

Smart Growth Design Criteria Completion Checklist
All Development Five or More Storeys



Design Criteria	Support Documentation (suggested items to support application)	Criteria to be Applied <i>Applicant to indicate which criteria are being met (✓)</i>	OFFICE USE ONLY	
			Support Documentation Received	Regional and/or Local Verification of Criteria
<p>1. The Floor Area Ratio of the development:</p> <p>a) In the downtown is equal to or exceeds 3:1; OR</p> <p>b) All other types of development is equal to or exceeds 1.75:1</p>	Site Plan			
<p>2. On-site parking is located at the side, interior yard, rear of the building or within underground or structured parking. (Accessible parking can be located in the front of the building); AND</p> <p>Any/ all common parking area that is visible from the street, has physical buffers to mitigate the view of parking including a combination of fencing, low walls and/or landscaping are used.</p>	Site Plan			
<p>3. Building facades that face a street are articulated with architectural features such as awnings, pilasters, bay windows, a distinct base, recessed display windows, a cornice or varied roof line.</p>	Site Plan Architectural Drawings Building Elevations			
<p>4. The development includes ALL of the following:</p> <p>a) At grade, commercial/ office uses occupy 60% of the ground floor level area; AND</p> <p>b) Ground floor windows and doors that face the street are required for at grade commercial/ office uses.</p>	Site Plan			

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<p>5. Development provides bicycle parking, storage facilities and change room facilities that exceeds the minimum zoning by-law requirements or if no requirements, meets the following:</p> <p>Residential:</p> <p>a) 0.5 spaces per dwelling unit Class 1 (to a maximum of 40 spaces) and one, 6 space visitors rack at each entrance of building.</p> <p>Commercial</p> <p>b) For buildings 1000m² and over, 1 per 250m² of gross floor area, 50% of the spaces Class 1 and 50% Class 2.</p> <p>Office</p> <p>c) 1 per 250m² of gross floor area, 50% of the spaces <i>Class 1</i> and 50% <i>Class 2</i>; AND</p> <p>d) Bicycle change/ shower facilities: A shower change facility is required for each gender, if the gross floor area of the building is 20,000 square metres or more.</p> <p>Where there is more than one use in a building, the number of bicycle parking spaces required will be a cumulative total of all the bicycle parking spaces required for each category above.</p>	<p>Site Plan</p> <p>Photograph(s)</p>			
<p>6. To provide for a relationship to the street, the development includes <u>ALL</u> of the following:</p> <p>a) a minimum of 50% of the street lot frontages must be occupied with the building and the setback being the</p>	<p>Site Plan</p> <p>Landscape Plan</p> <p>Photograph(s)</p>			

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<p>minimum distance permitted in the zoning by-law or in line with abutting buildings (example 100 feet lot frontage, building occupies 50 feet of the frontage); AND</p> <p>b) Off-street trails/walkways are provided if possible to minimize travel distances (e.g., connecting cul-de-sacs; connecting to transit stops, access to public spaces) and/or contribute to broader community trail systems.</p>				
<p>7. To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and <u>ONE</u> of the following features:</p> <p>a) Garden roofs/ Green roofs; OR</p> <p>b) Open grid paving or use high- albedo materials (for roof or ground treatment); OR</p> <p>c) Energy is generated on site from renewable energy sources (i.e. wind, solar, geothermal or through cogeneration); OR</p> <p>d) Other suitable methods as approved by the City and Region.</p>	Photograph(s)			
<p>8. Apply at least <u>ONE</u> of the following strategies to reduce water consumption:</p> <p>a) use of drought-tolerant native species; OR</p> <p>b) use of captured rainwater; OR</p> <p>c) use of recycled wastewater; OR</p>	Photograph(s) Energy Efficiency Report Landscape Plan			

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d) use of other non-potable water sources such as stormwater; OR e) use of air-conditioning condensate; OR f) use of foundation drain water.				