 50% of the landscaped area.		
SW1.4	Stormwater Management Quality (Private Lots/Units)		Best management practices (BMPs) are used to treat runoff, including pre-treatment, additional storage, or oversizing.		
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 Inspection/Monitoring Reports from first year installed up to subdivision assumption per the Town Design Criteria and Master Drainage Plans.	Provide Inspection/Monitoring Reports from first year installed up to 5 years after subdivision assumption per the Town Design Criteria and Master Drainage Plans.	Provide Inspection/Monitoring Reports from first year installed up to 10 years after subdivision assumption per the Town Design Criteria and Master Drainage Plans.
SW1.6	Stormwater Management Quantity (Private Lots/Units)		BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspirate, 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, evapotranspirate, 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, evapotranspirate, 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.
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%.

VOLUNTARY AND INNOVATION PERFORMANCE CRITERIA

- **Voluntary Performance Measures**

- Each tier requires the achievement of certain number of voluntary performance measures
 - Tier 2: 3 voluntary performance measures
 - Tier 3: 6 voluntary performance measures
 - Tier 4: 9 voluntary performance measures

- **Innovation Performance Measures**

- In order to foster innovation, Applicants can pursue performance measures not included in the Checklists.
- Applicants must demonstrate how these performance measures represent best practice, beyond what is required by policy.

COMPLETING THE CHECKLIST

1. Select the Relevant Checklist

- Download the appropriate Checklist (i.e. Draft Plan of Subdivision of Site Plan) from the Town's website.

2. Choose Performance Tier

- Select the tier you wish to pursue.

3. Plans and Drawings

- Indicate the specific plan or drawing number that demonstrates achievement of the performance measure. In the case that the performance measure is demonstrated within a report, provide the specific page number(s).

4. Applicant Comments

- Provide commentary on how the performance measure has been achieved. Where staff have agreed that the performance measure is not applicable, leave blank.

5. N/A (Staff Only)

- This column will be filled out by staff during the pre-consultation meeting. The Applicant is not responsible for completing this column.

SUSTAINABILITY REPORT: TERMS OF REFERENCE

- **Executive Summary:** Overview of the project and declaration of performance tier commitment.
- **Purpose of the Application:** Detailed description of the project.
- **Sustainability Overview:** Summary of project's sustainability vision and objectives.
- **Innovation:** If applicable, provide an overview of any innovation performance measures being pursued by the project.
- **Sustainability Declaration:** Provide the performance tier that will be achieved by the project.
- **Mandatory Performance Measures:** List all mandatory performance measures and their related reference document(s) in a tabular format.
- **Voluntary Performance Measures:** Where a higher performance tier is being pursued, list all core and voluntary performance measures and their related reference document(s) in a tabular format.

WGS REFERENCE GUIDE



Whitby Green Standard Reference Guide

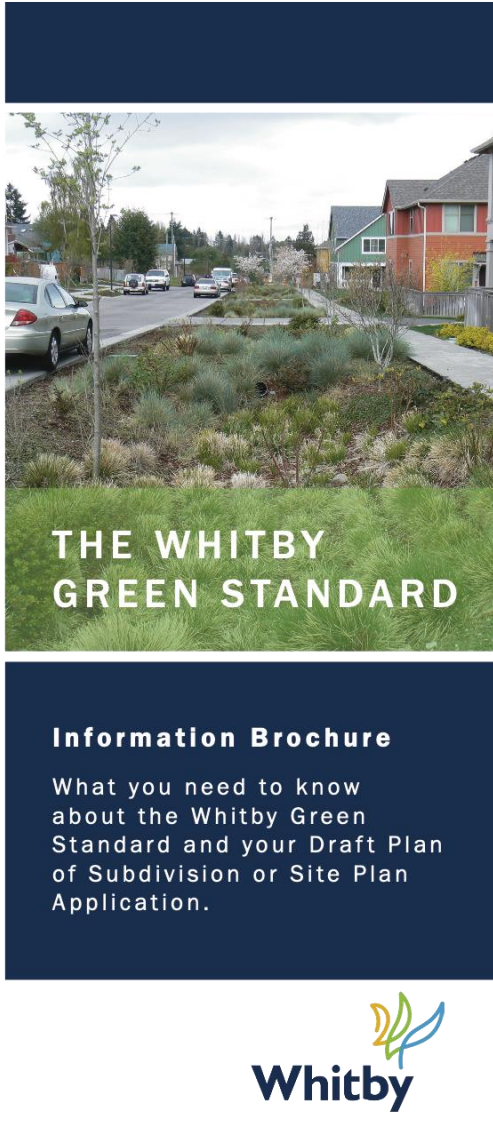
April 2020



What's in the **Reference Guide**?

- Whitby's sustainability vision, overview of the WGS, and a description of the WGS principles
- Explanation of performance tiers
- Step by step instructions to help you complete the WGS Checklist
- Terms of reference for the Sustainability Report
- Overview of the WGS' interface with the development review process
- Glossary definitions and resources

WGS INFORMATION BROCHURE



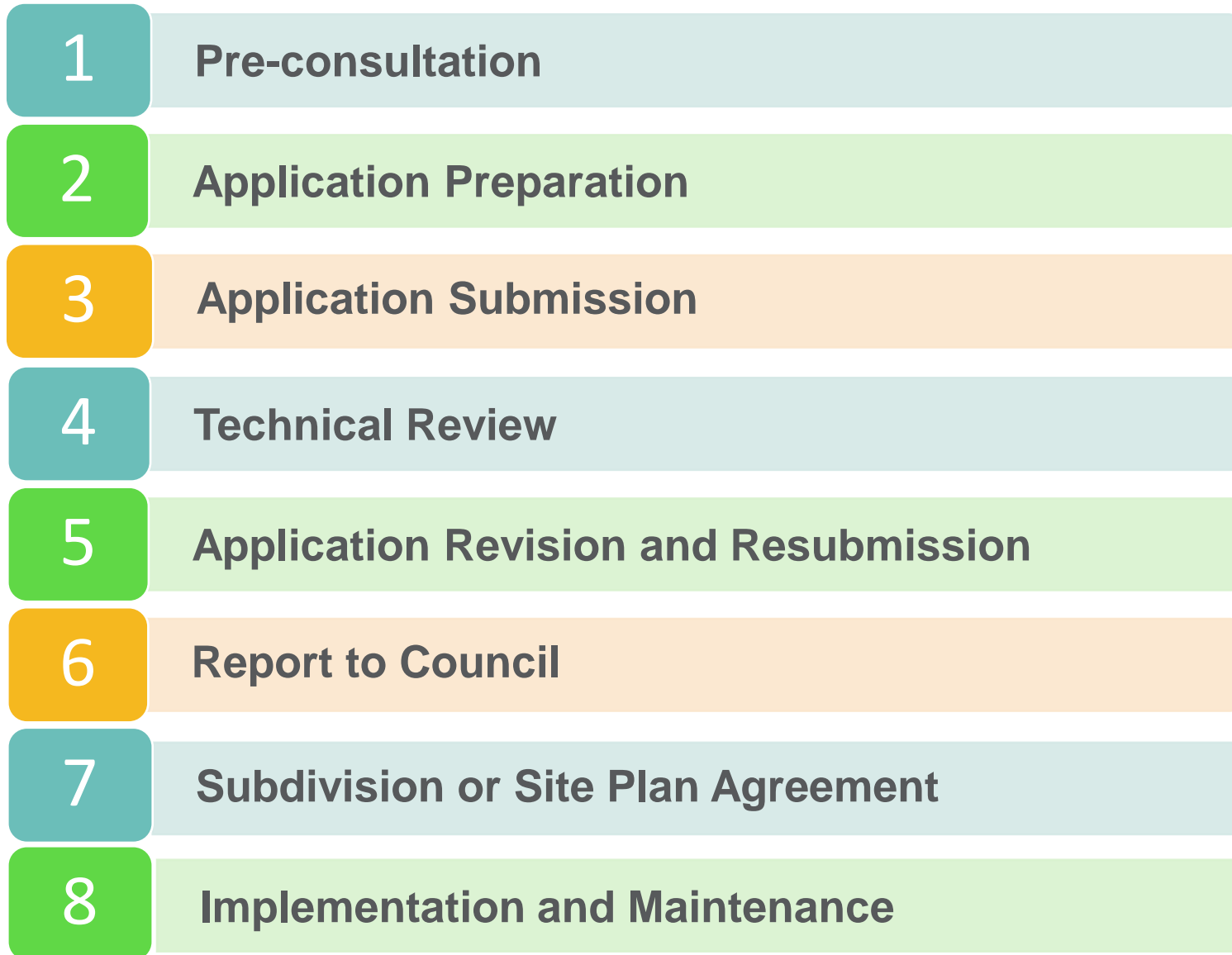
The **WGS Information Brochure** provides:

- Explanation of how the WGS interfaces with the Development Review Process
- An overview of the performance tiers
- An overview of the WGS, including what it is, why it is needed, and the role of the Applicant
- An overview of One Planet Living, the sustainability framework used to organize the WGS' sustainable development principles
- The brochure will be available at the front desk



**DEVELOPMENT
REVIEW
PROCESS**

DEVELOPMENT REVIEW PROCESS



Illustrates the key steps in the development review process, beginning with the pre-consultation meeting and ending with implementation

DEVELOPMENT REVIEW PROCESS

1. Pre-consultation (Applicant + Staff)

- In addition to the mandatory Pre-Consultation Request Form a **Pre-Consultation WGS Checklist** will be required, as well as a conceptual plan. Prior to the Pre-Consultation meeting, staff will review the WGS in the context of the development proposal in order to provide directions and expectations for the application.
- Chance for the Applicant to discuss opportunities for addressing the WGS with Town staff. Staff will answer questions and provide suggestions or alternative options for achieving the performance measures.
- During this meeting, Town staff may also identify performance measures that are not relevant to the development by denoting them as 'NA' on the checklist.

IMPACT ON DEVELOPMENT REVIEW PROCESS

2. Application Preparation (Applicant)

- Following the Pre-Consultation Meeting, the Applicant will revise the proposal or reports based on staff feedback and direction and prepare the **Sustainability Report**. The Reference Manual includes links to relevant documents and standards.
- Applicant fills-out the relevant **WGS Checklist** and is expected to:
 - identify the Performance Measures the application will achieve;
 - indicate the drawings, plans, or reports that demonstrate criteria compliance; and
 - explain how the criteria will be met.

IMPACT ON DEVELOPMENT REVIEW PROCESS

3. Application Submission (Applicant)

- The Applicant must submit the final version of the applicable **WGS Checklist** and the **Sustainability Report** as part of the Application Submission Package to the Town.
- The Development Planner will ensure that the complete WGS checklist is submitted at the initial application submission before it can be accepted.

IMPACT ON DEVELOPMENT REVIEW PROCESS

4. Technical Review (Staff)

- Staff (Development Planner) will circulate the WGS Checklist to the applicable Town departments and main point of contact within each department, as part of the development review process. Comments on the application and the WGS Checklist will be provided to the Development Planner and circulated to the Applicant.
 - Development Control, Design and Technical Services
 - Building Services
 - Planning Policy and Heritage Planning
 - Strategic Initiatives, Sustainability, Economic Development and Downtowns
 - Public Works – Engineering, Transportation, and Operational Services
 - Parks - Parks Development, Long Range Parks Planning and Culture
 - Community Services

IMPACT ON DEVELOPMENT REVIEW PROCESS

5. Application revisions and resubmission (Applicant)

- Applicant will revise and resubmit plans, reports, and other materials based on comments from staff.
- A revised WGS Checklist must be included in the resubmission if there are changes to the plan. To ease the review process, applicants should indicate how the revised checklist responds to the feedback in the “Applicant Comments” column.

6. Report to Council (Staff)

- Where required, Planning staff reports will address the WGS performance measures that an Applicant has committed to in their development application. Where there is not a report sent to Council, staff will provide condition of approval.

IMPACT ON DEVELOPMENT REVIEW PROCESS

7. Subdivision or Site Plan Agreement (Staff)

- Approved development agreements will include conditions requiring that the applicant achieve the chosen Performance Measures reflected in the completed WGS checklist.
- Letters of Credit issued as a mechanism to hold Applicants accountable.

8. Implementation and Maintenance (Applicant + Staff)

- As development proceeds, the applicant will implement the approved WGS commitments.
- Town will undertake a review of which metrics or standards have seen the most uptake and the rate of compliance – improve applicability and content.



KEY MESSAGES

KEY MESSAGES

- Number of comments and questions about the checklist performance criteria, e.g. minimum project size, drought tolerant plants, affordable housing
- Further information requested for Reference Guide, e.g. explanation of voluntary performance measures
- Noted that additional resources in the Reference Guide would be helpful, e.g. Bird Friendly Design, CLOCA resources

DISCUSSION

NEXT STEPS

- May 11th Council Information Session
- May 21st Public Open House (TBD)



CASE STUDIES

TORONTO GREEN STANDARD

- The Toronto Green Standard (TGS) is Toronto's sustainable design requirements for new private and city-owned developments – **Low-Rise Residential** (less than 4 storeys), **Mid-to-High Rise and Non-Residential**, and **City Agencies and Corporations**.
- The Standard includes **Tiers 1 to 4** of performance measures with supporting guidelines that promote sustainable site and building design. Tier 1 of the TGS is a mandatory requirement of the planning approval process.
- Tiers 2 to 4 are higher level voluntary standards associated with financial incentives and verified post construction. Financial incentives are offered through a Development Charge Refund Program.

TORONTO GREEN STANDARD

TGS is organized under five categories:

- Air Quality
- Energy/GHG and Resilience
- Water Balance, Quality and Efficiency
- Ecology
- Solid Waste

Each category has a development feature and performance measures.

AIR QUALITY



Development
Feature

Pedestrian Infrastructure

Encourage walking as a clean air alternative for all ages and abilities

TIER 1

AQ 1.1 Connectivity

Provide safe, direct, universally accessible pedestrian routes, including crosswalks and midblock crossings that connect the buildings onsite to the off-site pedestrian network and priority destinations.

AQ 1.2 Sidewalk Space

Provide a context-sensitive pedestrian clearway that is a minimum of 2.1 m wide, to safely and comfortably accommodate pedestrian flow.

AQ 1.3 Weather Protection

Provide covered outdoor waiting areas for pedestrian comfort and protection from inclement weather.

AQ 1.4 Pedestrian Specific Lighting

Provide pedestrian-scale lighting that is evenly spaced, continuous and directed onto sidewalks, pathways, entrances, outdoor waiting areas and public spaces.

TORONTO GREEN STANDARD

Toronto Green Standard History

2006 - The Toronto Green Standard was introduced as a voluntary standard for new development.

2010 - The Standard was structured into two levels of performance with Tier 1 mandatory and Tier 2 voluntary targets with financial incentives.

2014 - Version 2 update of the Toronto Green Standard came into effect.

2018 - Version 3 update for all new planning applications including Tier 1 to Tier 4 performance measures, and building energy and greenhouse gas emissions reductions targets to 2030.

MEASURING SUSTAINABILITY

Phase 1 – Brampton Sustainable Community Development Guidelines

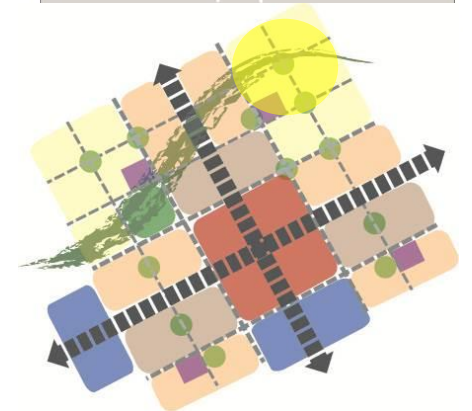
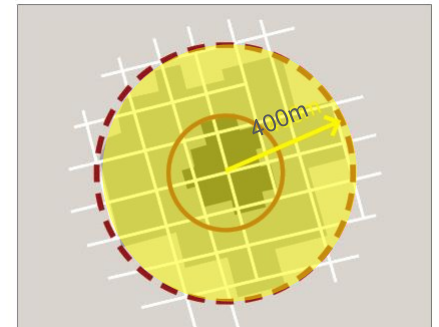
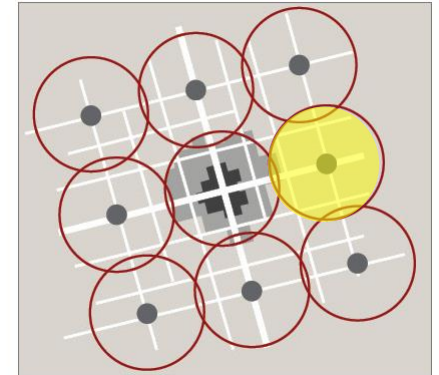
- Guidelines developed to assist the City in the review of development applications, and evaluation of documents and technical reports such as Community Design Guidelines and Urban Design Briefs.
- Identified a sustainable development framework under four theme areas:
 1. **Built Environment**
 2. **Mobility**
 3. **Natural Environment and Open Space**
 4. **Green Infrastructure and Building**



MEASURING SUSTAINABILITY

- SCDG provide comprehensive sustainability guidelines for the planning and design of new communities and neighbourhoods:
 - Secondary Plans
 - Block Plans
 - Draft Plans of Subdivision/Site Plans

DEVELOPMENT SCALE	Block Plan Area
THEME	Built Environment
INDICATOR	Community Form
GUIDELINE	Provide well distributed neighbourhood centres to ensure daily activities and amenities within 400 metres (5 minute walk) of residences to support walking, cycling, and local transit within the community.



MEASURING SUSTAINABILITY

Phase 2 – Measuring the Sustainability Performance of New Development

- Collaboration between Brampton, Vaughan, and Richmond Hill
- Sustainable metrics, priorities, and framework built on Phase 1 document
- Evaluated the SPM against a selected site from each municipality as a means to test and ensure that the proposed metrics were realistic, clear, measurable, and had an impact.
- Scoring included a point system for **Mandatory, Minimum, and Aspirational Targets**
- An excel based tool, instruction manual, and reference guide, were developed after consultation with staff, agencies, and developers.

MEASURING SUSTAINABILITY

- Each Municipality underwent a **testing stage** that:
 - ✓ identified and implemented improvements
 - ✓ integrated the SPM into the development application approval process
 - ✓ worked toward the development of Threshold Scores
 - ✓ initiated updates to guidance documents
 - ✓ commenced internal/external consultation and training
- Main outcomes are tools to help municipal staff guide and quantify the sustainability performance of new developments:
 - Scoring Tool and Instruction Manual
 - Sustainability Metrics Summary
 - Guidebook and Glossary of Terms

MEASURING SUSTAINABILITY

City of Brampton, along with the Sustainable Community Development Guidelines, utilizes an online **Sustainability Assessment Tool (SAT)** to evaluate and score the environmental sustainability performance of new development applications.

- The SAT uses a series of questions to quantify the sustainability attributes of a development application. The Sustainability Score calculated through this tool must be submitted with the development application. All applications must achieve a minimum Bronze score.
- In addition to the Sustainability Score, each application must include a Sustainability Summary, which outlines how the score was achieved and in which component study or drawing each point can be verified.

	Site Plan	Plan of Subdivision	Block Plan
Bronze	35	29	30
Silver	53	40	39
Gold	70	51	49

MEASURING SUSTAINABILITY

2.2 MOBILITY			THEME	
STREET NETWORKS AND BLOCK			INDICATOR	
Metric:	2.2.1 Block Perimeter/Length		METRIC	
Metric Intent:	<ul style="list-style-type: none"> To develop blocks of dwelling units with increased connectivity offering pedestrians a multiple routes to reach their destination To allow blocks with the flexibility to accommodate both residential and commercial lot sizes 			
Applicable To:	<input checked="" type="checkbox"/> Block Plan	<input checked="" type="checkbox"/> Plan of Subdivision		<input type="checkbox"/> Site Plan
Terms:	N.A.			
	Point Allocation		TARGET	
Mandatory Target:	N.A.	0 Points		
Minimum Target:	<ul style="list-style-type: none"> 75% of block perimeters do not exceed 550 m 75% of block lengths do not exceed 250 m 	2 Points		
Aspirational Target:	<ul style="list-style-type: none"> 100% of block perimeters do not exceed 550 m 100% of block lengths do not exceed 250 m 	2 Points		
	Demonstrating Compliance		COMPLIANCE	
Where to Demonstrate Compliance:	Block Plan	Community Design Guidelines		
	Plan of Subdivision	Planning Justification Report		
	Site Plan	N.A.		
How to Demonstrate Compliance:	<ul style="list-style-type: none"> On a diagram, illustrate block lengths for all blocks and quantifies the percent (%) of block lengths that are less than 250 m Show all block perimeter lengths and quantify the percent (%) of block perimeters that are less than 550 m 			
Other:	<ul style="list-style-type: none"> Thinking Green Item 3 LEED NPDp1 		OTHER STANDARDS	

MEASURING SUSTAINABILITY

City of Vaughan uses an Excel-based tool to score the sustainability of applications.

- Applicant is required to submit the completed Sustainability Scoring Tool and a Sustainability Summary Letter when submitting an application for Site Plan, Draft Plan of Subdivision, and Block Plan applications.

VAUGHAN SUSTAINABILITY PERFORMANCE METRICS SCORING TOOL

GENERAL INFORMATION

Date:	Day Month, Year						
User Name:	Applicant Name						
Company Name:	Applicant Co						
Project Name:	Applicant's Project						
Municipality:	Vaughan						
Type of Development Site:	Greenfield						
Plan Type:	Draft Plan						
Type of Development Properties:	<table border="1"> <tr> <td>Low-Rise Residential (< 3 Storeys)</td> <td>Yes</td> </tr> <tr> <td>Multi-Unit Residential (> 3 Storeys)</td> <td>No</td> </tr> <tr> <td>Commercial/Industrial/Office/Institutional</td> <td><select></td> </tr> </table>	Low-Rise Residential (< 3 Storeys)	Yes	Multi-Unit Residential (> 3 Storeys)	No	Commercial/Industrial/Office/Institutional	<select>
Low-Rise Residential (< 3 Storeys)	Yes						
Multi-Unit Residential (> 3 Storeys)	No						
Commercial/Industrial/Office/Institutional	<select>						

RESULTS

Metric	Points Achieved	Percentage
OVERALL (Application)	6 of 79	8%
OVERALL (Community)	6 of 95	6%
ENERGY (Application)	0 of 15	0%
ENERGY (Community)	0 of 15	0%
WATER (Application)	0 of 6	0%
WATER (Community)	0 of 6	0%
WALKABILITY (Application)	6 of 36	17%
WALKABILITY (Community)	6 of 52	12%
NATURAL SYSTEMS (Application)	0 of 7	0%
NATURAL SYSTEMS (Community)	0 of 7	0%

BUILT ENVIRONMENT

Compact Development: Floor Space Index	<select>	Mandatory
Have the Municipal Official Plan Floor Space Index or Floor Area Ratio requirements been satisfied?	<select>	Mandatory
Compact Development: Persons and Jobs per Hectare	Yes	Mandatory
Has the plan conformed to the following relevant minimum density targets? Places to Grow - 50 ppl+jobs/ha OR, York Region - 70 ppl+jobs/ha OR, Targets set within the Municipal Official Plan/Secondary Plan	Yes	Mandatory
Compact Development: Location Efficiency	<select>	Mandatory
Building heights and/or densities conform to the minimum or maximum targets established in the applicable Municipal Official Plan	0%	Up to 3 Points (M and A)
Input the percent increase in density along existing or planned mid block collectors planned for transit (50% to 79% = 1 point, 80% to 100% = 2 points)	0%	Up to 3 Points (M and A)
Land use Diversity Mix: Proximity to Basic Amenities		
Please Populate Both Cases		
Case 1 - Minimum Target	Select amenities (2 points each) which are within 800m walking distance of 50% or more of the Dwelling Units for residential uses and within 800m walking distance from the centre of the site for non-residential uses (this minimum metric must be satisfied to earn aspirational points)	
	Grocery Store/Farmer's Market	Yes
	Community/Recreation Centre	Yes
	Pharmacy	Yes
	Library	No
		Up to 6 Points (M)

MEASURING SUSTAINABILITY

- The scoring tool filters out metrics that are not applicable to the proposed development.
- All applicable development applications outside of the Vaughan Metropolitan Centre are expected to meet or exceed the Bronze Threshold Score.
- All applicable development applications within the Vaughan Metropolitan Centre are expected to meet or exceed the Silver Threshold Score.

SUSTAINABILITY METRICS THRESHOLD SCORES			
PERFORMANCE LEVEL	SITE PLAN	DRAFT PLAN OF SUBDIVISION	BLOCK PLAN
BRONZE	31 to 45 points	21 to 30 points	31 to 40 points
SILVER	46 to 60 points	31 to 40 points	41 to 50 points
GOLD	61 or more points	41 or more points	51 or more points

MEASURING SUSTAINABILITY

Town of Richmond Hill uses a web-based tool that is completed as part of the planning application process.

- The Sustainability Assessment Tool helps quantify, rank, and inform the Sustainability Score of proposed Draft Plan and Site Plan applications.
- Applicant can select from a menu of 52 metrics to help make the development more sustainable.
- Applicant is required to include a sustainability score and summary letter with the submission. Development applications must achieve at least a "good" performance level to be considered.
- As applicants fill out the online form, they are able to see how many points they received for each question and also the total points accumulated.

Performance Level	Sustainability Score
Good	Draft Plan: 21 to 35 points Site Plan: 32 to 45 points
Very Good	Draft Plan: 36 to 55 points Site Plan: 46 to 65 points
Excellent	Draft Plan: 56 points or more Site Plan: 66 points or more

PRIORITY GREEN FRAMEWORK

- The **Municipality of Clarington's** Priority Green Initiative was introduced in 2013 by Council in response to growth pressures and related development anticipated over the next 20 years.
- Under the Clarington Green Development Framework and Implementation Plan three checklists were prepared for development: Secondary Plans, Draft Plans of Subdivision, and Site Plan.
- Official Plan policies support the implementation of the green development framework and the submission of a Sustainability Report.



PRIORITY GREEN FRAMEWORK

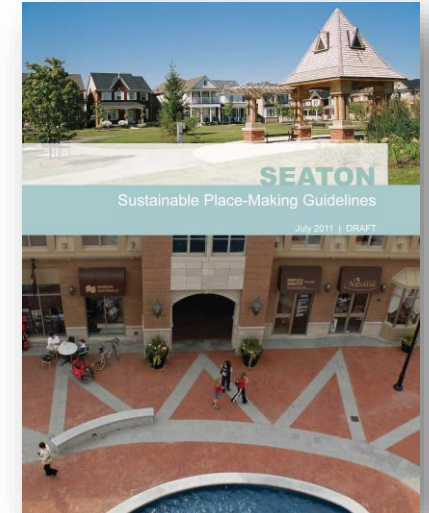
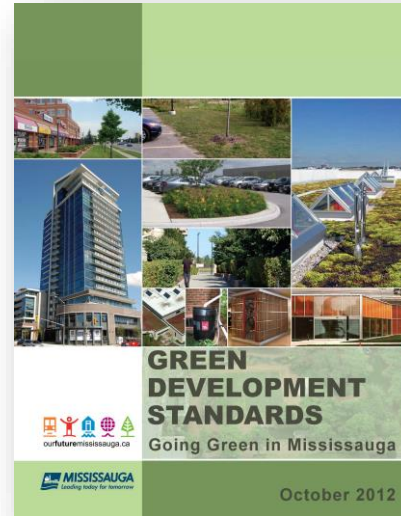
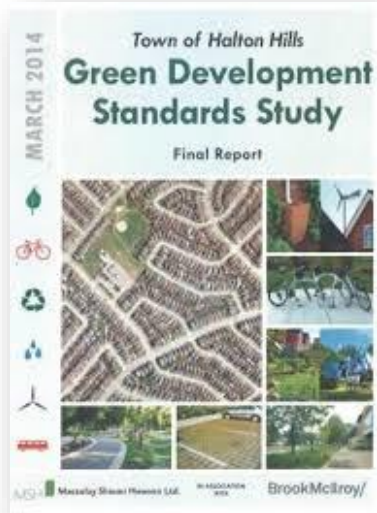


- Criteria are organized under four theme areas: Built Environment, Mobility, Natural Environment and Open Space, and Infrastructure and Buildings.
- **Recommended** criteria apply to the preparation or an update of a Secondary Plan.
- Draft Plan of Subdivision and Site Plan criteria include **mandatory requirements** and **enhanced and aspirational targets**.
- Applicant is required to submit a Sustainability Report, Final checklist, and all required supporting documentation as part of a complete planning application.

Built Environment

Criteria	Mandatory Requirement	Enhanced Target	Aspirational Target
Intensification	Planning to achieve at least 32% to 2021 (40% thereafter) of all future urban residential development within Clarington's existing Built-up Area is important to sustainably managing growth. Accordingly, residential intensification projects are a priority.	The site is situated within the defined Built-up Area as shown in the Clarington Official Plan.	The site will be developed at a higher density than currently exists through one or a combination of: <ul style="list-style-type: none"> - redevelopment, including the reuse of brownfield sites; - infill development; - the expansion or conversion of existing buildings; - additional buildings on an existing lot.
Density	Minimum residential density requirements as per Official Plan and Secondary Plan targets.	Achieve a density that is greater than the minimum density targets applicable to the area, but is consistent with the policies of the Official Plan regarding compatibility with the built form; OR For areas in a Secondary Plan, provide the maximum when there is a minimum and maximum range given for density and/or storeys.	
Housing mix	The Municipality encourages the provision of a variety of housing densities, tenure and housing forms for each neighbourhood to achieve a housing mix for all incomes, ages and lifestyles.	The housing types include a diversified mix of ownership, housing and accommodation types. Ownership: More than 10% of dwelling units are affordable housing as defined in the Clarington Official Plan	The housing types include a diversified mix of ownership, housing and accommodation types. Ownership: More than 30% of dwelling units are affordable housing per the Clarington Official Plan

GREEN STANDARDS + SUSTAINABILITY GUIDELINES



A number of other municipalities have prepared green standards and sustainability guidelines:

- Halton Hills
- East Gwillimbury
- Mississauga
- Burlington
- Pickering
- Whitby

