1393 Grahams Lane
Sustainable Building and Development Guidelines Checklist
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Sustainable Building and Development Guidelines Checklist

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	Yes	The site currently contains a self-storage facility with associated surface parking. The existing self-storage building and surface parking will be demolished and replaced with softscaping (sod, shrubbery, planting, trees, etc), which will amount to more than 50% of the total site area.
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 the site does not have heritage attributes. A Heritage Impact Study or Cultural Heritage Landscape Impact Assessment is not required for this development application.

Section 2: Transportation

#	Required or Voluntary	Guideline	Implementation	Achieved	How was it Achieved
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	OPA/ZBLA and Site Plan	Yes	Pedestrian and cycling connections have been provided throughout the property. Walkways connect the entrances of grade-related units to pedestrian clearways along the boulevard and lot perimeter. Pedestrian connections create circulation routes for residents and visitors in multiple directions between proposed residential buildings, including to various outdoor amenity areas and the proposed parkland dedication. See Architectural Plans for further details.
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	Short and long-term bicycle parking is provided in accordance with municipal regulations. Refer to Architectural Plans and Transportation Impact Study for further details.
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 submitted as part of this development application. Parking reductions have been explored as part of this development application.

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	Secure long-term bicycle storage lockers have bee. provided on the P1 and P2 parking garage levels. See Architectural Plans and Transportation Impact Study for further details.
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	Secure short-term bicycle parking spaces have been located at grade and within proximity to main building entrances. See Architectural Plans and Transportation Impact Study for further details.

Section 3: Natural Environment					
#	**Required or Voluntary**	**Guideline**	**Implementation**	**Achieved**	**How was it Achieved**
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	Yes	Over 75% of healthy mature trees greater than 20 cm DBH will be preserved. Refer to Arborist Report for further details.
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 as this site is not part of a Natural Heritage System area. An Environmental Impact Assessment is not required for this development application.

Section 4: Water Conservation and Quality

#	Required or Voluntary	Guideline	Implementation	Achieved	How was it Achieved
4.1	Required	**Stormwater Quality**: Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	OPA/ZBLA and Site Plan	Yes	A level one/enhanced stormwater treatment approach is proposed. See Functional Servicing Report for further details.
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	Extensive areas of landscaping are proposed throughout the property to increase surface permeability. Rainwater storage is proposed on cool roofs to minimize stormwater runoff. See Civil Grading/Site Servicing Drawings and Stormwater Management Report for further details. Stormwater management strategies will be explored in detail at the Site Plan Application stage.

Section 5: Energy and Emissions

#	Required or Voluntary	Guideline	Implementation	Achieved	How was it Achieved
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	Significant areas of softscaping (sod, shrubbery, planters, trees, etc.) have been provided throughout the site, including along pedestrian circulation routes, within outdoor amenity areas, and within the parkland dedication.

Section 6: Waste and Building Materials

#	Required or Voluntary	Guideline	Implementation	Achieved	How was it Achieved
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 in accordance with Regional requirements. Refer to the Waste Management Plan, Architectural Drawings, and Transportation Impact Study for more details.

Section 8: Innovation					
#	**Required or Voluntary**	**Guideline**	**Implementation**	**Achieved**	**How was it Achieved**
8.1	Voluntary	Innovative design or performance features not listed that receive approval from the City.	Various	Yes	A proposed parkland dedication, inclusive of a children's splashpad, play spaces, and shaded seating areas has been proposed at the southwest corner of the property. A woonerf (shared pedestrian and vehicular zone) is created using patterned and/or coloured concrete paving to emphasize the pedestrian friendly nature of the property. Low-e, thermally efficient glazing systems, along with energy efficient HVAC systems will be proposed for the buildings at the detailed design stage.