759 Maple Ave
Sustainable Building Development Guidelines Checklist
May 23, 2024

Sustainable Building and Site Design Checklist					
Section 1 – Site Design					
#	**Required or Voluntary**	**Guideline**	**Implementation Stage**	**Provided/Achieved**	**Comment/Rationale**
1.6	Voluntary	**Site Disturbance:** On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 12 metres beyond the building perimeter, 1.5 m beyond primary roadway curbs, walkways, and main utility branch trenches, and 7.5 m beyond constructed areas with permeable surfaces (such as pervious paving areas) that require additional staging areas in order to limit compaction in the constructed area. Or on previously developed sites, restore a minimum of 50% of the site area (excluding the building footprint) by replacing impervious surfaces with native or adapted vegetation.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	N/A	Subject Lands are not Greenfield. However, site disturbance will be reviewed and approved through potential Removals/Erosion and Sediment Control Plans. Site plan proposes consolidated landscape areas adjacent front and rear lot lines.
1.7	Voluntary	**Adaptive Reuse:** Development includes adaptive reuse or rehabilitation of any non-designated heritage buildings with cultural heritage value or potential.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	N/A	No buildings or structures with heritage value. Existing dwelling has been demolished.
Section 2 - Transportation					
2.1	Required	**Site Connections:** Provide pedestrian and cycling connections from on-site buildings	Review at OPA/ZBLA Stage; Develop/Implement	Partially Achieved	The proposed sidewalk in the public ROW will continue through the proposed driveway.

		to off-site public sidewalks, pedestrian paths, trails, open space, active transportation pathways, transit stops and adjacent buildings and sites in accordance with Official Plan policies.	through SPA and Construction		The internal driveway does not provide any adjacent pedestrian sidewalks. However, there is a reduced width area that is intended as a slow-speed shared space.
2.3	Required	**Bicycle Storage:** Provide bicycle parking spaces in accordance with the Zoning Bylaw and Official Plan Policies.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	N/A	No bicycle parking required. However, units are large enough with ample space for bike storage in garage, in ground level entry area, or other areas of the dwelling.
2.4	Voluntary	**Transportation** Demand Management: Provision and implementation of a Transportation Demand Management Plan. Required for parking reductions and required in Primary, Secondary and Employment Growth areas as per Official Plan policy.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	N/A	Not required for this scale of development. However, Maple Ave provides access to public transit and active transportation links.
2.5	Voluntary	**Bicycle Storage (Occupants):** Locate occupant/employee bicycle parking near the main entrance or easy to identify area, in a weather protected area with controlled access or secure enclosures, at no extra charge to the occupant/employee.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	N/A	No bicycle parking required. However, units are large enough with ample space for bike storage in garage, in ground level entry area, or other areas of the dwelling.
2.6	Voluntary	**Bicycle Storage (Visitor):** Provision of bicycle parking spaces in a weather protected area at grade	Review at OPA/ZBLA Stage; Develop/Implement	N/A	No bicycle parking required. However, units are large enough with ample space for bike

		near the main entrance or easy to identify area.	through SPA and Construction		storage in garage, in ground level entry area, or other areas of the dwelling.
Section 3 – Natural Environment					
3.8	Voluntary	**Enhanced Tree Preservation:** Maintain existing on-site trees that are 30 cm or more DBH (diameter at breast height) OR Maintain 75% of healthy mature trees greater than 20 cm DBH. Note: Tree preservation requirements will be determined by Official Plan urban forestry policies.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	Not met; but new landscaping proposed	The submitted TIPP illustrates that most trees and vegetation will be removed from the site. Trees on adjacent properties will be preserved. The landscape plans illustrate a robust planting plan, including 15 new trees.
Section 4 – Water Conservation and Quality					
4.1	Required	**Stormwater Quality:** Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	Achieved	The submitted FSR/SWM Report and accompanying plains achieve Level 1 (Enhanced protection) Quality Control.
Section 5 – Energy and Emissions					
5.1	Required	**Urban Heat Island:** Provide vegetated landscape areas in hard surface areas as per the Zoning By-law.	Review at OPA/ZBLA Stage; Develop/Implement through SPA and Construction	Achieved	The development plans provide front and rear common landscape areas, along with some plantings along the perimeter. Each unit has a small open garden box directly adjacent the front porch.
Section 6 – Waste and Building Materials					
6.1	Required	**Waste Management Plan:** Provide and implement a waste management plan in accordance with Regional requirements.	Review at OPA/ZBLA Stage; Develop/Implement	Achieved	Waste Management Report based on Region of Halton Guidelines submitted with the application.

			through SPA and Construction		