## 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** 

For Town Use

**Application Number** 

**Town of Caledon Planner** 

**Project Name** 

**Date Received** 

**Site Address** 

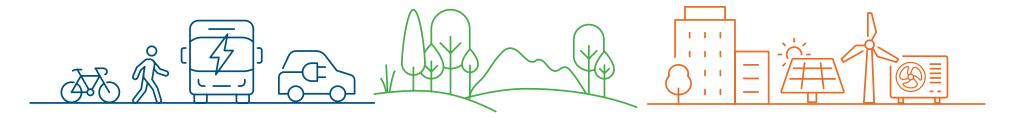
**Applicant Name** 

**Applicant Email** 

**Applicant Phone Number** 

**Registered Owner** 

**Submission Number** 



## Theme 1: Community Design and Mobility 🔊 🐧 📮 🚭

	Completed by Development Applicant	Completed by Town of Caledon
Summarized Metric and Submission Requirements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
1.3 Light Pollution Reduction		Development Engineering 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.		Metric Approved
Sites adjacent to protected natural features shall have no lateral light trespass into the feature. See specifications for details and definitions of natural features.		Parks and Natural Heritage Reviewer Name and Notes
Submission Requirements:		
Lighting Design Plan		
Photometric Plan		
		Metric Approved
1.4 Active Transportation		Transportation Engineering Reviewer Name and Notes
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		Metric Approved
applicable Peel Healthy Development Assessment (HDA) for Streetscape Characteristics, Street Connectivity, and Efficient Parking.		Peel Public Health Reviewer Name and Notes
Submission Requirements:		
Traffic Impact Study		
Peel HDA		
<ul> <li>Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc.</li> </ul>		Metric Approved

## Theme 1: Community Design and Mobility & \* \*

• Site Statistics Template



		Completed by Development Applicant	Completed by Town of Caledon
Summa Require	rized Metric and Submission ements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to	GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
1.7 Ele	ctric Vehicle (EV) Charging		Energy and Environment Notes
EV-Read	a total of 20% of non-fleet parking spaces as dy. Encourage minimum 5% of spaces to be ed with EV Supply Equipment (EVSE).		
	ed parking spaces for carshare services or ing are encouraged.		
Submis	sion Requirements:		
• Site	e Plan, Traffic Plan, or Parking Plan		

Metric Approved



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Summarized Metric and Submission Requirements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
		Parks and Natural Heritage Reviewer Name and Notes
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.		Metric Approved  Development Engineering Reviewer Name and Notes
Submission Requirements:		
Green Factor Scoresheet		
Landscape and Planting Plans		
Arborist's Report		
		Metric Approved
2.2 Healthy Soils		Parks and Natural Heritage Reviewer Name and Notes
Soil volume: Provide access to a minimum of 30 m <sup>3</sup> 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.		Metric Approved  Development Engineering Reviewer Name and Notes
Submission Requirements:		
Soils Report		
Landscape Plan		
Grading Plan		
Letter of Commitment (where applicable)		Metric Approved



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Summarized Metric and Submission Requirements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
		Parks and Natural Heritage Reviewer Name and Notes
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		
		Metric Approved
2.4 Urban Heat Island		Energy and Environment Name and Notes Heritage
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		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		Development Engineering Reviewer Name and Notes
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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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
2.6 Bird-Friendly Design		Parks and Natural Heritage Reviewer Name and Notes
<b>Bird-friendly glazing:</b> 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.		
<b>Rooftop vegetation:</b> 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.		
<b>Grate porosity:</b> 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
		Energy and Environment Reviewer Name and Notes
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		
		Metric Approved
		Energy and Environment Reviewer Name and Notes
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		Metric Approved



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Summarized Metric and Submission Requirements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
		Energy and Environment Reviewer Name and Notes
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		
<ul> <li>Embodied Carbon report (prior to building permit)</li> </ul>		
		Metric Approved
		Energy and Environment Notes
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		
		Matria Approved
		Metric Approved



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Summarized Metric and Submission Requirements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
		Energy and Environment Reviewer Name and Notes
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)		
		Metric Approved
		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



	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  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: