Caledon Green Development Standard:

Industrial 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 industrial developments. 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

Project Name

Site Address

Applicant Name

Applicant Email

Applicant Phone Number

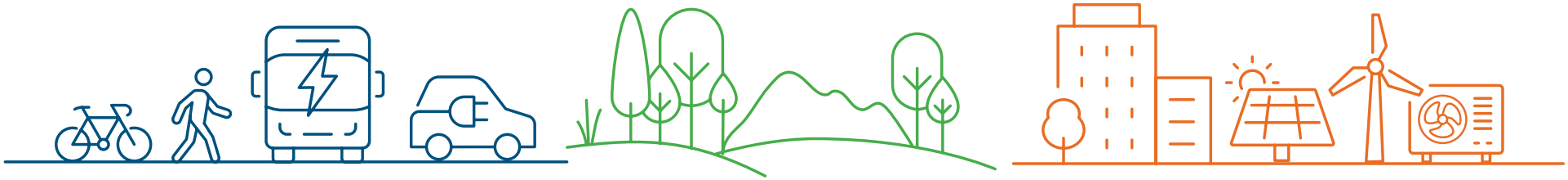
Registered Owner

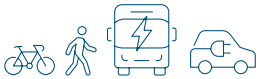
Submission Number

For Town Use

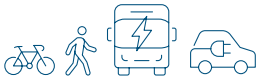
Town of Caledon Planner

Date Received



Theme 1: Community Design and Mobility 

	Completed by Development Applicant	Completed by Town of Caledon
Summarized Metric and Submission 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
1.3 Light Pollution Reduction 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. Sites adjacent to protected natural features shall have no lateral light trespass into the feature. See specifications for details and definitions of natural features. **Submission Requirements:** • Lighting Design Plan • Photometric Plan		Development Engineering Reviewer Name and Notes Metric Approved Parks and Natural Heritage Reviewer Name and Notes Metric Approved
1.4 Active Transportation Follow all requirements outlined in the Active Transportation Master Plan, for sidewalks, trails, cycling networks, and bicycle parking. Amenity spaces and walkways must be located within site for employees. AND 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 • Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc.		Transportation Engineering Reviewer Name and Notes Metric Approved Peel Public Health Reviewer Name and Notes Metric Approved

Theme 1: Community Design and Mobility 

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1.7 Electric Vehicle (EV) Charging Provide a total of 20% of non-fleet parking spaces as EV-Ready. Encourage minimum 5% of spaces to be equipped with EV Supply Equipment (EVSE). Dedicated parking spaces for carshare services or carpooling are encouraged. **Submission Requirements:** • Site Plan, Traffic Plan, or Parking Plan • Site Statistics Template		Energy and Environment Notes Metric Approved

Theme 2: Green Infrastructure

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2.1 On-Site Green Infrastructure Meet minimum green cover target of 0.2 by completing the Green Factor Tool. Eligible green infrastructure features must comply with specifications in the GDS and other Town standards and guidelines. 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. **Submission Requirements:** • Green Factor Scoresheet • Landscape and Planting Plans • Arborist's Report		Parks and Natural Heritage Reviewer Name and Notes Metric Approved Development Engineering Reviewer Name and Notes Metric Approved
2.2 Healthy Soils **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. **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. **Submission Requirements:** • Soils Report • Landscape Plan • Grading Plan • Letter of Commitment (where applicable)		Parks and Natural Heritage Reviewer Name and Notes Metric Approved Development Engineering Reviewer Name and Notes Metric Approved

Theme 2: Green Infrastructure 

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2.3 Plant Species 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		Parks and Natural Heritage Reviewer Name and Notes Metric Approved
2.4 Urban Heat Island 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. Total paved area excludes loading bays, freight parking, and fire lanes. **Submission Requirements:** • Roof Plan and Site Plan • Site Statistic Template		Energy and Environment Name and Notes Heritage Metric Approved

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2.5 Stormwater Quantity and Quality **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		Development Engineering Reviewer Name and Notes Metric Approved

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2.6 Bird-Friendly Design **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		Parks and Natural Heritage Reviewer Name and Notes Metric Approved

Theme 3: Buildings and Energy

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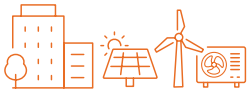
3.1 Operational Energy and GHG Emissions Meet the following Greenhouse Gas Intensity (GHGI), Thermal Energy Demand Intensity (TEDI), and Total Energy Use Intensity (TEUI) targets: • GHGI: 15 kg CO2e/m2/yr • TEUI: 130 kWh/m2/yr • TEDI: 60 kWh/m2/yr **Submission Requirements:** • Energy Modelling Report		Energy and Environment Reviewer Name and Notes Metric Approved
3.3 Solar Readiness All buildings with a pitched roof are designed to be solar-ready according to specifications outlined in GDS Guidebook. 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, conducted by a qualified solar provider or other energy professional, and in consultation with the local distribution company. **Submission Requirements:** • Letter of Commitment • Building and Roof Plans (prior to permit) • Feasibility Study		Energy and Environment Reviewer Name and Notes Metric Approved

Theme 3: Buildings and Energy 

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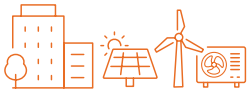
3.4 Embodied Carbon Report embodied carbon in these bulk materials based on the relevant Environmental Product Disclosures (EPD): concrete, steel, masonry, wallboard, glass, thermal insulation, and wood. AND Include concrete mixes that are at least 10% below the Concrete Ontario baselines per mix type. **Submission Requirements:** • Letter of Commitment • Embodied Carbon report (prior to building permit)		Energy and Environment Reviewer Name and Notes Metric Approved
3.5 Water Conservation 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		Energy and Environment Notes Metric Approved

Theme 3: Buildings and Energy 

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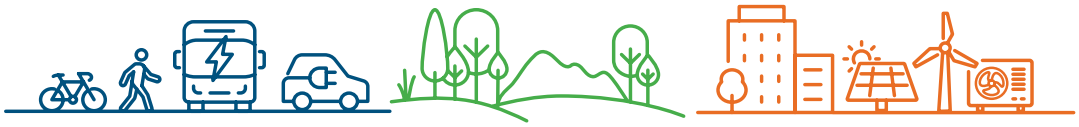
3.6 Construction Waste All projects must develop and implement a Construction and Demolition Waste Management Plan in accordance with O. Reg. 103-94 and must divert at least 50% of the total construction and demolition material from the landfill; diverted materials must include at least four material streams. **Submission Requirements:** • Construction and Waste Management Plan (third party certified)		Energy and Environment Reviewer Name and Notes Metric Approved
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)		Energy and Environment Reviewer Name and Notes Metric Approved

High Performance Buildings



Metric	Completed by Development Applicant Reference to Drawing, Plan, Report, with page number. Please include comments/notes.	Completed by Town of Caledon Internal Notes
4.1 High Performance Buildings 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.		Energy and Environment Reviewer Name and Notes

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: