Sustainable Building and Development Guidelines: OPA/ ZBLA			
#	REQUIRED/ VOLUNTARY	GUIDELINE	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. Rationale: Maintains the local landscape and helps to ensure soils and vegetation remain undisturbed.	The proposed site grading and servicing design limits the disturbance by maintaining existing elevations along the property lines and avoids any new excavation within the City's paved road on Palladium Way.
1.7	Voluntary	Adaptive Reuse: Development includes adaptive reuse or rehabilitation of any non designated heritage buildings with cultural heritage value or potential. Rationale: The City's Official Plan contains policy to encourage adaptive re-use of built heritage resources where appropriate. Adaptive reuse integrates cultural heritage resources or their key attributes into a new development and makes use of existing building stock.	N/A
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	Proposed Site Plan provides pedestrian connection from on-site buildings to off-site public sidewalks.

		buildings and sites in accordance with Official Plan policies. Rationale: Encourages active transportation and transit use to reduce the dependence on the automobile.	
2.3	Required	Bicycle Storage: Provide bicycle parking spaces in accordance with the Zoning By-law and Official Plan Policies. Rationale: Cycling reduces greenhouse gas emissions, reduces traffic congestion and improves health. Convenient bicycle parking encourages the use of active transportation.	The proposal provides more than the required number of bicycle parking spaces.
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. Rationale: Transportation Demand Management Plans are plans that encourage sustainable modes of transportation. TDM plans evaluate building transportation needs comprehensively and may consider measures such as the provision of transit passes, flexible work hours, unbundled parking, on site transit facilities, priority parking for carpooling and autoshare programs, etc.	No reduction in required parking spaces is proposed.
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.	Not provided.

		Rationale: Applicants are encouraged improve upon the required bicycle parking requirements in the Zoning By-law to further encourage cycling as a viable transportation option.	
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. Rationale: Applicants are encouraged improve upon the required bicycle parking requirements in the Zoning By-law to further encourage cycling as a viable transportation option.	Bicycle parking is provided near the front entry but not within a weather protected area with controlled access or secure enclosures.
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. Rationale: Preserving trees provides numerous benefits and services, including the reduction of air pollution, water attenuation, moderation of the urban heat island effect, carbon sequestration, shade, habitat for urban adapted wildlife, neighbourhood character and mental health benefits.	Landscape: No trees greater than 20cm DBH are proposed for removal. Trees are being preserved wherever feasible.
3.9	Voluntary	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.	N/A

		Rationale: The restoration and enhancement of Natural Heritage System areas can aid in the improvement of degraded areas, and can enhance ecosystem function. Long term management and monitoring ensures the success of the restoration project over the long term.	
4.1	Required	Stormwater Quality: Achievement of a level one/enhanced stormwater treatment for all stormwater runoff. Rationale: Stormwater quality treatment reduces the total suspended solids in runoff to ensure the protection of receiving watercourses and Lake Ontario.	All stormwater is treated for the required quality measures meeting the MECP Level 1 enhanced criteria for TSS removal before discharging to the City's municipal storm system by utilizing methods such as an oil grit separator within the site storm design.
4.3	Voluntary	Pervious Surfaces: minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID) measures, such as: permable pavement; bioswales; infiltration trenches/bioretention areas; rain gardens; draining roofs to pervious areas, and; other innovative stormwater management strategies Rationale: Low Impact Development strategies mitigate the impacts of increased urban runoff and stormwater pollution by managing it as close to its source as possible. It comprises a set of site design approaches and small scale stormwater management practices that promote the use of natural systems for infiltration and evapotranspiration, and rainwater harvesting.	A swale planted with native grasses is proposed along the south of the property.

5.1	Required	Urban Heat Island: Provide vegetated landscape areas in hard surface areas as per the Zoning By-law. Rationale: Vegetation can reduce the urban heat island effect to improve human comfort and energy efficiency in the surrounding areas.	Provided Landscaped Areas.
6.1	Required	Waste Management Plan: Provide and implement a waste management plan in accordance with Regional requirements. Rationale: Recycling and composting treats waste as a resource and reduces the need for landfill expansion.	A Waste Management Report has been provided as per regional requirements.