

Smart Growth Design Criteria Completion Checklist Commercial Development Under Five 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
1. The Floor Area Ratio of the development is equal to or exceeds 0.3:1.	Site Plan			
<p>2. The development meets ALL of the following:</p> <p>a) 50% of the street lot frontages must be occupied with the building and the setback being the minimum distance permitted in the zoning by-law; (example 100 m lot frontage, building occupies 50 m of the frontage); AND</p> <p>b) On-site parking areas do not exceed the maximum number of parking spaces required in the applicable Zoning By-law.</p> <p>If the required parking exceeds 150 spaces:</p> <p>a) The parking area shall be divided into lots having maximum of 150 spaces in each. The lots shall be separated by a minimum 3 m wide landscaped area and may contain a 2 m wide walkway which runs parallel to and within the landscaped area provided that the landscaped area has a minimum width of 4.5 m. Connecting driveways may cross a landscaped area.</p>	Site Plan			
<p>3. The development incorporates ALL of the following:</p> <p>a) The façades parallel to the public street must include</p>	<p>Site Plan</p> <p>Architectural Drawings</p>			

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<p>at least 60% ground floor surface window and door glazing; AND</p> <p>b) A direct principle entrance from the street; AND</p> <p>c) Landscaped public space between street-facing buildings and the street.</p>	<p>Building Elevation</p> <p>Landscape Plan</p>			
<p>4. Development provides the following:</p> <p>a) Bicycle parking, storage facilities and change room facilities that exceeds the minimum zoning by-law requirements or if no requirements meets the following:</p> <ul style="list-style-type: none"> ○ 1 per 250m² of gross floor area, 50% of the spaces <i>Class 1</i> and 50% <i>Class 2</i>; AND ○ Bicycle change/ shower facilities: A shower change facility is required for each gender, if the gross floor area of the development is 10,000 square metres or more and only has a single user; AND <p>b) If the gross floor area of the development is 20,000 square metres or more there are onsite transit facilities included in the development such as bus bays, shelters, bus loops</p>	<p>Site Plan</p> <p>Photograph(s)</p>			
<p>5. The development does not include any drive-thrus and includes <u>ALL</u> of the following;</p> <p>a) Seating and lighting along walkways and transit facilities; AND</p> <p>b) Walkways are provided from the building to the</p>	<p>Site Plan</p> <p>Landscape Plan</p> <p>Photograph(s)</p>			

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<p>sidewalk; AND</p> <p>c) Building entrances within the development are interconnected by safe, clearly demarcated walkways separated from parking areas and linking to pedestrian systems in the area. Internal driveways may cross a clearly marked walkway; AND</p> <p>d) 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>6. To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and ONE 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>7. Apply at least ONE 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>	Photograph(s) Energy Efficiency Report Landscape Plan Specifications for			

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c) use of recycled wastewater; OR 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.	Appliances and Plumbing Fixtures			