5051 Harvester Road
Sustainable Building and Development Guidelines Checklist
September 2024

#	Required or Voluntary	Guideline	Implementation	Response
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.	OPA/ZBLA and Site Plan	Not applicable. Subject lands are not Greenfield.
1.7	Voluntary	**Adaptive Reuse:** Development includes adaptive reuse or rehabilitation of any non-designated heritage buildings with cultural heritage value or potential.	OPA/ZBLA and Site Plan	Not applicable. The proposed redevelopment does not impact built heritage resources.
2.1	Required	**Site Connections:** Provide pedestrian and cycling connections from on-site buildings 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.	OPA/ZBLA and Site Plan	The proposed development provides pedestrian connections from the building to internal pedestrian paths.
2.3	Required	**Bicycle Storage:** Provide bicycle parking spaces in accordance with the Zoning By-law and Official Plan Policies.	OPA/ZBLA and Site Plan	The proposed development provides a total of 24 bicycle spaces, meeting the requirements of the Zoning By-law. Refer to the Transportation Impact Study for further information.

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2.4	Voluntary (see exception)	**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.	OPA/ZBLA and Site Plan	A Transportation Demand Management Plan has been prepared for the proposed development. Refer to the Transportation Impact Study for further information.
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.	OPA/ZBLA and Site Plan	Bicycle storage is proposed near the main entrances and in underground garage. Refer to Architectural Plans and Landscape Plans for further information.
2.6	Voluntary	**Bicycle Storage (Visitor):** Provision of bicycle parking spaces in a weather protected area at grade near the main entrance or easy to identify area.	OPA/ZBLA and Site Plan	Bicycle storage is proposed near the main entrances. Refer to Landscape Plans for further information.
3.8	Voluntary (see exception)	**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.	OPA/ZBLA and Site Plan	The Tree Preservation Plan has been prepared in accordance with this requirement. Refer to Arborist Report for further information.
3.9	Voluntary (see exception)	**Restoration and Enhancement:** Complete and implement a restoration and/or enhancement plan that demonstrates net gain for Natural Heritage System areas, including a management and monitoring plan. May be required as a result of Environmental Impact Assessment recommendations.	OPA/ZBLA and Site Plan	Not applicable, the Subject Lands are not affected by Natural Hazard Lands. An Environmental Impact Assessment is not required as part of this submission.

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4.1	Required	**Stormwater Quality:** Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	OPA/ZBLA and Site Plan	To obtain the required removal of 80% Total Suspended Solids from the discharge from the site, an Up-Flo treatment has been used accounting for the infiltration chamber, Oil and Grit Separator (OGS), and landscaped areas. The OGS is proposed to treat stormwater prior to discharging into the stormwater storage chamber. Refer to the Functional Servicing and Stormwater Report for further information.
4.3	Voluntary	**Pervious Surfaces:** minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID) measures, such as: • permable pavements; • bioswales; • infiltration trenches/bioretention areas; • rain gardens; • draining roofs to pervious areas, and; • other innovative stormwater management strategies	OPA/ZBLA and Site Plan	Additional opportunities for LID measures are to be explored at the Site Plan application stage.
5.1	Required	**Urban Heat Island:** Provide vegetated landscape areas in hard surface areas as per the Zoning By-law.	OPA/ZBLA and Site Plan	Landscape buffers have been provided along the north, east and west lot lines.
6.1	Required	**Waste Management Plan:** Provide and implement a waste management plan in accordance with Regional requirements.	OPA/ZBLA and Site Plan	A waste management plan is not required at this stage.
8.1	Voluntary	Innovative design or performance features not listed that receive approval from the City.	Various	Innovative design features have not been considered at this stage.