

Smart Growth Design Criteria Completion Checklist Residential Development (apartment or other) 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>1. The gross residential density of the development is greater than or equal to 25 dwelling units per hectare; or If the development includes a mix of uses the minimum floor area ratio is 0.3:1.</p>	Site Plan			
<p>2. The development includes ALL of the following:</p> <p>a) On-site parking (including garages, parking lot) is located either at the rear or side yard of the building or underground OR If the garage(s) face the street they are set back behind the front face of the dwelling unit; (Required accessible parking can be located in the front of the building); AND</p> <p>b) Any/ all common parking area that is visible from the street, physical buffers to mitigate the view of parking including a combination of fencing, low walls and/or landscaping are used; AND</p> <p>c) Where applicable, inventoried and designated built and cultural heritage features are conserved</p>	Site Plan Photograph(s) Proof of Heritage Designation/ Inventory Documentation			
<p>3. Apply architectural design elements including ALL of the following:</p> <p>a) Buildings are oriented to the streets with ground floor windows and doors that open onto the streets; AND</p> <p>b) If garages face the street, the garage and driveway is</p>	Architectural Drawings Site Plan Building Elevation			

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less than 50% of the unit width and set back behind the front face of the dwelling unit				
<p>4.:To provide for pedestrian friendly-streets ALL of the following must be met:</p> <p><u>For 4 units or less:</u></p> <p>a) The building setback is the minimum distance as set out in the local zoning bylaw or consistent with the setback of abutting buildings; AND</p> <p>b) For all buildings, a walkway is provided from the door of each building unit to a sidewalk or road along the street; AND</p> <p>c) For developments with off-street parking, there are safe and clearly demarcated walkways, minimizing passage across parking areas and driveways.</p> <p><u>For 5 units or more (3 above plus ALL below):</u></p> <p>d) Trees along streets (where constraints limit the ability to plant trees along the streets, trees will be planted elsewhere within the development to the satisfaction of the municipality); AND</p> <p>e) Public and private streets include <i>traffic calming features</i>; AND</p> <p>f) Sidewalks are installed along those property lines that abut a public and private street and connect to existing or planned sidewalks (where required by the municipality); AND</p> <p>g) Safe off-street trails/walkways are provided where</p>	<p>Site Plan</p> <p>Landscape Plan</p> <p>Photograph(s)</p>			

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needed 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>5. For 5 units or more, the development includes ALL of the following:</p> <p>a) Two different types of housing (detached, semi-detached, townhouse, apartments, back to backs); AND</p> <p>b) At least 25% of the dwelling units are multiples (back to backs, townhouses, apartments).</p> <p>For 4 units or less, the development includes either of the previous points</p>	Site Plan			
<p>6. For apartments only: The development provides an appropriate number of bicycle parking, storage facilities for apartment units that exceeds the minimum zoning by-law requirements or, if there are no requirements, meets the following:</p> <p>a) For apartments with more than 4 units, provide 0.5 spaces per dwelling unit (<i>Class 1</i>) and one 6 space visitor's rack (<i>Class 2</i>) at each principle building entrance of an apartment building having more than 30 units.</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>	Site Plan Photograph(s)			

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<p>7. The development includes <u>ALL</u> of the following:</p> <p>a) Has architectural design elements that keep with the form and massing of surrounding buildings, where appropriate; AND</p> <p>b) Exterior light fixtures that are arranged and shielded to prevent glare and/or light trespass onto any neighbouring properties</p>	<p>Site Plan</p> <p>Architectural Drawings</p> <p>Photograph(s)</p> <p>Lighting Specifications</p>			
<p>8. To conserve energy and resources and reduce greenhouse gas emissions, the development incorporates <u>ONE</u> of the following features:</p> <p>a) Garden roofs/ Green roofs; OR</p> <p>b) Use high- albedo materials; OR</p> <p>c) Open grid paving for ground treatment; OR</p> <p>d) Energy is generated on site from renewable energy sources (i.e. wind, solar, geothermal or through cogeneration.); OR</p> <p>e) Other suitable methods as approved by the City and Region.</p>	<p>Photograph(s)</p> <p>Site Plan</p> <p>Building Elevations</p> <p>Landscape Plan</p>			
<p>9. Apply at least <u>ONE</u> of the following strategies to reduce water consumption;</p> <p>a) use of drought-tolerant native species;</p> <p>b) use of captured rainwater;</p>	<p>Photograph(s)</p> <p>Landscape Plan</p>			

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