

Green Infrastructure

Metric	Development Target			Proposed Target Level	Plan or Report Name	Reviewing Agency/Department	Comments	Target Level Achieved	Points Awarded
	Minimum Target	Level 1	Level 2	<i>(Completed by applicant)</i>	<i>(Completed by applicant)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>
General									
1.1 Alternative Energy Systems	Development is designed to be solar ready and includes the following: roof location of suitable size, pitch and orientation; labeled conduits from mechanical room to roof; additional plumbing valves and fittings on hot water heater, outlet for planned solar take and wall space for controls; identified locations of future components on construction plans.	On-site installation for use of renewable or alternative energy systems such as: solar, wind, water, geothermal, etc. to produce a minimum of 30% of all energy consumption on site.	On-site installation for use of renewable or alternative energy systems such as: solar, wind, water, geothermal, etc. to produce a minimum of 50% of all energy consumption on site.			• Community Services Department – Climate Change Coordinator			
						• Public Works Department			
1.2 Green Building Certification	The project is proposed to be built to achieve LEED® scoring of Silver OR enrolled in a recognized third party standard.	The project is proposed to be built to achieve LEED® scoring of Gold and demonstrates achievement after project completion.	The project is proposed to be built to achieve LEED® scoring of Platinum and demonstrates achievement after project completion.			• Planning Division			
						• Building Division			

<p>1.3 Alternative Roofing</p>	<p>N/A</p>	<ul style="list-style-type: none"> 75% of the available roof area has a cool surface; OR 50% of the total available roof area is vegetated (green). 	<ul style="list-style-type: none"> 90% of the available roof area has a cool surface; OR 75% of the available roof area is vegetated (green); OR 75% of the available roof area is vegetated (green) and the remaining 25% has a cool surface. 			<ul style="list-style-type: none"> Planning Division 			
						<ul style="list-style-type: none"> Building Division 			
<p>1.4 Alternative Surfaces</p>	<p>25% of new hardscape (i.e. parking areas and walkways, not including buildings) are:</p> <ul style="list-style-type: none"> Constructed using <u>light coloured materials</u>; AND/OR Are shaded by trees/vegetation 	<p>50% of new hardscape (i.e. parking areas and walkways, not including buildings) are constructed using light coloured materials.</p>	<p>75% of new hardscape (i.e. parking areas and walkways, not including buildings) are constructed using light coloured materials.</p>			<ul style="list-style-type: none"> Public Works Department 			
<p>1.5 Water Quantity</p>	<ul style="list-style-type: none"> Demonstrate that post-development peak flow rates are equal to or do not exceed pre-development peak flow rates for the two (2) to one hundred (100) year storm events. Retain runoff volume from the 5 	<ul style="list-style-type: none"> Address the minimum target and retain runoff volume from the 12.5 mm rainfall event on site through the use of Low Impact Development features. 	<ul style="list-style-type: none"> Address the minimum target and retain runoff volume from the 25 mm rainfall event on site through the use of Low Impact Development features. 			<ul style="list-style-type: none"> Public Works Department 			

	mm rainfall event on site through the use of Low Impact Development features.					<ul style="list-style-type: none"> Conservation Authority 			
1.6 Water Quality	80% of <u>total suspended solids</u> (TSS) and phosphorus will be removed from all runoff leaving the site on an annual loading basis, as demonstrated by a <u>qualified professional</u> based on post-development level of imperviousness.	81% to 90% of TSS and phosphorus will be removed from all runoff leaving the site during a 10 mm rainfall event as demonstrated by a <u>qualified professional</u> based on post-development level of imperviousness.	91% to 100% of TSS and phosphorus will be removed from all runoff leaving the site during a 10 mm rainfall event as demonstrated by a <u>qualified professional</u> based on post-development level of imperviousness.			<ul style="list-style-type: none"> Public Works Department 			
						<ul style="list-style-type: none"> Conservation Authority 			
1.7 Road Salt Management	Provide a Site Plan that demonstrates optimization for winter maintenance that adheres to the design criteria outlined in Parking Lot Design Guidelines to Promote Salt Reduction or other applicable current best management practices.	Establish a salt management plan for the proposed development in accordance with the guidelines provided by Conservation Ontario to optimize the amount of road salt applied to the property.	Obtain Smart About Salt Council (SASC) Certification for the development site.			<ul style="list-style-type: none"> Public Works Department 			
						<ul style="list-style-type: none"> Conservation Authority 			

Natural Environment

Metric	Development Target			Proposed Target Level	Plan or Report Name	Commenting Agency/Department	Comments	Target Level Achieved	Points Awarded
	Minimum Target	Level 1	Level 2	<i>(Completed by applicant)</i>	<i>(Completed by applicant)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>
General									
2.1 Protection, Enhancement and Restoration of the Natural Heritage System	Where a proposed development is within 120 metres of a <u>Key Natural Heritage Feature</u> (KNHF) or a <u>Key Hydrologic Feature</u> (KHF) or an Environmental Protection Zone a <u>Natural Heritage Evaluation/Hydrologic Evaluation</u> is prepared and works are undertaken (if required) to ensure that the proposed development has no negative impacts to the KNHF.	A Planting Plan is provided that demonstrates an ecological gain beyond the Township's natural heritage requirements. The Plantings are comprised of natural, native and self-sustaining vegetation.	In addition to meeting the Level 1 target, the Planting Plan includes wildlife habitat creation and the establishment of wildlife corridors.			• Planning Division			
						• Conservation Authority			
						• York Region			
2.2 Soil Quality & Quantity	Lots, including drainage ditches or swales are to be completely top soiled and sodded on all soft-scape areas with 150 mm of non-compacted topsoil and No. 1 Nursery Sod. Boulevards and driveways will have a minimum topsoil depth of 200 mm. Side slopes and ditch bottoms on all rural roads will have a minimum topsoil depth of 150 mm. No. 1	Lots, including drainage ditches or swales are to be completely top soiled and sodded on all soft-scape areas with 200 mm of non-compacted topsoil and No. 1 Nursery Sod. Boulevards will have a minimum topsoil depth of 200 mm. Side slopes and ditch bottoms on all rural roads will have a minimum topsoil	N/A			• Planning Division			
						• Public Works Department			

	Nursery Sod is to be provided for all areas that are to be sodded. In natural areas the soil is stockpiled on site and is reused on site, outside of lands used for agricultural purposes.	depth of 150mm. No. 1 Nursery Sod is to be provided for all areas that are to be sodded. In natural areas the soil is stockpiled on site and is reused on site, outside of lands used for agricultural purposes.				<ul style="list-style-type: none"> • Conservation Authority 			
2.3 Maintaining Healthy Trees	Provide a Tree Evaluation report that identifies and evaluates all trees on the subject property regardless of species or health. Tree replacement is completed in accordance with Township and/or Conservation Authority standards.	Where trees are proposed for removal, enhanced compensation is provided at a 4:1 ratio to ensure ecological gain. A minimum of 70% of mature trees (DBH >30 cm) are preserved on-site.	All healthy and mature trees (DBH >30 cm) are preserved on site and enhancement plantings are proposed. An analysis of on-site tree canopy is provided and trees are planted to increase the on-site tree canopy coverage by a minimum of 25%.			<ul style="list-style-type: none"> • Planning Division 			
						<ul style="list-style-type: none"> • Community Services 			
						<ul style="list-style-type: none"> • York Region 			
						<ul style="list-style-type: none"> • Conservation Authority 			
Villages									
2.4 Street Trees	Street trees are provided along the street within the project area.	Street trees are provided along the street within the project area and within 10 years of planting, street trees are to provide shade to at least 50% of the sidewalk length.	Street trees are provided along the street within the project area and within 10 years of planting, street trees are to provide shade to at least 75% of the sidewalk length.			<ul style="list-style-type: none"> • Planning Division 			
						<ul style="list-style-type: none"> • Community Services Department 			
2.5 Connections to Parkland	Implement connections to parkland or the Natural Heritage System in accordance with Township policies	New visual and physical connections that create and support an active transportation	Enhanced connections to open space areas, parkland and the Natural Heritage System are provided to			<ul style="list-style-type: none"> • Planning Division 			

	and the Township's Active Transportation Action Plan.	network within King Township are provided to open space areas, parkland and the Natural Heritage System.	the satisfaction of the Township. Enhanced connections may include the following: <ul style="list-style-type: none"> • Creation of wildlife movement/passage ways • Pathways and trails through the subject property to existing park and trail network. 			<ul style="list-style-type: none"> • Community Services Department 			
						<ul style="list-style-type: none"> • Conservation Authority 			
2.6 Bird Friendly Design	N/A	Apply combination of Bird Friendly Design strategies on at least 50% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards). Visual markers should be provided on the glass of the proposed building with spacing no greater than 10cm by 10cm.	Apply combination of Bird Friendly Design strategies on at least 85% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards). Visual markers should be provided on the glass of the proposed building with spacing no greater than 10cm by 10cm. Where a green roof is constructed with adjacent glass surfaces, ensure the glass is treated 12m above green roof surface.			<ul style="list-style-type: none"> • Planning Division 			
						<ul style="list-style-type: none"> • Community Services Department 			
Countryside									
2.7 Landform Conservation Areas	Significant landform features are maintained and the lot disturbance and impervious surface percentage comply with the provisions of the Township's Official Plan and Provincial Plans.	A landform conservation plan is provided that includes a development strategy that minimizes disruption to landform character including the retention of significant landform features in an open, undisturbed form, road alignment and building placement to minimize grading, concentrate	N/A			<ul style="list-style-type: none"> • Planning Division 			
						<ul style="list-style-type: none"> • Conservation Authority 			

		development on portions of the site that are not significant, use of selective grading techniques.								
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Efficiency & Conservation

Metric	Development Target			Proposed Target Level	Plan or Report Name	Commenting Agency/Department	Comments	Target Level Achieved	Points Awarded
	Minimum Target	Level 1	Level 2	<i>(Completed by applicant)</i>	<i>(Completed by applicant)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>
General									
3.1 Building Water Efficiency	All water consuming features listed below are high-efficiency WaterSense® labelled or meet the following flow requirements, whichever is more restrictive: <ul style="list-style-type: none"> High efficiency toilets (max. flow of 4.0L/flush OR 3/6 L/flush siphonic dual flush toilets) Low flow lavatory faucets (max. flow of 5.7 L/min). 	Achieve 30% reduction in potable water consumption for each new building over baseline water fixtures on appliances (not including irrigation) as demonstrated by <u>a qualified individual</u> .	Achieve 40% reduction in potable water consumption for each new building over baseline water fixtures on appliances (not including irrigation) as demonstrated by <u>a qualified individual</u> . For medium density residential applications, individual water meters will be provided for each unit.			<ul style="list-style-type: none"> Building Division 			
3.2 Exterior Lighting	100% of all exterior light fixtures are LED and Dark-Sky Compliant and are shielded or down-facing to reduce the amount of glare and light trespass experienced by neighbouring properties.	The minimum target is met and lighting controls have been implemented to reduce light spillage from buildings by 50% from 11pm – 5am.	The minimum target is attained and solar sensors are utilized for increased efficiency.			<ul style="list-style-type: none"> Building Division 			
						<ul style="list-style-type: none"> Public Works Department 			
3.3 Energy Management Strategy	N/A	Develop an energy management strategy for the development and identify opportunities for conservation, energy sharing, alternative energy sources, etc.	Implement an energy management strategy and utilize opportunities for conservation, energy sharing, alternative energy sources, etc.			<ul style="list-style-type: none"> Community Services Department 			
3.4 Recycled/ Reclaimed	N/A	Minimum of 25% of recycled/reclaimed	Minimum of 30% of recycled/reclaimed			<ul style="list-style-type: none"> Public Works Department 			

Materials		materials should be used for new infrastructure, including parking lots, sidewalks, etc.	materials should be used for new infrastructure, including parking lots, sidewalks, etc.						
3.5 Material Re-Use	N/A	A minimum of 5% reused content in building materials and/or landscaping materials (hardscaping) is provided.	A minimum of 10% reused content in building materials and/or landscaping materials (hardscaping) is provided.			<ul style="list-style-type: none"> Public Works Department 			
3.6 Efficient Vehicles & Carpooling	If parking is provided on-site, a minimum of 25% of parking spaces have the infrastructure for electric vehicle charging conduits.	That a minimum of 2 spots or 3% of site parking spots, whichever is greater, is dedicated to carpooling and/or electric/PHEV (Plug-in Hybrid Electric Vehicles) and have electric vehicle charging stations with a minimum 7kw charging ability (Level 2 Charging Station).	That a minimum of five (5) spots or 5% of site parking spots, whichever is greater, is dedicated to carpooling and/or electric/(Plug-in Hybrid Electric Vehicles) and have electric vehicle charging stations with a minimum 7kw charging ability (Level 2 Charging Station).			<ul style="list-style-type: none"> Planning Division 			
						<ul style="list-style-type: none"> Public Works Department 			
						<ul style="list-style-type: none"> Community Services Department 			
3.7 Rainwater Harvesting	N/A	Buildings are designed for rainwater re-use readiness (i.e. plumbing infrastructure included in the building).	Rainwater is captured on-site and used for low-grade functions (i.e. indoor re-use and/or irrigation) and/or a graywater system is implemented.			<ul style="list-style-type: none"> Public Works Department 			
						<ul style="list-style-type: none"> Conservation Authority 			
3.8 Building Envelope	N/A	N/A	A minimum R-value of R-40 to R-60 for walls, R-50 to R-90 for roofs, and R-30 to R-50 sub-slab insulation, triple-glazed low-e windows, with			<ul style="list-style-type: none"> Public Works Department 			

			proven avoidance of thermal bridges (except for wood framing) and airtightness must be demonstrated with a pressure test wherein the allowable air change cannot exceed 0.6 times a room's volume per hour and the pressure differential is limited to 50 Pascals (airtightness 0.6 ACH@50 Pa or less).			<ul style="list-style-type: none">Community Services Department – Climate Change Coordinator			
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Healthy Communities

Metric	Development Target			Proposed Target Level	Plan or Report Name	Commenting Agency/Department	Comments	Target Level Achieved	Points Awarded
	Minimum Target	Level 1	Level 2	<i>(Completed by applicant)</i>	<i>(Completed by applicant)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>	<i>(Completed by Township)</i>
General									
4.1 Bicycle Parking	Provide bicycle parking as per the requirements of the applicable Zoning By-law.	0.5 bicycle parking spaces/residential unit or 1.5 bicycle parking spaces per 100 sq.m. gross floor area (GFA) for commercial and institutional uses.	1.0 bike parking spaces/residential unit or 2 bike parking spaces per 100 sq.m. gross floor area (GFA) for commercial and institutional uses. Bicycle parking is located in proximity to the building entrance.			• Planning Division			
						• Community Services Department			
4.2 Universally Accessible	All primary entries are designed to be universally accessible as per the Ontario Building Code to facilitate access to goods and services.	All entries and exits are designed to universally accessible standards.	The development partakes in the Township of King's Accessibility Friendly Awareness Program. All entries and exits are designed to universally accessible standards. The development contains an accessible washroom, all fixtures are accessible, and an elevator is provided where the building is greater than one-storey in height or underground parking is provided.			• Planning Division			
						• Building Division			
						• Corporate Services Department – Accessibility Advisory Committee			
4.3 Off-Street Parking	All new off-street parking is located at the side or rear of building.	Within Core Areas, less than 20% of the total development area is allocated to new, off-street surface parking facilities.	Outside of Core Areas, less than 20% of the total development area is allocated to new, off-street surface parking facilities.			• Planning Division			
						• Public Works Department			
						• Corporate Services Department – Accessibility Advisory Committee			

<p>4.4 Heritage Preservation</p>	<p>Comply with the cultural heritage policies under provincial legislation (e.g. Ontario Heritage Act, Planning Act, Provincial Policy Statement, Township Official Plan and Municipal Zoning By-law).</p>	<p>Where demolition of a Cultural Heritage Resource is to take place, a portion of, or all, materials from the resource are salvaged and reused on or off site to the satisfaction of the Township's Heritage Coordinator.</p>	<p>That one of the following options is undertaken by the applicant: (a) Cultural heritage resources identified on the Municipal Heritage Registers (Listed and Designated) in addition to their associated landscapes and ancillary structures are conserved in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada". (b) Cultural Heritage Resource identified on the Municipal Heritage Registers (Listed and Designated) is not demolished and retained, protected and maintained, but partially or fully integrated as part of redevelopment project through adaptive re-use. (c) The Cultural Heritage Resource(s) is designated as per the <i>Ontario Heritage Act</i>.</p>			<ul style="list-style-type: none"> Planning Division – <i>Heritage Coordinator</i> 			
<p>4.5 Garbage and Recycling</p>	<p>Comply with the Township and Region's standards for waste management.</p>	<p>Storage and collection areas for recycling and organic waste are provided within or attached to the building or deep collection</p>	<p>Three-chute system is utilized.</p>			<ul style="list-style-type: none"> Planning Division 			

		recycling and organic waste storage facilities are provided.				<ul style="list-style-type: none"> Public Works Department 			
4.6 Building Orientation	N/A	100% of buildings that are located adjacent to the sidewalk will have their front façade adjacent to the sidewalk with at least one entrance that faces the sidewalk.	Along arterial and collector roads buildings shall front directly onto the street with pedestrian access provided to a front entrance that is aligned with the arterial or collector road.			<ul style="list-style-type: none"> Planning Division 			
						<ul style="list-style-type: none"> Building Division 			
						<ul style="list-style-type: none"> Corporate Services Department – Accessibility Advisory Committee 			
4.7 Fire Prevention	All Ontario Fire Code standards for fire prevention are met.	Fire Escape Plans are developed that utilize early detection measures.	One of the following systems are implemented in the development: <ul style="list-style-type: none"> On-site water storage is provided for fire protection purposes; Residential sprinkler systems; Monitored alarm system; 			<ul style="list-style-type: none"> Fire & Emergency Services Department 			
						<ul style="list-style-type: none"> Corporate Services Department – Accessibility Advisory Committee 			
Villages									
4.8 Shadow Impacts	Buildings with a proposed height of four (4) storeys or greater submit a shadow study that models the shadows for the proposed development.	Buildings with a proposed height of four (4) storeys or greater submit a shadow study demonstrating that shadows from the proposed development are not cast on more than 50% of neighbouring amenity areas and <u>shadow sensitive areas</u> .	Buildings with a proposed height of four (4) storeys or greater submit a shadow study demonstrating that shadows from the proposed development are not cast on more than 50% of neighbouring amenity areas and			<ul style="list-style-type: none"> Planning Division 			

			<u>shadow sensitive areas</u> and that five (5) consecutive hours of full sunlight is observed during all test dates.						
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