Sustainable Building and Development Guidelines – Section 1: Site Design					
#	**Required or Voluntary**	**Guideline**	**Implementation**	**Achieved**	**How was it Achieved**
1.6	Voluntary	**Site Disturbance**: On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 12 metres beyond the buildings 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 previous 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	N/A	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	N/A	Not applicable as there are no buildings on site that have any cultural heritage value.
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	Yes	The proposed buildings have been oriented to have front entrances facing the public sidewalk along Plains Road East. At-grade retail space has also been located along the Plains Road East frontage. This allows for pedestrian access to transit, public sidewalks, and bicycle connections.
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	Yes	Zoning By-law 2020 only required bicycle parking for the retail component of the proposed development which is met. 9

					bicycle parking spaces is required and 12 spaces have been provided.
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	Yes	A Transportation Demand Management Plan has been prepared for the proposed development.
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	Yes	Bicycle parking has been provided in the underground locker spaces, which will be securely enclosed for resident use. Additionally, bicycle storage rooms exist on the ground floors of each building for more frequent bicycle users.
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	Yes	Bicycle parking has been provided near the entrances to the retail components along Plains Road East.
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	N/A	Tree preservation plan will follow Official Plan requirements.
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	N/A	Not applicable. The Subject Lands is not affected by Natural Hazard Lands. An Environmental Impact Assessment is not required as part of this submission.

4.1	Required	**Stormwater Quality**: Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	OPA/ZBLA and Site Plan	Yes	A Jellyfish® stormwater treatment unit is proposed to provide enhanced treatment of runoff from paved surface areas separate from the 'clean' rooftop runoff.
4.3	Voluntary	**Previous Surfaces:** Minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID) measures such as: • Permeable pavement; • Bioswales; • Infiltration trenches/bioretention areas; • Rain gardens; • Draining roofs to previous areas, and; • Other innovative stormwater management strategies.	OPA/ZBLA and Site Plan	Yes	There are opportunities for bioswales, and infiltration trenches in the internal side yards. We have collected the 'clean' roof top water from the main building into a separate holding tank for irrigation purposes. Details of additional LID measures will be explored at the Site Plan 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	Yes	Required landscape buffers have been provided along all lot lines. In addition, landscaped areas have been provided in the at-grade amenity space, as well as additional planting areas in front of the townhouses.
6.1	Required	**Waste Management Plan:** Provide and implement a waste management plan in accordance with Regional requirements.	OPA/ZBLA and Site Plan	Yes	A waste management plan has been prepared to accommodate waste collection within the properties.
8.1	Voluntary	Innovative design or performance features not listed that receive approval from the City.	Various	N/A	Innovative design features have not been considered at this stage.