

TABLE OF GDS METRIC REQUIREMENTS

Table. GDS Theme areas, metrics, and requirements.

Metric	Rationale	Dev't type			Application types			Metric Requirement
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Theme 1: Community Design and Mobility								
Objective: Create spaces that improve socio-economic and health outcomes and overall well-being of residents								
Housing Diversity	<p>Having a variety of housing types and sizes promotes a more socially cohesive community through increased connection between different age groups, economic situations, and family types living amongst one another. Research has shown that socially cohesive communities fare better in the face of emergencies, therefore, this measure would serve to increase community resilience to climate disasters.</p> <p>Limiting house sizes also reduces emissions to produce and transport building materials, and from energy use to cool and heat buildings.</p>	Y			Y	Y	Y	<p>Include development of sufficient variety of housing sizes and types in the project such that the total variety of planned and existing housing within the project achieves a Simpson Diversity Index score greater than 0.5.</p> <p>Consideration to be given to:</p> <ul style="list-style-type: none"> • Variety of tenures such as rentals • Options for family-sized units within multi-unit apartment buildings • Supportive housing • Prioritize housing with smaller footprints • Affordability <p>Projects of less than 50.5 hectares may calculate the Simpson Diversity Index for residential unit types for the area within 400 metres of the project's geographic centre (larger projects must use just the housing within the project).</p> <p>See Housing Diversity Index Appendix for additional guidance/details.</p>

Explanation: There are only thirteen houses proposed for the subdivision and they are all single detached buildings. It would not be appropriate to introduce a denser type of housing into Inglewood as it would not match the historic character of the village. Each of the buildings will be custom designed to provide differences in the size and design of the houses. The houses will potentially contain Additional Residential Units (secondary units) to retrofit basements or second floors for affordable housing.

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Connection to Parks and Open Space	<p>Access and proximity to parks and open spaces can benefit human health, promote physical activity and support urban biodiversity.</p> <p>Explanation: There are no parks proposed in the subdivision and the Caledon Trailway is nearby but not adjacent to the site property limits. Open space blocks are provided in the form of an Environmental Policy Area buffer, stormwater management pond and a cul-du-sac. A pedestrian pathway is proposed to connect the subdivision to the intersection of McKenzie Street and Victoria Street.</p>	Y	Y	Y	Y	Y	Y	<p>Provide new or enhanced visual and physical connections to open space areas, parkland and Natural Heritage, where existing or anticipated future abutting uses exist. Enhanced connections may include: pathways and trails through the subject property to existing park and trail, etc. and must comply with Public Works Operations and Maintenance requirements.</p> <p>Exemptions may be granted if the inclusion of physical or visual connections is not appropriate for the site, in which case a narrative should be provided explaining the exclusion.</p>
Light Pollution Reduction	<p>Pedestrian lighting enhances community safety, and encourages walking and other non-vehicular modes by providing safe and desirable routes for travel. Dark Sky Compliant (http://www.darksky.org/fsa/) lighting helps minimize light pollution and its impacts on nocturnal wildlife and preserve the natural night sky.</p> <p>Explanation: All lighting fixtures will be Dark Sky compliant with street lighting provided on the extended local road.</p>	Y	Y	Y	Y	Y		<ul style="list-style-type: none"> • Provide pedestrian-scale lighting that is continuous and directed onto sidewalks, pathways, entrances, outdoor waiting areas and public spaces • All lighting fixtures must be Dark Sky approved or equal - if a Dark Sky Fixture Seal of Approval is not available, fixtures must be full-cutoff and with a colour temperature rating of 3000K or less • All lighting fixtures must have photosensors, or astronomic time-clock operation to limit lighting when there is adequate daylight * • Integrated photovoltaic cells on lighting fixtures.* <p>* A rationale may be provided for why these are not feasible in certain instances</p> <p>Exclusions</p> <ul style="list-style-type: none"> • Traffic control lights.
Pedestrian Amenities	Facilitate and encourage walking by enhancing availability of	Y	Y	Y	Y	Y		Provide minimum two types of pedestrian amenities from the list below consistently along on-site connections and between the site and adjacent

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	<p>pedestrian amenities and incorporate accessibility and universal design.</p> <p>Explanation: A pedestrian pathway is proposed to connect the subdivision to the intersection of McKenzie Street and Victoria Street. Demonstrated on the Landscape plan.</p>							<p>destinations (walkways, transit stops, parking areas, trails/pathways, schools, senior care and nursing facilities, etc.):</p> <ul style="list-style-type: none"> • Wayfinding plan (destinations, distances and accessibility information) • Interpretive signage • Gathering nodes at route junctions with enhanced amenities (such as shelters, cycling amenities, consistent design features) • Regular rest areas and/or weather shelters that include accessible seating, minimized separation on slopes, and shade structures. • Widened boulevards with additional amenity space • Public art as per Town selection criteria and integrated as part of an overall landscape or streetscape plan • Other amenity as proposed by applicant and approved by the Town <p>Senior Care and Nursing Facilities: Have additional benches and weather shelters in proximity to walking distances of senior care and nursing facilities wherever feasible in publicly accessible areas adjacent</p>
Public Spaces	<p>Providing vibrant public spaces promotes community social well-being and health while strengthening community networks and placemaking. This encourages the use of active travel modes with destinations within walking distances of homes, and reduces emissions from travel. It also increases</p>	Y	Y	Y	Y	Y	Y	<p>Provide at least 2 of the following outdoor public amenities:</p> <ul style="list-style-type: none"> • Enhanced Parkland Dedication (residential) • Plaza or square • Skating rink • Public community garden • Outdoor seating area (e.g. natural amphitheatre, tables/benches, etc.) • Gazebo • Trails (additional to trails required by the Town) • Pedestrian only street/Promenades • Outdoor amenity space for employees (Non-Res/Ind)

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	<p>community resilience to climate disasters through increased community connection and interactions.</p> <p>Explanation: There are no public spaces provided.</p>							<ul style="list-style-type: none"> Covered outdoor waiting area at primary building entrance or lobby entrance with opaque canopies or awnings for shade and weather protection Other amenity (as proposed by applicant) <p>All outdoor spaces must include shading either from trees or shade structures.</p> <p>Note that relevant features (such as gazebos) can be counted both for this metric and the Pedestrian Amenities metric.</p>
Walkability	<p>Enable more opportunities for residents to walk to destinations and for recreation, to reduce dependence on cars and improve health</p> <p>Explanation: The pedestrian pathway improves walkability and circulation to access the surrounding area. The Caledon Trailway is nearby, however it is not accessible from the site.</p>	Y	Y	Y	Y	Y	Y	<p>Provide direct, connected, safe, accessible, and context-appropriate pedestrian routes, including crosswalks and mid-block crossings to connect the site to the existing and future pedestrian network and priority destinations (e.g. transit stations, transit stops, places of employment).</p> <ul style="list-style-type: none"> Where there are existing or planned trails, green spaces, or key destinations within or adjacent to the site, build new multi-use trails and enhance trail connection(s). Provide a context-sensitive pedestrian sidewalk that is a minimum of 2.0m wide on both sides of streets, wherever sidewalks are required per Development Standards Manual. Residential blocks do not exceed 80x180m unless a clear narrative is given as to why there should be an exception (note: blocks can be separated by trail connections). <p>All connections must be AODA compliant.</p>

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Cycling Amenities	<p>Enable greater uptake of cycling for commuting and recreation</p> <p>Explanation: Bicycle parking is not required and cycling meets the local road standards.</p>	Y	Y	Y	Y	Y	Y	<p>Provide direct, safe, accessible and context-appropriate cycling routes and amenities to enable cycling to and from destinations, including:</p> <ul style="list-style-type: none"> • Bike repair stations along trails and bike routes • Showers and change rooms for institutional and office buildings • Bike parking at the following ratios*: <ul style="list-style-type: none"> • Multi-unit residential buildings with more than 6 units: 1 space for every 3 dwelling units • Retail, service commercial, institutional: the greater of 3 spaces, or 3 spaces per 1000m³ • Elementary and Secondary Schools: 1 space for every 10 students, 1 space for every 35 employees <p><i>*Explanation must be provided if these ratios cannot be met</i></p> <p>AND</p> <p>Meet cycling requirements identified in Caledon's Active Transportation Master Plan</p>
Mixed Use Neighbourhoods	<p>Design communities that enable active transportation opportunities by locating travel destinations close to homes.</p> <p>Explanation: Metric is not applicable</p>	Y	Y		Y	Y	Y	<p>ALL AREAS: A mix of uses is provided within the same lot or block.</p> <p>Strategic Growth Areas: Three or more community amenities are within 500m (equivalent to a 5 minute walk along) of 75% of dwelling units along connected routes.</p> <p>Other residential areas: Three or more community amenities are within</p>

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								<p>800m of 75% of dwelling units (equivalent of a 10 minute walk) along connected routes.</p> <p>Community amenities could include:</p> <ul style="list-style-type: none"> - Essential businesses like grocery stores, pharmacies - Schools - Community and recreation centres - Cultural and social amenities - Parks, outdoor spaces <p>Large-scale developments should include a distinct neighbourhood centre wherever possible that includes a compatible mix of uses such as residential, parks, retail, and community services. Note: planned/future amenities may be included in the calculations.</p>
Electric Vehicle Charging	<p>Support low-carbon personal vehicles to reduce transportation emissions</p> <p style="color: #A52A2A;">Explanation: House garages will have the opportunity to be equipped with electric vehicle supply equipment.</p>	Y	Y	Y	Y	Y	<p>Residential with garages, driveways, or adjacent parking spaces</p> <p>All units with garages, driveways, or adjacent parking spaces are equipped with electrical infrastructure capable of supplying Level 2 charging or higher.</p> <p>Residential parking lots or parkades</p> <p>At least 20% of parking spaces are equipped with electric vehicle supply equipment (EVSE) capable of Level 2 charging or higher. All remaining spaces are EV-ready.</p> <p>Non-residential</p> <p>Total of 25% of parking spaces must be EV-ready or equipped with charging stations as follows: minimum 15% of parking spaces are EV-ready, 5% of spaces (minimum one space) must be equipped with EV charging stations capable of</p>	

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								<p>Level 2 charging or higher, and 5% of spaces (minimum one space) must be equipped with EV charging stations capable of Level 3 charging. Provide signage indicating that spaces with chargers are for customer and/or employee use rather than fleet vehicles.</p> <p>Mixed-use: Apply the requirements above for residential and non-residential parking that is provided.</p> <ul style="list-style-type: none"> Establishing electric vehicle charging stations are achieved by agreement at the development stage and implementation at the building stage. It is important for developers and builders to agree to install electrical vehicle charging stations prior to commitment. <p>See EV CHARGING REQUIREMENTS appendix for additional guidance/specifications.</p>

Theme 2: Green Infrastructure

Objective: Promote sustainable, resilient communities through green infrastructure

On-Site Green Infrastructure	<p>Objectives:</p> <ul style="list-style-type: none"> - Build in adaptation and resiliency across the stormwater system in response to climate change - Reduce urban heat island effect - Protect natural water balance and water quality - Improve biodiversity by 	Y	Y	Y	Y	Y		<p>Meet minimum green cover targets across the site by completing the Green Factor Tool. Eligible green infrastructure features must comply with specifications in the GDS and other Town standards.</p> <ul style="list-style-type: none"> - Low-Rise Residential: 0.60 - Multi-Unit and Residential in Strategic Growth Areas: 0.50 - Commercial: 0.30 - Industrial: 0.20
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	<p>enhancing habitat for pollinators and other wildlife</p> <p>- Enhance green space in urban areas for aesthetics, recreation and human well-being</p> <p>Explanation: Stormwater Management pond follows town standards and provides greenspace for aesthetics to help improve well-being</p>							<p>Mixed use sites can pro-rate their required factor based on the gross floor area of each of the types of development on the site.</p> <p>TREE PLANTING SPECIFICATIONS</p> <p>Locate trees for optimal landscape value (such as stormwater infiltration and shade)</p> <p>Identify new tree planting areas and provide an assessment of projected canopy coverage at 75% maturity, including preserved existing trees.</p> <p>Include all preserved trees within the warranty and maintenance schedule for the site plantings</p>
Soil Volume Requirements	<p>Ensure newly planted trees have adequate volume and quality of soil to reach maturity.</p> <p>Explanation: Refer to Landscape Drawings for plantings</p>	Y	Y	Y	Y	Y		<p>Provide access to soil volume of 16m³, 30m³ and 45m³ for small, medium and large canopy trees, respectively (or tree-specific soil volume indicated in the municipal tree species guide, whichever is greater). A maximum depth of 1.5 meters can be used to calculate the soil volume provided.</p> <p>Soils used for planting areas must be stockpiled to a maximum of height of 1.5m and for no longer than 2 years.</p> <p>Provide a minimally compacted topsoil layer/upper horizon for all tree planting areas with the following properties:</p> <ul style="list-style-type: none"> • organic matter content of 10-15% by dry weight and an unamended pH of 7.0-7.5 and appropriate for the proposed species; • minimum depth of 0.5m, or in accordance with municipal standards, whichever is higher.

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Plant Species	<p>Enhance biodiversity and habitat for pollinators</p> <p>Explanation: Refer to Landscape Drawings for plantings</p>	Y	Y	Y	Y	Y	<p>Landscape plan to include no invasive species and target a minimum of 50% native plant species, 25% of which should be pollinator-friendly species. Select drought-tolerant species from colder climate zones wherever possible. Refer to CVC's resources for definitions of native, nativar, pollinator, and drought-friendly species.</p> <p>For sites adjacent to Agricultural lands, Natural Heritage features, Environmentally Significant Areas (ESAs), and any other areas that are restricted from development as outlined in Caledon's Official Plan (here to be termed Natural Features). Vegetated buffers must be provided both within the site (where possible) and for any disturbed area between the development limit and the Natural Feature. Vegetated buffers must include 100% native vegetation, with a preference for drought-tolerant species.</p> <p>Provide a 3-year watering and maintenance program.</p>	
Cool Paving	<p>Increasing shade, and incorporating reflective paving and landscape area can help to reduce urban heat island effect which large paved areas contribute to.</p> <p>Explanation: Street trees are provided on both sides of the street</p>	Y	Y	Y	Y	Y	<p>Residential AND all development in Strategic Growth Areas: Less than 15% of total developable area is provided to parking at grade and is located at the rear or side of the building. Any additional parking is to be provided below grade or in an elevated parking tower.</p> <p>ALL SITES: Paved areas are to be treated with at least two of the following strategies covering at least 75% of total paved area:</p> <ul style="list-style-type: none"> • High-albedo paving materials with an initial solar reflectance of at least 0.33 or SRI of 29; 	

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								<ul style="list-style-type: none"> • Canopy of large growing shade trees, minimum 40% coverage at 50% tree maturity (also contributes to, and can be demonstrated through the On-Site Green Infrastructure Metric). For parking areas, projects may plant one tree for every five parking spaces distributed within or along the border of the parking area, in lieu of reflective paving or completing a shade study • Shade from architectural structures that are vegetated or have an initial solar reflectance of at least 0.33 at installation or an SRI of 29; • Shade from structures with energy generation • Open grid pavement with at least 50 % perviousness (<u>can be demonstrated through the On-site Green Infrastructure Metric</u>). <p>** Note: Industrial work yards or similar areas that limit the available options for shading or reflective surfaces may be excluded from the hard surface area calculation. These areas should be highlighted in the submitted Site Plan, indicating why they cannot comply.</p>
Stormwater Quantity and Quality	Management of stormwater can reduce the risks of downstream flooding and erosion thus increasing communities' resiliency. Reducing storm water run-off also reduces the amount of space and infrastructure required to capture and treat it, as well as maintenance of	Y	Y	Y	Y	Y	Y	<p>Stormwater Quantity (Water Balance)</p> <ul style="list-style-type: none"> • Control stormwater volumes generated from the geographically-specific 90th percentile rainfall event (or as assessed by an appropriate study) on an annual average basis from all surfaces on the entire site in the following hierarchical order: <ol style="list-style-type: none"> 1. Retention - infiltration, reuse, or evapotranspiration 2. LID filtration 3. Conventional stormwater management <p>Step 3 should proceed only once Maximum Extent Possible has been attained</p>

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	<p>stormwater management systems - which will ultimately reduce GHG emissions.</p> <p>Protect and improve the quality of receiving water bodies that might be impacted by development and urbanisation.</p> <p>Explanation: Refer to Stormwater Management study in FSR</p>							<p>for Steps 1 and 2 for Retention and Filtration (see Town criteria for detail)</p> <p>Stormwater Quality</p> <ul style="list-style-type: none"> Characterize the water quality to be protected and Stormwater Contaminants (e.g., suspended solids, nutrients, bacteria, water temperature) for potential impact on the Natural Environment, and control as necessary, OR As per the watershed/subwatershed plan, similar area-wide Stormwater study, or Stormwater management plan to minimize, or where possible, prevent increases in Contaminant loads and impacts to receiving waters. Suspended Solids: Control [3] 90th percentile storm event and if conventional methods are necessary, then enhanced, normal, or basic levels of protection (80%, 70%, or 60% respectively) for suspended solids removal (based on the receiver). <p>Note: green infrastructure features implemented through the On-Site Green Infrastructure metric may help to achieve the requirements of this credit.</p>
Natural Heritage Conservation	<p>Conserve and improve natural heritage system and wildlife habitat health</p> <p>Explanation: The open space lands on the west side of the property act as an NHS buffer</p>	Y	Y	Y	Y	Y	Y	<p>Provide a Landform Conservation Plan that includes strategies for the following:</p> <p>Landform Conservation: A development strategy that minimizes disruption to landform character. This should include:</p> <ul style="list-style-type: none"> preserving existing native trees on site to the fullest extent possible; significant landform features retention in an open, undisturbed form; lot selection, road alignment and building placement to minimize grading; development concentrated on areas of the site that pose the least impact;

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								<p>and use of selective grading techniques.</p> <p>Natural Heritage Connectivity: Continuous connections are provided between existing adjacent natural areas and the project site, with particular consideration for wildlife passage. Vegetated buffers along water courses are maintained/protected. Natural Heritage features are integrated into the public green space and parks system of the municipality's trail system wherever appropriate.</p> <p>Restoration: Where natural features (e.g. wetlands, woodlots, grasslands, etc.) have been identified through Caledon's Official Plan and secondary plans, development should include a restoration plan to ensure that natural features can continue to function as well or better than they did previous to development.</p>

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Bird-Friendly Design	<p>Provide bird-friendly environments and reduce bird collisions caused by buildings</p> <p>Explanation: There are no multi-unit residential buildings on the site.</p>	Y	Y	Y	Y	Y	<p>For Multi-Unit Residential, and Non-residential:</p> <p>Bird-Friendly Glazing Use a combination of the following strategies to treat a minimum of 85% of all exterior glazing within the first 16 m of the building above grade, or to the height of the mature tree canopy, whichever is greater: 1,2,3,4,5 (See Bird-friendly glazing specs tab for numbered footnotes/details)</p> <ul style="list-style-type: none"> • Visual markers applied to the 1st surface of glass with a maximum spacing of 50 mm x 50 mm; • Building-integrated structures to mute reflections on glass surfaces; or, • Non-reflective glass. <p>Areas where visual markers are required include: 6,7</p> <ul style="list-style-type: none"> • Balcony railings and fly-through conditions; • Elevations facing a High Hazard Area. <p>Rooftop Vegetation Treat the first 4 m of glazing above the feature and a buffer width of at least 2.5 m on either side of the feature using strategies from Bird Friendly Glazing.</p> <p>Grate Porosity Ensure ground level ventilation grates have a porosity of less than 20 mm X 20 mm (or 10 mm x 50 mm). OR Once released, comply with the Town of Caledon Bird-Friendly Design Guidelines</p>	

Theme 3: Buildings and Energy

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Objective: Support zero-carbon, energy efficient and resilient buildings and renewable energy systems								
Reducing operational GHG emissions	<p>Greenhouse gas intensity (GHGI) is the total greenhouse gas emissions associated with the use of all energy utilities on site. It differs from TEUI and TEDI as it converts the energy use of a building into GHG emissions using an equivalent emissions factor the the energy sources used in the building. As a measure of the performance of different fuel types, GHGI can be decreased by prioritizing low-carbon fuel and energy sources.</p> <p style="color: #C0504D; font-style: italic;">Will be confirmed at detailed design stage</p>	Y	Y	Y	Y	Y		<p>For Low-Rise Residential (3 stories and under) Design and construct to minimum ENERGY STAR for New Homes version 17.1 or R2000, or equivalent (see GHGI Low-Rise Res Tab for details)</p> <p>AND Install a low carbon heating system</p> <p>For Multi-Unit Residential (above 3 stories), Commercial, Industrial Meet the GHG intensity targets outlined in the GHGI Nonres/Murb appendix.</p> <p>Proponents must also meet the specified TEDI and TEUI targets, however, projects that come within 10% of these thresholds are permitted, provided that they provide a description on why it isn't feasible for them to reach the targets, and where alternate improvements in performance are made (for example, identifying embodied carbon reductions beyond the required threshold and/or the installation of on-site renewable energy).</p> <p>If a building does not meet net zero emissions, provide a zero-carbon transition plan that lays out the pathway towards achieving carbon neutrality in the future and that identifies how the building is designed to support this, such as providing the necessary infrastructure for full building electrification and avoidance of on-site combustion of fossil fuels.</p>
Building Resiliency	To promote and enhance building resilience.	Y	Y	Y	Y	Y	Y	<p>Low-Rise Residential Implement at least one measure from each of the categories outlined in the Durham Region Climate Resilience Standard for New Houses (Basement</p>

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								<p>Flooding, Extreme Wind, and Extreme Heat).</p> <p>Multi-unit residential and non-residential Operational Building Resilience Include a minimum of 1 feature to improve building resilience to climate impacts with a focus on wind resilience, flood-proofing, and backup energy, AND Incorporate backup generator to 3 or more critical building systems:</p> <ul style="list-style-type: none"> •Security systems •Heating systems •Water pumps operation for potable water (if applicable) •Lighting and Electric Load •Plug load in common areas and offices •Emergency lighting for common area spaces for a shelter-in-place scenario •Ventilation Systems • Operation of cable modem and wireless router or other means of providing online access within the building, if applicable <p>Multi-unit residential</p> <ul style="list-style-type: none"> • Provide a refuge area with heating, cooling, lighting, potable water and power available
Solar Ready	To encourage and support renewable energy and reduce reliance on fossil fuel-based energy	Y	Y	Y	Y	Y		<p>All buildings in the project are designed to be solar-ready.</p> <p>Developers must include an opt-in for new owners to install solar PV or thermal systems at their expense.</p> <p>Designing for solar readiness includes:</p> <ul style="list-style-type: none"> • Designate an area of the roof for future solar PV and/or solar thermal. Size

Will be confirmed at detailed design stage

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	will be confirmed at detailed design stage							<p>the area to accommodate solar thermal or PV that could meet a minimum of 30% of the building's energy requirements (or the maximum available roof area if 30% can't be met).</p> <ul style="list-style-type: none"> • Design and build an adequate structural capacity of the roof structure. • Install one or two conduits from the roof to the main electrical or mechanical room (size of conduit to be determined based on maximum potential solar PV or solar thermal system size). • Designate a 2m by 2m wall area in the electrical and mechanical rooms for future solar electrical/thermal equipment controls and connections (e.g. meters, monitors). • Where possible place the HVAC or other rooftop equipment on the north side of the roof to prevent future shading. • For more guidance on solar readiness, or to access a Solar Readiness Checklist, consult with NRCan Solar Ready Guidelines. Applicants are also encouraged to consult the National Renewable Energy Laboratory's Solar Ready Buildings Planning Guide for additional considerations for PV-ready provisions. <p>Exemptions</p> <p>Proponents may seek an exemption from the solar ready component where:</p> <ul style="list-style-type: none"> • Accommodation of a solar energy system and/or a solar hot water heater would be impractical due to poor solar resources at project site; • A substitute renewable energy system will be installed at the time of construction; or • Where proponent can justify that a solar installation does not make sense such as buildings with low electrical loads making solar net metering an unfeasible option

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Renewable Energy Generation	To encourage and support renewable energy and reduce reliance on fossil fuel-based energy. Meeting this metric's requirements also contributes to compliance with the Reducing Operational GHG Emissions metric.	Y	Y	Y	Y	Y		<p>Minimum of 5% of the total energy for the project is generated on-site by renewable energy sources such as: solar, wind, geothermal, and sewer water heat recovery, and where possible connected through a micro-grid or small-scale district energy system.</p> <p>Industrial projects may exclude process energy from the calculation.</p> <p>Will be confirmed at detailed design stage</p>
Embodied Carbon	<p>Building materials can contribute to GHG emissions associated with their production and reductions from their design. In addition, using lower impact materials and recycled materials can reduce GHG emissions and can be more cost-effective.</p> <p>Will be confirmed at detailed design stage</p>	Y	Y	Y	Y			<p>Single-family, semis-, row-houses</p> <p>Conduct a Materials Emissions Assessment using BEAM (Building Emissions Accounting for Materials tool), or an equivalent tool, to measure A1-A3, stage emissions for all structural, enclosure and major finishes (cladding, flooring, ceilings, interior wall sheathing). Identify low-carbon sustainable material alternatives to the proposed structure or envelope to use in the building project. The report must demonstrate an emissions intensity of less than 250 kgCO2e/m2. See Embodied Carbon tab for more details.</p> <p>All other buildings</p> <p>Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard v2 methodology or later that demonstrates a minimum of 5% embodied carbon reduction, compared with a baseline building, and identify reductions and material switching from high carbon materials like concrete. See the Embodied Carbon tab for further details and guidance.</p>
Water Efficient	Conservation and efficient use of portable water to achieve	Y	Y	Y	Y			Where soft landscaping exists on the site, reduce potable water use for irrigation by 60%

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Irrigation	Caledon's goal of one third of homes to reduce their water consumption by 50% <i>Will be confirmed at detailed design stage</i>							Refer to LEED® V4.1 BD+C: WE Credit Outdoor Water Use Reduction.
Construction / deconstruction	Promote re-use, and repurposing building materials to reduce waste reduction and diversion to reduce building materials going into the landfill <i>Will be confirmed at detailed design stage</i>	Y	Y	Y	Y	Y		<p>Waste Management Plan and Report</p> <p>All projects must develop and implement a construction and demolition waste management plan and divert at least 75% of the total construction and demolition material from landfill: diverted materials must include at least four material streams.</p> <p>OR</p> <p>Generate less than 100 kg/m2 of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements. Track all materials generated by the project from start of construction through project completion to determine the project's total waste generation. Include all waste and diverted materials in the calculation of total project waste. Exclude hazardous materials and land-clearing debris from calculations.</p> <p>See waste management tab for more details.</p>
Owner education	Educate owners, maintenance staff, and occupants of sustainable building and site features to bring attention to their	Y	Y	Y	Y	Y		<p>Provide permanent signage for Green/LID/site features to educate owners and tenants on their purpose and maintenance requirements.</p> <p>Distribute a Town-approved sustainability handout to all new building owners/tenants, outlining sustainability features, such as green building</p>

Metric	Rationale	Dev't type			Application types			Metric Requirement
		Res	Non-Res	Ind	Site Plan	Subdi vision	Block Plan	
	<p>value/significance/importance, as well as to ensure that they are properly used and maintained.</p> <p>Will be confirmed at detailed design stage</p>							<p>materials, transit stop locations and encouraging other activities (low-water gardening, green cleaning materials, alternate pest control measures, purchasing green power, etc.).</p> <p>The sustainability handout shall also include an itemized list of all “green” technologies and programs that the applicant has committed to undertake within this Green Development Standard, including reference and attachments for any ongoing maintenance requirements or standards.</p>