

## Smart Growth Design Criteria Completion Checklist For Employment Land 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
<p><b>1.</b> On-site parking is predominantly located at the side or rear of the building. Parking located in front of the building does not occupy more than 50% of the lot frontage and in depth does not exceed 2 parking bays plus a single access lane.</p>	<p>Site Plan</p>			
<p><b>2.</b> Building facades facing the street provide architectural design treatments which include colour and material variations, windows and articulations in the wall plane.</p>	<p>Architectural Drawings Building Elevations</p>			
<p><b>3.</b> 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>a) 1 per 1500m<sup>2</sup> of gross floor area, 80% of the spaces <i>Class 1</i> and 20% <i>Class 2</i>; <b>AND</b></p> <p>b) Bicycle change/ shower facilities: A shower change facility is required for each gender, if the gross floor area of the development is 20,000 square metres or more.</p>	<p>Site Plan Photograph(s)</p>			
<p><b>4.</b> To provide for a relationship to the street, the development includes <b>ALL</b> of the following:</p> <p>a) An entrance faces the road and is connected to the road by a walkway; <b>AND</b></p> <p>b) Off-street trails/walkways are provided if possible to</p>	<p>Site Plan Architectural Drawings Landscape Plan</p>			

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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><b>5.</b> To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and <b>ONE</b> of the following features:</p> <p>a) Garden roofs/ Green roofs; <b>OR</b></p> <p>b) Open grid paving or use high- albedo materials (for roof or ground treatment); <b>OR</b></p> <p>c) Energy is generated on site from renewable energy sources (i.e. wind, solar, geothermal or through cogeneration); <b>OR</b></p> <p>d) Other suitable methods as approved by the City and Region.</p>	Photograph(s)			
<p><b>6.</b> Apply at least <b>ONE</b> of the following strategies to reduce water consumption:</p> <p>a) use of drought-tolerant native species; <b>OR</b></p> <p>b) use of captured rainwater; <b>OR</b></p> <p>c) use of recycled wastewater; <b>OR</b></p> <p>d) use of other non-potable water sources such as stormwater; <b>OR</b></p> <p>e) use of air-conditioning condensate; <b>OR</b></p> <p>f) use of foundation drain water.</p>	Photograph(s) Energy Efficiency Report Landscape Plan Specifications for Appliances and Plumbing Fixtures			