Caledon Green Development Standard: Site Plan Checklist

Instructions

Applicants are required to complete the developer checklist during the Pre-Consultation (DART) Review and Formal Application phase. The Town of Caledon's Green Development Standard Guidebook provides the metric requirements, submission requirements, specifications and applicable site exclusions, and resources to assist applicants in completing their GDS submission. Note that the checklist is a condensed version of the metrics, and should be completed using the GDS Guidebook as a reference to ensure completeness.

This checklist is primarily applicable to residential developments (i.e., detached, semis, and townhouses), institutional, and commercial developments submitting for Site Plan approval. For subsequent submissions, applicants are only required to complete the metrics that have not been approved by the Town of Caledon.

Project Information

Application Number	PRE-2024-0091
Project Name	Everest Transportation
Site Address	12155 Coleraine Drive
Applicant Name	Ruth Wheelwright
Applicant Email	ruth@wheelwright.ca
Applicant Phone Number	4167412630
Registered Owner	Andy Grewal
Submission Number	

For Town Use

Town of Caledon Planner

Date Received



Theme 1: Community Design and Mobility 🐼 🕅 🚍 🚌

	Completed by Development Applicant	Completed by Town of Caledon
Summarized Metric and Submission	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Requirements	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
Refer to GDS Guidebook for additional details	See L-1 , L-2	Parks and Natural Heritage Reviewer Name and Notes
	See Design Brief, Weston Consulting	
1.2 Connection to Parks and Open Space		
Low-Rise Residential and Multi-Unit Residential:		
Provide new or enhanced visual and physical connections to open-space areas, parkland, and natural features (where appropriate) for the proposed development (e.g., vistas, public access blocks, single- loaded roads, trails, sidewalks).		Metric Approved Transportation Engineering Reviewer Name and Notes
Submission Requirements:		
Landscape Plan		
 Community Design Guideline or Urban Design Brief 		
		Metric Approved

Theme 1: Community Design and Mobility as k

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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
1.3 Light Pollution Reduction	see HL Engineering E-11	Development Engineering Reviewer Name and Notes
Sites adjacent to protected natural features shall have no lateral light trespass into the feature. See specifications for details and definitions of natural features.		
Low-Rise Residential:		
Developments are encouraged to adhere to the Five Principles for Responsible Outdoor Lighting outlined by the DarkSky International Association.		
Multi-Unit Residential, Institutional, and		Metric Approved
Commercial:		Parks and Natural Heritage Reviewer Name and Notes
For street and walkways/bikeways lighting and outdoor lighting: all lighting fixtures must be DarkSky approved, street and walkway/bikeway lighting must have NEMA 7-pin ANSI 136.41 receptacle and photocells, and all other fixtures must have photocells or astronomic time clock operations.		
Submission Requirements:		
Lighting Design Plan		
Photometric Plan		Metric Approved

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1.4 Active Transportation	See GHD Traffic Impact Study	Transportation Engineering Reviewer Name and Notes
All Sites:		
Follow all requirements outlined in the Active Transportation Master Plan, including guidelines for sidewalks, trails, cycling networks, and bicycle parking. For employment sites, provide outdoor amenity areas and appropriate walkways within the site for employees.		
AND		Metric Approved Peel Public Health Reviewer Name and Notes
Achieve a minimum score of Silver (70%–79%) on the applicable Peel Healthy Development Assessment (HDA) for Streetscape Characteristics, Street Connectivity, and Efficient Parking.		
Submission Requirements:		
Traffic Impact Study		
• Peel HDA		м.
Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc.		Metric Approved
1.5 Public Spaces	See A-1 Urban Design Brief	Planning and Development Reviewer Name and Notes
Low-Rise Residential and Multi-Unit Residential:		
In dense developments where private yard space is limited, provide a common outdoor amenity space at a recommended rate of 4.0 square meters per dwelling unit (minimum 40 square metres provided in a common location). Amenity type and design to be approved by Town staff.		
Submission Requirements:		
Site Plan and Urban Design Brief		Metric Approved

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Refer to GDS Guidebook for additional details	See A-1 See Urban Design Brief	Planning and Development Reviewer Name and Notes
1.6 Mixed Use Neighbourhoods		
All Sites:		
Provide for a mix of uses within the same lot or block and site residential dwellings in close proximity to a range of community amenities. Three or more community amenities must be within 500 m (strategic growth areas) and 800 m (other residential areas) of 75% of dwelling units along connected routes. See GDS Guidebook for list of community amenities. Large-scale developments should include a distinct neighbourhood centre.		Metric Approved Peel Public Health Reviewer Name and Notes
Submission Requirements:		
 Site Plan and site map Community Design Guidelines/Urban Design Brief Healthy Development Assessment (if applicable) 		Matric Approved
		Metric Approved Energy and Environment Notes
1.7 Electric Vehicle (EV) Charging	see site plan A-1	Energy and Environment Notes
All Sites:		
Provide EV parking spaces at the rates identified in the GDS Guidebook. Dedicated parking spaces for carshare services or carpooling are encouraged.		
Submission Requirements:		
Site Plan, Traffic Plan, or Parking Plan		
 Site Statistics Template (multi-unit residential and non-residential) 		Metric Approved

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Summarized Metric and Submission Requirements Refer to GDS Guidebook for additional details	Reference to Drawing, Plan, Report, with page number. Please include comments/notes.	Brief summary of internal verification notes and approval status Enter detailed notes on Drawing, Plan, Reports
2.1 On-Site Green Infrastructure	L-1, L-2 Arborists Report	Parks and Natural Heritage Reviewer Name and Notes
All Sites:	ALDOLISIS REPORT	
Meet minimum green cover targets of 0.6 (low-rise residential), 0.5 (multi-unit residential in strategic growth areas), and 0.30 (institutional and commercial) by completing the Green Factor Tool. Eligible green infrastructure features must comply with specifications in the GDS and other Town standards and guidelines.		Metric Approved
Note: mixed use sites can pro-rate their required factor based on the gross floor area of each of the types of development on site.		Development Engineering Reviewer Name and Notes
Submission Requirements:		
Green Factor Scoresheet		
Landscape and Planting Plans		
Arborist's Report		Metric Approved
2.2 Healthy Soils	See Soils Report	Parks and Natural Heritage Reviewer Name and Notes
	L-1, L-2	
All Sites:		
Soil volume: Provide access to a minimum of 30 m ³ soil volume for newly planted trees or tree-specific soil volume indicated in municipal tree species guide. Refer to GDS Guidebook for additional details on techniques.	A.M. Canderas G1 Site Grading and SWM S1-Site Servicing Sediment & Erosion Control	Metric Approved
Grading and compaction: Where feasible and appropriate, use selective grading techniques that reduce soil compaction and preserve the natural landform as much as possible. Refer to GDS Guidebook for additional details on techniques.	< Comparison of the second sec	Development Engineering Reviewer Name and Notes
Submission Requirements:		
Soils Report		
Landscape Plan and Grading Plan		
Letter of Commitment (where applicable)		Metric Approved



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	L-1, L-2	Parks and Natural Heritage Reviewer Name and Notes
2.3 Plant Species		
All Sites:		
Landscape plan to include no invasive species and a minimum of 50% native plant species. Select drought- tolerant species from local climate zones wherever possible. Refer to GDS Guidebook for species list and guidelines.		
Where buffer plantings are required by Town policy, they must be 100% native plant species.		
Submission Requirements:		
Landscape Plan		
		Metric Approved
2.4 Urban Heat Island	A-1	Energy and Environment Name and Notes Heritage
All Sites:		
For all sloped-roofed buildings: Install cool roof over 100% of available roof area. For all flat-roofed buildings: Install cool roof over 90% of available roof area. Exempt if installing solar PVs and/or green roof over minimum 50% of available roof area. See GDS Guidebook for SRI requirements.	·	
Paved areas are to be treated with a minimum of two strategies covering at least 50% of the total paved area. See GDS Guidebook for acceptable strategies.		
Submission Requirements:		
Roof Plan		
• Site Plan		
Site Statistics Template		Metric Approved

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• Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
2.5 Stormwater Quantity and Quality	A.M. Canderas G1 Site Grading and SWM	Development Engineering Reviewer Name and Notes
All Sites:	S1-Site Servicing Sediment & Erosion	
Water balance:		
Control the infiltration deficit per the criteria identified in the water balance assessment through stormwater retention low impact development (LID) practices.		
OR		
Control, to the greatest extent possible, the 27 mm event using a hierarchical application of LID measures to achieve the target beginning with (1) retention, followed by (2) filtration, in accordance with site constraints outlined in the GDS Guidebook.		
Stormwater quality: Ensure 80% Total Suspended Solids (TSS) removal, to the greatest extent possible through a hierarchical approach identified in GDS Guidebook.		
Submission Requirements:		
Stormwater Management Plan		Metric Approved



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2.6 Bird-Friendly Design	A-4 1-4	Parks and Natural Heritage Reviewer Name and Notes
Multi-Unit Residential, Institutional, and Commercial:	1-4	
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, see GDS Guidebook for specifications.		
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.		
Grate porosity: Ensure ground level ventilation grates have a porosity of less than 20 mm x 20 mm (or 10 mm x 50 mm).		
Submission Requirements:		
Building Elevation Plans		
Site Statistics Template		Metric Approved



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
3.1 Operational Energy and GHG Emissions		Energy and Environment Reviewer Name and Notes
Low-Rise Residential:		· · ·
Design and construct to minimum: Tier 3 energy performance under the National Building Code (NBC) 2020 section 9.36 or follow a recognized labelling program equivalent to ENERGY STAR for New Homes version 17.1 revision 2.		
AND		
Reduce operational GHG emissions by an additional 20% (demonstrated through an energy modelling report or by installing low carbon equipment listed in the GDS Guidebook).		
Alternative Pathway: Design and construct to the current version of the OBC and install a hybrid heating system (minimum three-season air-source heat pump with gas furnace or combination hybrid heating system).	N/A	
Multi-Unit Residential, Institutional and Commercial:		
Meet the Greenhouse Gas Intensity, Thermal Energy Demand Intensity and Total Energy Use Intensity targets identified in the GDS Guidebook.		
Submission Requirements:		
 Letter of Commitment and applicable documents for energy modelling, labelling, or alternative pathway (low-rise residential) 		
Energy Modelling Report		Metric Approved



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Refer to GDS Guidebook for additional details	N/A	Energy and Environment Reviewer Name and Notes
3.2 Building Resilience		
Low-Rise Residential:		
Using the reference guides in the GDS Guidebook, implement at least two measures to increase resilience to climate-related impacts in the areas of basement flooding, high wind, and/or extreme heat.		
Multi-Unit Residential:		
Provide a resilience strategy for the building that includes measures to address climate risks, including flooding, high wind, extreme heat, and power outages to improve outcomes for residents in the context of climate change. At a minimum, the strategy should include a refuge area for residents with heating, cooling, lighting, potable water, and power available.		
Submission Requirements:		
Building Resilience Strategy Template		
		Metric Approved



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
3.3 Solar Readiness	N/A	Energy and Environment Reviewer Name and Notes
All Sites:		
All buildings with a pitched roof are designed to be solar-ready according to specifications outlined in GDS Guidebook.		
Low-Rise Residential:		
Builders are encouraged to explore opportunities to work with renewable energy providers, the local distribution company, and/or building or homeowners on installation of solar PVs.		
Multi-Unit Residential, Institutional, and Commercial:		
Applications for buildings with a rooftop area greater than 50,000 square feet must conduct a feasibility assessment for the installation of an appropriately-sized solar PV system.		
Submission Requirements:		
Letter of Commitment		
 Building and Roof Plans (prior to permit) 		
Feasibility Study		Metric Approved



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
3.4 Embodied Carbon	N/A	Energy and Environment Reviewer Name and Notes
Low-Rise Residential:		
Conduct a Materials Emissions Assessment using MCE2 or an equivalent tool to measure A1–A3 stage emissions for all structural, enclosure, and major finishes.		
Multi-Unit Residential, Institutional, and Commercial:		
Report embodied carbon in these bulk materials based on the relevant Environmental Product Disclosures (EPD): concrete, steel, masonry, wallboard, glass, thermal insulation, and wood.		
AND		
Include concrete mixes that are at least 10% below the Concrete Ontario baselines per mix type.		
Submission Requirements:		
Letter of Commitment		
 MCE2/BEAM or Embodied Carbon report (prior to building permit) 	· · · · ·	Metric Approved



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
3.5 Water Conservation	N/A	Energy and Environment Notes
Low-Rise Residential:		
Install high-efficiency Water Sense-labelled toilet and lavatory faucets or equivalent.		
For single detached homes: Each house includes a separate, non-potable watering system with minimum capacity of 180 L to harvest rainwater for irrigation purposes in a location approved by the Town.		
Multi-Unit Residential, Institutional, and Commercial:		
Install water fixtures or use non-potable water sources that achieve a minimum 25% reduction in potable water consumption in the building over baseline water fixtures.		
Where soft landscaping exists on-site, reduce potable water use for irrigation by 40% using strategies identified in the GDS Guidebook.		,
Submission Requirements:		
Letter of Commitment		
Relevant drawings		Metric Approved

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3.6 Construction Waste	N/A	Energy and Environment Reviewer Name and Notes
Low-Rise Residential and Multi-Unit Residential:		
Develop and implement a Construction and Demolition Waste Management Plan and divert at least 50% of the total construction and demolition material from the landfill; diverted materials must include at least four material streams.		
Institutional and Commercial:		
All projects must develop and implement a Construction and Demolition Waste Management Plan in accordance with O. Reg. 103-94 and must divert at least 50% of the total construction and demolition material from the landfill; diverted materials must include at least four material streams.		
Submission Requirements:	•	
 Construction and Waste Management Plan (third party certified or in accordance with LEED) 		Metric Approved
	N/A	Energy and Environment Reviewer Name and Notes
3.7 Owner Education		
Distribute a Town-approved sustainability handout to all new building owners/tenant.		
Provide permanent signage for Green/LID/site features.		
Submission Requirements:		
Letter of Commitment		
Sustainability Handout (prior to occupancy)		
		Metric Approved

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High Performance Buildings 8 8

	Completed by Development Applicant	Completed by Town of Caledon
Metric	Reference to Drawing, Plan, Report, with page number. Please include comments/notes.	Internal Notes
4.1 High Performance Buildings	N/A	Energy and Environment Reviewer Name and Notes
A voluntary additional metric that allows applicants to demonstrate ways in which they are going above and beyond the Town's GDS or using innovative practices. This metric is optional to complete and will not be used to determine application approval.		

For Town Use: Application Decision

Completed by the Town of Caledon This GDS Checklist has been reviewed by the Energy and Environment department to confirm compliance with metrics. The applicant has demonstrated that GDS requirements are met and has been approved for Detailed Design and Site Construction Phase. Reviewed by:

Approval date: