Caledon Green Development Standard:

Draft Plan of Subdivision 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 low-rise residential developments (i.e., detached, semis, and townhouses). 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

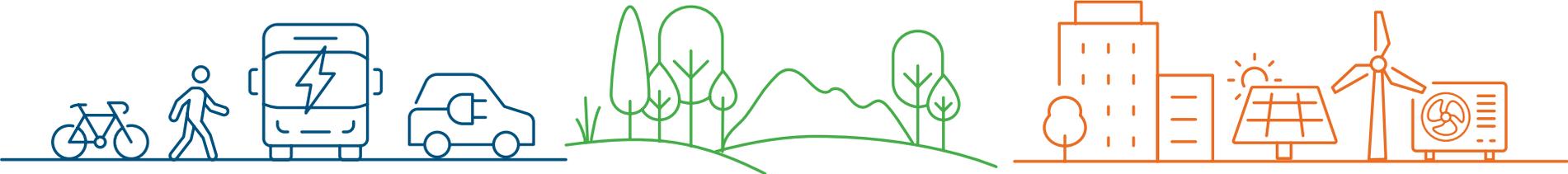**Applicant Email**

Applicant Phone Number

Registered Owner

Submission Number

For Town Use

Town of Caledon Planner

Date Received

Theme 1: Community Design and Mobility

Summarized Metric and Submission Requirements	Completed by Development Applicant	Completed by Town of Caledon
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
1.1 Housing Diversity No more than 50% of units are single/semi detached. Additional units are provided in a range of housing types and sizes identified in the GDS Guidebook. **Submission Requirements:** • Planning Justification Report • Draft Plan • Site Statistics Template		Development Planning Reviewer Name and Notes Metric Approved
1.2 Connection to Parks and Open Space 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). **Submission Requirements:** • Landscape Plan • Community Design Guideline or Urban Design Brief		Parks and Natural Heritage Reviewer Name and Notes Metric Approved Transportation Engineering Reviewer Name and Notes Metric Approved

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1.3 Light Pollution Reduction Developments are encouraged to adhere to the Five Principles for Responsible Outdoor Lighting outlined by the DarkSky International Association. 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, including guidelines for sidewalks, trails, cycling networks, and bicycle parking. 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

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1.5 Public Spaces 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:** • Draft Plan • Urban Design Brief/ Community Design Guidelines		Planning and Development Reviewer Name and Notes Metric Approved
1.6 Mixed Use Neighbourhoods 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. **Submission Requirements:** • Draft Plan and site map • Community Design Guidelines/Urban Design Brief • Healthy Development Assessment (if applicable)		Planning and Development Reviewer Name and Notes Metric Approved Peel Public Health Reviewer Name and Notes Metric Approved

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1.7 Electric Vehicle (EV) Charging Provide a minimum one vehicle space per residential dwelling unit is EV-Ready. **Submission Requirements:** • Letter of Commitment • Building Drawings (prior to permit)		Energy and Environment Notes Metric Approved

Theme 2: Green Infrastructure

Summarized Metric and Submission Requirements Refer to GDS Guidebook for additional details	**Completed by Development Applicant** Reference to Drawing, Plan, Report, with page number. Please include comments/notes.	**Completed by Town of Caledon** Brief summary of internal verification notes and approval status Enter detailed notes on Drawing, Plan, Reports
2.1 On-Site Green Infrastructure Meet minimum green cover targets of 0.6 (low-rise residential) and 0.5 (multi-unit residential in strategic growth areas) 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

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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. Provide a 2-year watering and maintenance program. **Submission Requirements:** • Landscape Plan • Watering 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 – high-albedo/light-coloured materials with a Solar Reflective Index (SRI) of 78 or over for low-sloped roofs (<2:12), or 29 for steep-sloped roofs (>2:12). Exempt if installing solar PVs over 50% of available roof area. For all flat-roofed buildings (slope <2:12): 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. **Submission Requirements:** • Letter of Commitment • Roof Plan (prior to permit)		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

Theme 3: Buildings and Energy

Summarized Metric and Submission Requirements Refer to GDS Guidebook for additional details	Completed by Development Applicant	Completed by Town of Caledon
	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
3.1 Operational Energy and GHG Emissions **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). **Submission Requirements:** • Letter of Commitment and applicable documents for energy modelling, labelling, or alternative pathway		Energy and Environment Reviewer Name and Notes Metric Approved
3.2 Building Resilience 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. **Submission Requirements:** • Building Resilience Strategy Template		Energy and Environment Reviewer Name and Notes Metric Approved

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	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
3.3 Solar Readiness All buildings with a pitched roof are designed to be solar-ready according to specifications outlined in GDS Guidebook. 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. **Submission Requirements:** • Letter of Commitment • Building and Roof Plans (prior to permit)		Energy and Environment Reviewer Name and Notes Metric Approved
3.4 Embodied Carbon Conduct a Materials Emissions Assessment using MCE2 or an equivalent tool to measure A1–A3 stage emissions for all structural, enclosure, and major finishes. **Submission Requirements:** • Letter of Commitment • MCE2 or BEAM report (prior to building permit)		Energy and Environment Reviewer Name and Notes Metric Approved

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3.5 Water Conservation 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. **Submission Requirements:** • Letter of Commitment • Relevant drawings		Energy and Environment Notes Metric Approved
3.6 Construction Waste 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. **Submission Requirements:** • Construction and Waste Management Plan (third party certified or in accordance with LEED)		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: