



Whitby Green Standard Portal

User Guide

Version 1



Introduction

This guide has been developed to assist Applicants with the transition to the Online Whitby Green Standard Portal.

As of May 2023, Applicants of all new Pre-consultations for Site Plan and Draft Plan of Subdivision applications are to submit their Whitby Green Standard applications through the online portal. The requirements of the Whitby Green Standard have not changed at this time, the application process has just moved to digital process. The online portal was developed to help streamline the Whitby Green Standard application and to ensure that Applicants provide the required information at each stage.

Using the guide

Please use the guide to help you through the Whitby Green Standard application process. The guide walks Applicants through each step of the process of submitting a Whitby Green Standard Application through the Portal.

The Appendices (pages 8-33) provide all performance criteria for each tier for both the Site Plan and the Draft Plan of Subdivision Applications. Applicants are to use the appendices to select the tier that their proposed developed would be able to achieve.

The current spreadsheet (shown to the right) will be phased out and replaced by the Whitby Green Standard Portal on the web.

The new portal will be accessible on desktops and mobile devices.

The new portal can be reached at <https://portal.whitby.ca>.

The [Whitby Green Standard Reference Guide](#) remains the overall guide to the standard. The new portal is designed to streamline the development application process for the development community and for Whitby.

Version 2 of the Whitby Green Standard will come into effect in 2024.

Getting help

Whitby is here to help!

Please contact our team at sustainability@whitby.ca for questions about access to the portal, technical support or inquiries about the process in general.

Whitby Green Standard (WGS), Version 1 Site Plan Application: Checklist			
Health and Happiness: Encouraging active, sociable, meaningful lives to promote good health and wellbeing			
Performance Measure(s)			
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Cr
HH1.1	Public or Boulevard Trees	Achieve the requirements of Whitby's Landscape Plan	
HH1.2	Access to Parks and Open Space	Provide access to a variety of park and open space options	
HH1.3	Parkland and Open Space Provision	Meet the parkland provision requirements of Whitby's	Provide the minimum parkland requiremen
Equity and Local Economy: Creating safe, equitable places to live and work which support local prosperity and			
Performance Measure(s)			
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Cr
ELE1.1	Affordable Housing	Meet the affordable housing target of Whitby's Official Plan.	
ELE1.2	Housing Types and Size	Meet the housing mix objectives of Whitby's Official Plan.	
ELE1.3	Community Safety	Development has consideration for the principles of Crime	
Culture and Community: Nurturing local identity and heritage, empowering communities and promoting a cu			
Performance Measure(s)			
Number	Development Feature	Tier 1 Criteria	Tier 2 Core Performance Cr
CC1.1	Art (Within the Site)	Incorporate art into publicly accessible and visible spaces	



Overview of the Whitby Green Standard Application Process

The Whitby Green Standard consists of two Checklists, one for Site Plan applications and one for Draft Plan of Subdivision applications. The Checklists are organized under ten sustainable principles with corresponding performance measures that promote sustainable site and building design.

Each Checklist includes four tiers. Tier 1 is mandatory and required through the planning approval process. Tiers 2 to 4 are higher level voluntary standards. The first step in the Whitby Green Standard application process is to confirm the tier that the proposed development will achieve. This can be done by reviewing the required performance measures for each tier, which are listed in the appendices.

The Whitby Green Standard application begins **once a Pre-consultation request has been successfully submitted through the [Portal](#), and the Applicant has received a Pre-consultation number.**

The Whitby Green Standard application process involves the following steps at Pre-consultation Stage 1, and Pre-consultation Stage 2, shown in the table below.

Pre-consultation Stage 1	Pre-consultation Stage 2
<ul style="list-style-type: none"> • <u>Applicant</u> <ul style="list-style-type: none"> • Populate draft checklist • Advise how WGS will be achieved • <u>Town of Whitby</u> <ul style="list-style-type: none"> • Climate Change Coordinator (CCC) reviews the application and if needed requests further information from applicant. • The Town's comments on the draft Checklist will be provided as part of the Record of Pre-consultation provided to the Applicant. 	<ul style="list-style-type: none"> • <u>Applicant</u> <ul style="list-style-type: none"> • Logs into the portal to revise the Checklist based on comments received during Pre-consultation Stage 1 • Complete Sustainability Rationale Report • <u>Town of Whitby</u> <ul style="list-style-type: none"> • Staff review the updated application and if needed requests further information from applicant. • Whitby provides responses to applicant through the portal and via email

Pre-consultation Stage 1

Once you have received a Pre-consultation number and have chosen a tier that the proposed development will achieve, the Whitby Green Standard requirements for Pre-consultation Stage 1 can be completed. During Stage 1 of the Pre-consultation process, there are two phases that the Applicant will complete: Phase 1: provide application details and Phase 2: populate the draft Checklist.

Phase 1: Provide Application Details

Step 1 Login to the WGS portal.
Go to <https://portal.whitby.ca/> and Login to the Portal.
Select “New Whitby Green Standard Application”



Select the appropriate application type: Site Plan or Draft Plan of Subdivision.

This guide walks through the Whitby Green Standard application process for Site Plan application, however the general process followed is the same for both application types.

Step 2 Make disclosures.
Read and confirm the disclosure statements by checking the boxes, then press the “Next” button.

Disclosure
<input checked="" type="checkbox"/> Your registered account information is accurate. *
<input checked="" type="checkbox"/> You have submitted the mandatory requirements for Pre-Consultation. *
<input checked="" type="checkbox"/> You confirm that the proposed development will achieve a minimum of Tier 1 as required by the Whitby Green Standard. *

Step 3 Select at least one property.
Under the Street Name dialogue box, select a street and press the “Search” button. Then review all addresses on that street.
Select the appropriate address/street lot revealed in the list.
You can add that property (“+ Add”), or **remove** any previously added properties.
You can add any other properties that may be in your site plan application.
Press “Next” when finished adding properties.

Pre-Consultation Number *	PRE-17-23
Project name	Gateacre Court
Development Type *	Multi-residential
Performance tier the proposed development will achieve *	Tier 2

Step 4 Provide application details and select the tier.
Enter the Pre-consultation number for the proposed development.
Enter the Project Name and Select the Development Type (only Site Plan Application).
Select the Performance tier and Press “Next”.

This is an important step as the performance measures in the next steps will be pre-populated based on the tier that is selected.
Tier 1 is mandatory for the planning approval process and Tiers 2 to 4 are higher level voluntary standards.

Pre-consultation Stage 1

Phase 2: Populate the Draft Checklist

To populate the draft Whitby Green Standard Checklist, complete the following steps.

Step 5 Confirm application details and provide the purpose of the application.

Review and confirm the application details. **This will be the last opportunity to edit prior to submission.**

Fill out the application purpose. Please provide a detailed description of the project as this information will be used in the Sustainability Rationale Report.

Purpose of the Application *

Once you click on the Confirm & Submit button you will not be able to go back.

[Previous](#) [Confirm & Submit](#)

Step 7 Review the required performance measures and provide comments.

Applicants are to indicate the specific plan or drawing number that demonstrates achievement of the criteria. In the case that the performance measure is demonstrated within a report, provide the specific page number(s). In the Applicant comments section please provide commentary on how the performance measure has/will be achieved.

Performance Measure Number	Development Feature	Performance Criteria	Plans and Drawings #s	Applicant comments	Action
HH1.1	Public or Boulevard Trees	Achieve the requirements of Whitby's Landscape Plan Guidelines for Site Plan and Subdivision Developments Planning and Development Department.			

If a performance measure is not applicable to your development please provide a detailed description as to why so that Staff can confirm.

To do this, click on the pencil icon on each measure in the table shown below. Alternatively, press the **“Edit All”** button in the top right to edit multiple performance measures at once.

Once the details are complete, select **“Next”**. Alternatively, you can **“Save for later”** and resume the application at another time.

Step 8 Complete any voluntary and innovation performance measures.

Each Tier beyond Tier 1 also requires the achievement of voluntary performance measures. At minimum, please select the number of Voluntary Performance Measures required based on the Tier that your development will be achieving.

Plans and Drawings #s

Applicants Comments

Use the **“Add”** button to start entering information for each measure and use the **“Update”** button to save each item. You may also fill out up to two innovation performance measures in lieu of two voluntary measures.

Pre-consultation Stage 1

Phase 2: Populate the Draft Checklist continued.

To populate the draft Whitby Green Standard Checklist, complete the following steps.

Step 9 Upload supporting documentation.

Add any further supporting documents available at this time may be uploaded using the “+Add” button.

Press the “**Complete**” button once finished. Please note that it is not required to upload documents at this stage.

Step 10 Check email and update the draft Checklist if required.

You have now submitted the draft Whitby Green Standard Checklist for review and will receive a confirmation email shortly.

On the Portal under “**My Applications**” you will now see a table showing a complete list of all your Whitby Green Standard applications and statuses.

Town Staff will review the draft Checklist within two (2) business days of the submission to make sure that all required information has been provided. If the required information has not been provided, the Applicant will receive an email titled, “WGS Notice of Incomplete Whitby Green Standard Application”.

The Applicant will be required to log into the Portal and update the draft Checklist according to the comments included in the email and repeat steps 6 to 8.

Pre-consultation Stage 2

Once you receive the Record of Pre-consultation from the Planner, which will include a copy of Staff’s comments on the draft Whitby Green Standard Checklist you will be able to log into the Portal and address the comments as part of Stage 2 of the Pre-consultation process following the steps outlined below.

Step 1 Review your application.

You can review your applications by going to “My Applications” under “Whitby Green Standard” on the home page menu.

File Number	Address	Type / Tier	In Date	Status	Action
2023 101007 000 00 WGS	102 Abbyview Dr. Whitby	Whitby Green Standard - Site Plan Tier 1	2023-04-20	Draft Application Submitted	
2023 101006 000 00 WGS	10 Annavita Ct. Whitby	Whitby Green Standard - Site Plan Tier 2	2023-04-20	Pre-Con Stage 2 - Submission 1	Re-submit

To help organize your applications, the top left of the “Track My Development Application” table has a filter to show the following options: “All”, “Online Draft Application”, “In Circulation”, “Submitted for Circulation”, “Submission Complete”.

On the “Action” column on the right, you can update applications by selecting “Re-submit”.

Step 2 Update your application and create the Sustainability Rationale Report.

Review the Staff Comments for each Performance Measure. As per Steps 6 to 8 on the previous page, make additions and edits as required.

Once you have made changes to the Performance Measures, the Voluntary Measures and any Innovation Performance Measures, you will now need to populate the Sustainability Rationale Report.

Use the Action icon on the right to edit the four sections.

Step 3 Upload any additional supporting documentation requested.

The comments you received from the Sustainability Staff during Pre-consultation Stage 1 will already be included in the document register as a record of past comments for your reference.

You can review comments using the “View” button.

Add any further supporting documents using the “+Add” button.

Press the “Complete” button once finished.

You will now see the list of all your applications and statuses. The one you just submitted will be in “Submitted for Circulation” status.

Pre-consultation Stage 2 continued.

Step 4 Update Checklist and Sustainability Rationale Report based on Staff Comments.

Once Staff have reviewed your application, you will be notified by email and will be required to log into the Portal to address all comments as part of your second submission for Pre-consultation Stage 2.

Step 5 Further updates as required.

Staff will review the updated Checklist and Sustainability Rationale Report to determine if any further information is required.

If further information is required, you will be notified by email and will be required to log into the Portal and address all comments as part of your third submission for Pre-consultation Stage 2.

Step 6 Download your complete Sustainability Rationale Report.

Once Staff deem the Checklist and Sustainability Rationale Report are complete, you will receive an email with a copy of the Sustainability Rationale Report attached that is automatically generated by the Portal.

Please save a copy of this report for your records.

Next Steps The completed Sustainability Rationale Report will be reviewed during the development application process and may be amended as required due to any proposed changes to the design of the development.

The commitments made within the Sustainability Rationale Report will need to be followed as per Schedule G of the Site Plan Agreement.

Appendices

Notes to Appendix A and B

Appendix A (pages 9-23) provides the required performance measures for each tier of the Whitby Green Standard Site Plan Application Checklist. A summary of the requirements is shown here:

Performance measure category	Tier 1	Tier 2	Tier 3	Tier 4	Voluntary
Local and Sustainable Food		LSF1.1			LSF.V.1
Health & Happiness	HH1.1-3	HH1.3	HH1.3	HH1.3	HH.V.1-3
Equity and Local Economy	ELE1.1-3				ELE2.V.1-3
Culture and Community	CC1.1-3	CC1.4			CC.V.1-2
Land Use and Nature	LUN1.1-4	LUN1.4-11	LUN1.7-9		LUN.V.1-4
Sustainable Water	SW1.1-2, 5	SW1.3-7	SW1.5-7	SW1.5-7	SW.V.1-2
Recycled/ Reclaimed Materials					MP.V.1
Travel and Transport	TT1.1-7, 12-13	TT1.4,6-15	TT1.12-15	TT1.12-15	TT.V.1-7
Energy & Climate Change	ECC1.1-3, 6-7	ECC1.2, 4-8	ECC1.6-8	ECC1.6-7	ECC.V.1-7
Zero Waste		ZW1.2-3			

Appendix B (pages 24-33) provides the required performance measures for each tier of the Whitby Green Standard Draft Plan of Subdivision Application Checklist. A summary of the requirements is shown here:

Performance measure category	Tier 1	Tier 2	Tier 3	Tier 4	Voluntary
Health & Happiness	HH1.1-3	HH1.3	HH1.3	HH1.3	HH.V.1
Equity and Local Economy	ELE1.1-3				ELE2.V.1-2
Culture and Community	CC1.1-2	CC1.3			CC.V.1
Land Use and Nature	LUN1.1-4	LUN1.4-9	LUN1.6-7		LUN.V.1-2
Sustainable Water	SW1.1,3,6	SW1.2-6	SW1.4-6	SW1.4-6	SW.V.1
Travel and Transport	TT1.1-3,5-6	TT1.4-10	TT1.9-10	TT1.9-10	TT.V.1-3
Energy & Climate Change	ECC1.1-3	ECC1.2, 4-5	ECC1.5	ECC1.5	ECC.V.1

Note that for Tiers 2 to 4 the performance measures of the previous Tier(s) must also be satisfied.

Appendix A - Whitby Green Standard

Site Plan Application Performance Measures - Tier 1

Development Number	Development Feature	Tier 1 Core Performance Criteria
HH1.2	Access to Parks & Open Space	Provide access to a variety of park and open space options that align with Whitby's Official Plan; which comply with Public Works Operations and Maintenance requirements.
HH1.3	Parkland & Open Space Provision	Meet the parkland provision requirements of Whitby's Official Plan.
ELE1.1	Affordable Housing	Meet the affordable housing target of Whitby's Official Plan. Affordable Housing means: a) in the case of ownership housing, the least expensive of: i) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or ii) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Region; and b) in the case of rental housing, the least expensive of: i) a unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or ii) a unit for which the rent is at or below the average market rent of a unit in the Region.
ELE1.2	Housing Types & Size	Meet the housing mix objectives of Whitby's Official Plan.
ELE1.3	Community Safety	Development has consideration for the principles of Crime Prevention Through Environmental Design Principles (CPTED), per Whitby's Official Plan.
CC1.1	Art (Within the Site)	Incorporate art into publicly accessible and visible spaces and into building designs as an architectural element, per Whitby's Official Plan.
CC1.2	Outdoor Amenity Space	Provide public and/or private outdoor amenity spaces, where appropriate, for multi-residential development and non-residential development, particularly for development within Intensification Areas.
CC1.3	Cultural Heritage Resources	Complete a cultural heritage impact assessment that describes the cultural heritage resource and potential impacts of development and recommends strategies to mitigate negative impacts, where the alteration, development, or redevelopment of property is proposed on, or adjacent to cultural heritage resources that are designated under Part IV or Part V of the Ontario Heritage Act, per Whitby's Official Plan.
LUN1.1	Private Street Lights	100% of exterior light fixtures are designed to meet RP-8 Guidelines (Illuminating Engineering Society) and LED Standard (Section H) from the Town of Whitby Design Criteria and Engineering Standards.
LUN1.2	Ecological Functions	Meet the environmental management policies of Whitby's Official Plan and the Central Lake Ontario Conservation Authority guidelines (if the project is within their jurisdiction).

Appendix A - Whitby Green Standard

Site Plan Application Performance Measures - Tier 1

Number	Development Feature	Tier 1 Core Performance Criteria
LUN1.3	Ecological Integrity	Wherever possible, new vegetation is native to southeast Ontario. Refer to the Recommended Plant Species listing in Appendix T of Whitby's Landscape Plan Guidelines for Site Plan and Subdivision Developments.
LUN1.4	Tree Canopy	If applicable, submit a Tree Preservation Plan in accordance with the Town of Whitby Tree Protection Requirements for New Development. Any trees removed are replaced to maintain the existing tree canopy, per Whitby Tree Preservation and Clearing Guidelines for New Developments.
SW1.1	Stormwater Management (Quality, Quantity, & Erosion Control)	Meet Ministry of the Environment, Town Design Criteria and Master Drainage Plans, and Central Lake Ontario Conservation Authority guidelines.
SW1.2	Residential Driveways and/or Parking Lots	Proposed landscaping within parking areas is required to: 1. Enhance growing conditions for trees, per the Landscape Plan Guidelines for Site Plan and Subdivision Developments Planning and Development Department 2. Use paving materials that provide for the infiltration of water into the ground and conform to the surface treatment requirements of Zoning By-Law 1784 and 2585.
SW1.5	Water Balance	Meet the Central Lake Ontario Conservation Authority's requirements and guidelines and the Town Design Criteria and Master Drainage Plans.
TT1.1	Accessible Pedestrian Infrastructure	Meet the AODA Integrated Accessibility Standards, sections 80.16 to 80.31 inclusive, for pedestrian infrastructure.
TT1.2	Active Transportation Plan (ATP)	Meet the urban mobility requirements of the Town's Active Transportation Plan, as well as provide bicycle parking, and ensure connectivity of urban mobility through the site (where applicable). Sites not included in the current Active Transportation Plan are to be submitted for consideration on a case by case basis.
TT1.3	Transit Supportive Compact Built form	Meet the compact development goals, objectives, and policies in Whitby's Official Plan.
TT1.5	Off-Street Surface Parking	Off-street surface parking is designed in accordance with the policies of the Official Plan and the Town's design criteria and engineering standards.
TT1.6	Walkways (Sidewalks, Multi-use Pathways, & Trails)	Meet the Town's policies, design criteria, and standards for sidewalks. Adhere to the Town's Engineering Standards when designing multi-use pathways and trails.
TT1.7	Access to Transit	Meet requirements of Whitby's Official Plan, and: 1. Consider access of Durham Region Transit Stops. 2. Ensure pedestrian connectivity to all transit facilities.

Appendix A - Whitby Green Standard

Site Plan Application Performance Measures - Tier 1

Number	Development Feature	Tier 1 Core Performance Criteria
TT1.12	Bike Storage: Short Term for residential buildings four storeys or more	<p>90% of all new buildings provide the following short-term bike storage rates:</p> <ol style="list-style-type: none"> 1 Non-residential: 2.5% of peak visitors. 2 Multi-unit residential: 2.5% of peak visitors. 3 Retail: 2 spaces for every 465 sqm. 4 Mixed-use: See above requirements. <p>Storage should be covered and secure, within line of sight of main entrance.</p>
TT1.13	Bike Storage: Long Term for residential buildings four storeys or more	<p>90% of all new buildings provide the following long-term bike storage rates:</p> <ol style="list-style-type: none"> 1 Non-residential: 5% of all regular building occupants. 2 Multi-unit residential: 30% of all regular building occupants. 3 Retail: 5% of regular building occupants. 4 Mixed-use: See above requirements.
ECC1.1	District Energy Systems for residential buildings four storeys or more	Explore options to connect to existing on-site energy generation systems, such as district energy facilities, where feasible.
ECC1.2	Renewable Energy	Determine the feasibility of energy generation from renewable resources.
ECC1.3	Passive Solar Orientation	Where feasible, 50% (or more) of the development blocks have one axis within 15 degrees of the East-West plane. East-West lengths of those blocks are at least as long as the North-South lengths of blocks.
ECC1.6	Building Energy Performance for residential buildings four storeys or more & non-residential buildings.	<p>Design the building to achieve 15% improvement above OBC, SB-10, Division 3 (2017); OR</p> <p>TEUI, TEDI and GHGI targets by building type (required for Tier 2).</p>
ECC 1.7	Building Energy Performance for low-rise residential development	Design the building(s) to achieve at least ENERGY STAR® for New Homes, version 17, R-2000® requirements, or equivalent.

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Site Plan Application Performance Measures - Tier 2

Number	Development Feature	Tier 2 Core Performance Criteria
HH1.3	Parkland & Open Space Provision	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.10.
CC1.4	Sustainable Culture	Develop and distribute a sustainability handout to new residents to understand green/sustainable elements in homes/buildings.
LUN1.4	Tree Canopy	30% tree canopy will be achieved within 10 years of the development (demonstrate through modeling and tree planting plan).
LUN1.5	Heat Island Effect for residential buildings four storeys or more & non-residential buildings	50% of the roof area of all new buildings within the project have a minimum solar reflectance index value of 82 (for low-sloped roofs <2.12) or 39 (for steep-sloped roofs >2.12).
LUN1.6	Construction Plan	Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan must incorporate best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction (see Glossary and Resources in Reference Guide for more information).
LUN1.7	Bird & Bat Friendly Glazing for residential buildings four storeys or more & non-residential buildings	Treat all glass balcony railings within the first 12 m of the building above grade. Fly-through conditions: Treat glazing at all heights resulting in fly-through conditions with visual markers at a spacing of no greater than 100 mm x 100 mm. Fly through conditions that require treatment include: - Glass corners - Parallel glass - Building integrated or free-standing vertical glass - At-grade glass guardrails - Glass Parapets.
LUN1.8	Biodiverse Green Roofs for Pollinators	Provide a minimum of 30 per cent of Available Roof Space as biodiverse green roof to support pollinator species. Note: Residential buildings less than 6 storeys or 20 m in height are exempt from this performance measure.
LUN1.9	Restoration of Biodiversity & Pollinator Habitat	Using at least 50% plant species native to southeast Ontario, restore predevelopment native ecological communities, water bodies, or wetlands on the project site in an area equal to or greater than 15% of the development footprint.
LUN1.10	Invasive Species	Introduce no invasive plant species into the landscape, including Giant Hogweed and Wild Parsnip.
LUN1.11	Key Natural Heritage Features and/or Key Hydrologic Features: Enhanced Buffers	Providing an enhanced buffer planting plan adjacent to identified key natural heritage features and/or key hydrologic features above and beyond the site specific development requirements.

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Site Plan Application Performance Measures - Tier 2

Number	Development Feature	Tier 2 Core Performance Criteria
SW1.3	Native, Drought-Tolerant Plants	Use native, drought-tolerant plants for 50% of the landscaped area.
SW1.4	Stormwater Management Quality (Private Lots/Units)	Best management practices (BMPs) are used to treat runoff, including pre-treatment, additional storage, or oversizing.
SW1.5	Water Balance	Provide water balance modeling report for the first year per the Town Design Criteria and Master Drainage Plans.
SW1.6	Stormwater Management Quantity (Private Lots/Units)	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 5%, using low-impact development (LID) and green infrastructure (GI) practices.
SW1.7	Irrigation for Lots/Units	Reduce potable water use for irrigation by 60%.
ZW1.2	Household Hazardous Waste for residential buildings four storeys or more	Provide a dedicated collection area or room for household hazardous waste and/or electronic waste.
ZW1.3	Construction Waste Reduction	Develop and apply a waste stream management narrative and plan focusing on waste diversion demonstrating the below hierarchy: <ul style="list-style-type: none"> - Waste or source reduction (including prevention, minimization and reuse). - Recycling and materials recovery. - Disposal.
LSF1.1	Local Food Production	Where possible, incorporate community gardens, rooftop gardens, and spaces that support farmers' markets in appropriate locations to contribute to the accessibility of locally grown produce in urban areas.
TT1.4	Traffic Control	Roundabouts are included to avoid unwarranted stop control and increased stopping and idling, as per the Town of Whitby Design Criteria and Engineering Standards.
TT1.6	Walkways (Sidewalks, Multi-use Pathways, & Trails)	Provide missing walkway connections between the subject site and existing public walkways.
TT1.7	Access to Transit	At least 70% of dwelling units and non-residential entrances are within 350 meters walking distance to the nearest transit stop, where feasible.
TT1.8	Carpool & Car-Share Parking	Provide carpool or shared-use vehicle parking spaces equivalent to at least 10% of the total off-street parking spaces for each non-residential and mixed-use building on the site. Such parking spaces must be marked and within 60 meters walking distance of entrances to the building served.

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Site Plan Application Performance Measures - Tier 2

Number	Development Feature	Tier 2 Core Performance Criteria
TT1.9	Parking Footprint for residential buildings four storeys or more & non-residential buildings	Either do not build new off-street parking lots, or locate all new off-street surface parking lots at the side or rear, leaving building frontages facing the circulation network free of surface parking lots (alleys may be exempted).
TT1.10	Street Networks & Blocks for residential buildings four storeys or more	75% of block perimeters do not exceed 550 metres and 75% of block lengths do not exceed 250 metres.
TT1.11	Functional Entry to the Urban Mobility Network for residential buildings four storeys or more	At least 90% of new buildings have a functional entry onto the Road Circulation Network or other public space, such as a park or plaza, but not a parking lot.
TT1.12	Bike Storage: Short Term for residential buildings four storeys or more	<p>90% of all new buildings provide the following short term bike storage rates:</p> <ol style="list-style-type: none"> 1. Non-residential: 5% of peak visitors 2. Multi-unit residential: 5% of peak visitors 3. Retail: 2 spaces for every 465 sqm 4. Mixed-use: See above requirements <p>Storage should be covered and secure, within the line of sight of main entrance.</p>
TT1.13	Bike Storage: Long Term for residential buildings four storeys or more	<p>90% of all new buildings provide the following short term bike storage rates:</p> <ol style="list-style-type: none"> 1. Non-residential: 7.5% of peak visitors 2. Multi-unit residential: 30% of all regular building occupants 3. Retail: 7.5% of regular building occupants 4. Mixed-use: See above requirements
TT1.14	Complete Street Design	80% of streets are designed to meet the needs and safety of all road users per a complete streets approach.
TT1.15	Electric Vehicle Charging Stations for residential buildings four storeys or more & non-residential buildings	At least 20% of parking spaces are equipped with electric vehicle charging stations.

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Site Plan Application Performance Measures - Tier 2

Number	Development Feature	Tier 2 Core Performance Criteria
ECC1.2	Renewable Energy	Ensure that buildings are designed to accommodate connections to solar technologies
ECC1.4	Building Commissioning for Mid to High-Rise Residential & all Non-Residential Development	Commission the building using best practice commissioning.
ECC1.5	Energy Efficient Appliances	Provide Energy Star or equivalent labeled appliances.
ECC1.6	Building Energy Performance for residential buildings four storeys or more & non-residential buildings.	Design the building to achieve Tier 2 TEUI, TEDI and GHGI targets by building type (required) OR 25% improvement above OBC, SB-10, Division 3 (2017) for other building types.
ECC 1.7	Building Energy Performance for low-rise residential development	Design, construct and label the building(s) to achieve at least ENERGY STAR® for New Homes, version 17, R-2000® requirements, or equivalent.

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Site Plan Application Performance Measures - Tier 3

Number	Development Feature	Tier 3 Core Performance Criteria
HH1.3	Parkland & Open Space Provision	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.15.
LUN1.7	Bird & Bat Friendly Glazing for residential buildings four storeys or more & non-residential buildings	Use a combination of the following strategies to treat a minimum of 95 per cent of all exterior glazing within the greater of the first 12 m of the building above grade or the height of the mature tree canopy (including all balcony railings, clear glass corners, parallel glass and glazing surrounding interior courtyards and other glass surfaces): <ul style="list-style-type: none"> - Low reflectance, opaque materials. - Visual markers applied to glass with a maximum spacing of 100 mm x 100. - Building-integrated structures to mute reflections on glass surfaces.
LUN1.8	Biodiverse Green Roofs for Pollinators	Provide a minimum of 50 per cent of Available Roof Space as biodiverse green roof to support pollinator species. Note: Residential buildings less than 6 storeys or 20 m in height are exempt from this performance measure.
LUN1.9	Restoration of Biodiversity & Pollinator Habitat	Using at least 50% plant species native to southeast Ontario, restore predevelopment native ecological communities, water bodies, or wetlands on the project site in an area equal to or greater than 20% of the development footprint.
SW1.5	Water Balance	Provide water balance modeling report for the first five years per the Town Design Criteria and Master Drainage Plans.
SW1.6	Stormwater Management Quantity (Private Lots/Units)	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspirate, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 10%, using low-impact development (LID) and green infrastructure (GI) practices.
SW1.7	Irrigation for Lots/Units	Reduce potable water use for irrigation by 80%.
TT1.12	Bike Storage: Short Term for residential buildings four storeys or more	90% of all new buildings provide the following short term bike storage rates: <ol style="list-style-type: none"> 1. Non-residential: 7.5% of peak visitors 2. Multi-unit residential: 7.5% of peak visitors 3. Retail: 2 spaces for every 465 sqm 4. Mixed-use: See above requirements Storage should be covered and secure, within the line of sight of main entrance.
TT1.13	Bike Storage: Long Term for residential buildings four storeys or more	90% of all new buildings provide the following short term bike storage rates: <ol style="list-style-type: none"> 1. Non-residential: 10% of peak visitors 2. Multi-unit residential: 30% of all regular building occupants 3. Retail: 10% of regular building occupants 4. Mixed-use: See above requirements.

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Site Plan Application Performance Measures - Tier 3

Number	Development Feature	Tier 3 Core Performance Criteria
TT1.14	Complete Street Design	90% of streets are designed to meet the needs and safety of all road users per a complete streets approach.
TT1.15	Electric Vehicle Charging Stations for residential buildings four storeys or more & non-residential buildings	At least 20% of parking spaces are equipped with electric vehicle charging stations. All remaining spaces are designed to enable future charging station installation.
ECC1.6	Building Energy Performance for residential buildings four storeys or more & non-residential buildings.	Design the building to achieve Tier 3 TEUI, TEDI and GHGI targets by building type (required) OR target the CaGBC Zero Carbon Building Standard (ZCBS).
ECC 1.7	Building Energy Performance for low-rise residential development	Design, construct the building to be Net Zero ready in accordance with the CHBA Net Zero Home Labeling Program or equivalent.
ECC 1.8	Building Resilience for residential buildings four storey or more & non-residential buildings	Implement the enhanced measures for basement flood protection, extreme wind protection, and extreme heat protection from the most recent version of the Durham Region Climate Resilience Standard for New Houses.

Appendix A - Whitby Green Standard

Site Plan Application Performance Measures - Tier 4

Number	Development Feature	Tier 4 Core Performance Criteria
HH1.3	Parkland & Open Space Provision	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.20.
SW1.5	Water Balance	Provide water balance modeling report for the first ten years per the Town Design Criteria and Master Drainage Plans.
SW1.6	Stormwater Management Quantity (Private Lots/Units)	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspirate, or collect and reuse) on-site the runoff from the developed site; and reducing the local rainfall event runoff by an additional 15%, using low-impact development (LID) and green infrastructure (GI) practices.
SW1.7	Irrigation for Lots/Units	Reduce potable water use for irrigation by 100%.
TT1.12	Bike Storage: Short Term for residential buildings four storeys or more	<p>90% of all new buildings provide the following short term bike storage rates:</p> <ol style="list-style-type: none"> 1. Non-residential: 7.5% of peak visitors 2. Multi-unit residential: 7.5% of peak visitors 3. Retail: 2 spaces for every 465 sqm 4. Mixed-use: See above requirements <p>Storage should be covered and secure, within the line of sight of main entrance.</p>
TT1.13	Bike Storage: Long Term for residential buildings four storeys or more	<p>90% of all new buildings provide the following short term bike storage rates:</p> <ol style="list-style-type: none"> 1. Non-residential: 10% of peak visitors 2. Multi-unit residential: 30% of all regular building occupants 3. Retail: 10% of regular building occupants 4. Mixed-use: See above requirements <p>Indoor heated bike storage must be provided.</p>
TT1.14	Complete Street Design	100% of streets are designed to meet the needs and safety of all road users per a complete streets approach.
TT1.15	Electric Vehicle Charging Stations for residential buildings four storeys or more & non-residential buildings	At least 30% of parking spaces are equipped with electric vehicle charging stations. All remaining spaces are designed to enable future charging station installation.

Appendix A - Whitby Green Standard

Site Plan Application Performance Measures - Tier 4

Number	Development Feature	Tier 4 Core Performance Criteria
ECC1.6	Building Energy Performance for residential buildings four storeys or more & non-residential buildings.	Design the building to achieve Tier 4 TEUI, TEDI and GHGI targets by building type (required) OR target the Passive House Standard.
ECC 1.7	Building Energy Performance for low-rise residential development	Design and construct the building in accordance with the CHBA Net Zero Home Labeling Program or the Passive House Standard.

Appendix A - Whitby Green Standard Site Plan Application Voluntary Performance Measures

Number	Development Feature	Voluntary Criteria
LSF.V.1	Local Food Production	Permanent and accessible urban agriculture space of at least 1 m ² per dwelling unit is allocated within an 800 m walk distance of all dwelling units through one or more of the following: <ul style="list-style-type: none"> - Community garden. - Edible landscaping, with labeled plants and signage containing harvesting guidelines. - Small farm or orchard. - Private garden. - Rooftop garden.
HH.V.1	Access to Private Parks/Amenity/Open Space	75% of privately owned commercial or residential buildings with a floor area of 10,000 m ² provide public access to an allotted space that totals at least 186 m ² and is accessible at all times, unless regularly closed for security purposes (e.g., during nighttime hours) or for special events.
HH.V.2	Access to Restorative Built Spaces	At least two Built Heritage Resources are located within the project boundary or within a 400 metre walk distance of the project boundary. Built Heritage Resources include buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.
HH.V.3	Access to Neighbourhood Uses	The project boundary is within a 400-meter walking distance of at least five uses (see Glossary and Resources in Reference Guide for more information) from the following categories: <ul style="list-style-type: none"> - Food retail - Community-serving retail (e.g. convenience store) - Health and beauty services - Civic and community facilities
ELE2.V.1	Affordable Housing	At least 30% of all new residential units produced are affordable to households of low and moderate income. Affordable Housing means: <ul style="list-style-type: none"> a) in the case of ownership housing, the least expensive of: <ul style="list-style-type: none"> i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area; and b) in the case of rental housing, the least expensive of: <ul style="list-style-type: none"> i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Appendix A - Whitby Green Standard

Site Plan Application Voluntary Performance Measures

Development Number	Development Feature	Voluntary Criteria
ELE.V.2	Housing Types & Size	Include a 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.
ELE.V.3	Visitable Units	<p>Design a minimum of 20% of the new dwelling units (but not less than one dwelling unit per type) to be visitable for each of the following residential building types:</p> <ul style="list-style-type: none"> - detached single-dwelling-unit buildings; - attached single-dwelling-unit buildings; and - buildings with two or three dwelling units. <p>Each unit must also have a kitchen, living area, bedroom, and full bath on an accessible level. For multi unit buildings with four or more dwelling units, design a minimum of 20% of the units (but not less than one) to include universal design features (see Glossary and Resources in Reference Guide for more information).</p>
CC.V.1	Outdoor Amenity Space	<p>At least two of the following public use spaces where people can interact and congregate at no cost are within the project boundary:</p> <ul style="list-style-type: none"> - Plaza or square. - Park. - Amphitheatre. - Pedestrian street. - Trails.
CC.V.2	Community Hubs	Include as part of the private development a community hub where people come together to receive services or meet one another, for a range of health and social services, cultural, recreational, and/or community needs.
LUN.V.1	Street Lights	75% of exterior luminaires within the private laneway or parking lot are shielded such that no light emits at or above 90° above nadir with the exception of ornamental street lighting, which adheres to the up light control requirements of Table H of the Joint IDA-IES MLO per lighting zone.
LUN.V.2	Habitat Conservation Plan	If the site has any affected species or ecological communities, prepare a Habitat Conservation Plan (see Glossary and Resources in Reference Guide for more information).
LUN.V.3	Habitat Creation	Introduce wildlife habitat and biodiversity above and beyond the site-specific development requirements.
LUN.V.4	Creek Restoration & Enhancement	Provide creek restoration and enhancement, including natural channel design, that is above and beyond that site-specific development requirements.

Appendix A - Whitby Green Standard

Site Plan Application Voluntary Performance Measures

Number	Development Feature	Voluntary Criteria
SW.V.1	Water Metering for residential buildings four storeys or more & non-residential buildings	Install permanent water meters that measure the total potable water use for the building and associated grounds. Meter data must be compiled into monthly and annual summaries; meter readings can be manual or automated.
SW.V.2	Building Water Efficiency for residential buildings four storeys or more & non-residential buildings	Reduce indoor aggregate water consumption by 20% from the following baselines: - Toilet: 6 litres per flush. - Urinal: 3.8 litres per flush. - Public restroom faucet: 1.9 litres per minute at 415 kPa. - Private restroom faucet: 8.3 litres per minute at 415 kPa. - Kitchen faucet: 8.3 litres per minute at 415 kPa. - Showerhead: 9.5 litres per minute at 550 kPa per shower stall.
MP.V.1	Recycled/Reclaimed Materials	At least 20% of base asphalt is comprised of recycled materials.
TT.V.1	Connected Community (Internal Connectivity)	Locate or design and build the project such that its internal connectivity is at least 54 intersections per square kilometer.
TT.V.2	Pedestrian-Scale Design	The articulation of street-facing façades, for buildings owned, operated or managed by the project owner, are designed such that no more than 40% or 15 m (whichever is less) is blank, and incorporate at least two of the following: - Street-level windows, which allow visibility into the space. - Window display cases. - Murals or other artistic installations. - Biophilic and other landscape elements. - Mixed building textures, colors and/or other design elements.
TT.V.3	Urban Mobility Network	Locate the project such that the project boundary is within 400 meters of an existing urban mobility network, that connects to at least one of the following: • at least 10 diverse uses; • a school or employment center, if the project total floor area is 50% or more residential; or • a bus rapid transit stop, light or heavy rail station, or commuter rail station.
TT.V.4	Mobility-supportive Infrastructure	Provide neighbourhood mobility amenities such as rest stops and water bottle fill stations.

Appendix A - Whitby Green Standard Site Plan Application Voluntary Performance Measures

Number	Development Feature	Voluntary Criteria
TT.V.5	Bicycle Share for residential buildings four storeys or more & non-residential buildings	Provide a public bike share location at-grade on the site.
TT.V.6	Weather Protection for residential buildings four storeys or more & non-residential buildings	Provide covered outdoor waiting areas for pedestrian comfort and protection from inclement weather.
TT.V.7	Pedestrian Wayfinding	<p>Pedestrian wayfinding signage is present and includes the following:</p> <ul style="list-style-type: none"> - Forward-facing street map that includes street names. - Basic cardinal directions. - Designation of bicycle routes. - Identification and location of, distance to and/or time to key community focal points such as those within an 800 metre walk distance or bicycle ride.
ECC.V.1	Renewable Energy	Design on-site renewable energy systems to supply a minimum of 5% of the building's total energy load from solar PV, solar thermal or wind, or 20% from geo-exchange.
ECC.V.2	Solar Readiness for residential buildings four storeys or more & non-residential buildings.	Design and orient 75% or more of the project's total building floor area (excluding existing buildings) such that one axis of each qualifying building is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east-west.
ECC.V.3	Solar Readiness for low-rise residential development	Buildings are designed to accommodate connections to solar PV or solar thermal.
ECC.V.4	Submetering for residential buildings four storeys or more & non-residential buildings.	Install energy sub-meters, including electrical, thermal, or gas, for each heating and cooling appliance in all residential units or for each tenant in multi-tenant commercial buildings.
ECC.V.5	Wind Access	Plan space to optimize wind access and minimize turbulence created by structures, trees and terrain.

Appendix B - Whitby Green Standard

Draft Plan of Subdivision Application Performance Measures - Tier 1

Number	Development Feature	Tier 1 Core Performance Criteria
HH1.1	Public or Boulevard Trees	Achieve the requirements of Whitby's Landscape Plan Guidelines; consider use of soil cells where underground infrastructure is a concern.
HH1.2	Access to Parks and Open Space	Provide access to a variety of park and open space options that align with Whitby's Official Plan; which comply with Public Works Operations and Maintenance requirements.
HH1.3	Parkland and Open Space Provision	Meet the parkland provision requirements of Whitby's Official Plan.
ELE1.1	Affordable Housing	<p>Meet the affordable housing target of Whitby's Official Plan.</p> <p>Affordable Housing means:</p> <p>a) in the case of ownership housing, the least expensive of:</p> <p>i) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or</p> <p>ii) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Region; and</p> <p>b) in the case of rental housing, the least expensive of:</p> <p>i) a unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or</p> <p>ii) a unit for which the rent is at or below the average market rent of a unit in the Region.</p>
ELE1.2	Accessible Design	Accessibility measures and design features are provided in accordance with the Accessibility for Ontarians with Disabilities Act (AODA) and Crime Prevention Through Environmental Design Principles (CPTED), per Whitby's Official Plan, and Whitby's Accessibility Plan.
ELE1.3	Housing Types and Size	Provide a mix of housing by type, tenure, and density, in accordance with the requirements of Whitby's Official Plan.
CC1.1	Public Art (Within Public Property)	Incorporate public art into publicly accessible and visible spaces and into building designs as an architectural element, per Whitby's Official Plan. Subject to Public Works, Operations review & approval.
CC1.2	Cultural Heritage Resources	Complete a cultural heritage impact assessment that describes the cultural heritage resource and potential impacts of development and recommends strategies to mitigate negative impacts, where the alteration, development, or redevelopment of property is proposed on, or adjacent to cultural heritage resources that are designated under Part IV or Part V of the Ontario Heritage Act, per Whitby's Official Plan.

Appendix B - Whitby Green Standard

Draft Plan of Subdivision Application Performance Measures - Tier 1

Number	Development Feature	Tier 1 Core Performance Criteria
LUN1.1	Private Street Lights	100% of exterior light fixtures are designed to meet RP-8 Guidelines (Illuminating Engineering Society) and LED Standard (Section H) from the Town of Whitby Design Criteria and Engineering Standards.
LUN1.2	Ecological Functions	Meet the environmental management policies of Whitby's Official Plan and the Central Lake Ontario Conservation Authority guidelines (if the project is within their jurisdiction).
LUN1.3	Ecological Integrity	Wherever possible, new vegetation is native to southeast Ontario. Refer to the Recommended Plant Species listing in Appendix T of Whitby's Landscape Plan Guidelines for Site Plan and Subdivision Developments.
LUN1.4	Tree Canopy	If applicable, submit a Tree Preservation Plan in accordance with the Town of Whitby Tree Protection Requirements for New Development. Any trees removed are replaced to maintain the existing tree canopy, per Whitby Tree Preservation and Clearing Guidelines for New Developments.
SW1.1	Stormwater Management (Quality, Quantity, and Erosion Control)	Meet Ministry of the Environment, Town Design Criteria and Master Drainage Plans, and Central Lake Ontario Conservation Authority guidelines.
SW1.3	Stormwater Management Quality (Private Lots/Units)	Use native, drought-tolerant plants for 50% of the landscaped area (excluding individual rear yards).
SW1.6	Water Balance	Meet the Central Lake Ontario Conservation Authority's requirements and guidelines and the Town Design Criteria and Master Drainage Plans.
TT1.1	Accessible Pedestrian Infrastructure	Meet the AODA Integrated Accessibility Standards, sections 80.16 to 80.31 inclusive, for pedestrian infrastructure.
TT1.2	Active Transportation Plan (ATP)	Meet the urban mobility requirements of the Town's Active Transportation Plan, as well as provide bicycle parking, and ensure connectivity of urban mobility through the site (where applicable). Sites not included in the current Active Transportation Plan are to be submitted for consideration on a case by case basis.
TT1.3	Transit Supportive Compact Built Form	Meet the compact development goals, objectives, and policies in Whitby's Official Plan.
TT1.5	Walkways (Sidewalks, Multi-use Pathways, and Trails)	Meet the Town's policies, design criteria, and standards for sidewalks. Adhere to the Town's Engineering Standards when designing multi-use pathways and trails.

Appendix B - Whitby Green Standard

Draft Plan of Subdivision Application Performance Measures - Tier 1

Number	Development Feature	Tier 1 Core Performance Criteria
TT1.6	Access to Transit	Meet requirements of Whitby's Official Plan, and: 1. Consider access of Durham Region Transit Stops. 2. Ensure pedestrian connectivity to all transit facilities.
ECC1.1	District Energy Systems For residential buildings four storeys or more	Explore options to connect to existing on-site energy generation systems, such as district energy facilities, where feasible.
ECC1.2	Renewable Energy	Determine the feasibility of energy generation from renewable resources.
ECC1.3	Passive Solar Orientation	Where feasible, 50% (or more) of development blocks have one axis within 15 degrees of the East-West plane. East-West lengths of those blocks are at least as long as the North-South lengths of blocks.

Appendix B - Whitby Green Standard

Draft Plan of Subdivision Application Performance Measures - Tier 2

Number	Development Feature	Tier 2 Core Performance Criteria
HH1.3	Parkland and Open Space Provision	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.10.
CC1.3	Sustainable Culture	Develop and distribute a sustainability handout to to new residents to understand green/sustainable elements in homes/buildings.
LUN1.4	Tree Canopy	30% tree canopy will be achieved within 10 years of the development (demonstrate through modeling and tree planting plan).
LUN1.5	Heat Island Effect For residential buildings four storeys or more and non-residential buildings	50% of the roof area of all new buildings within the project have a minimum solar reflectance index value of 82 (for low-sloped roofs <2.12) or 39 (for steep-sloped roofs >2.12).
LUN1.6	Bird and Bat Friendly Glazing For residential buildings four storeys or more and non-residential buildings	Treat all glass balcony railings within the first 12 m of the building above grade. Fly-through conditions: Treat glazing at all heights resulting in fly-through conditions with visual markers at a spacing of no greater than 100 mm x 100 mm. Fly through conditions that require treatment include: <ul style="list-style-type: none"> - Glass corners. - Parallel glass. - Building integrated or free-standing vertical glass. - At-grade glass guardrails. - Glass Parapets.
LUN1.7	Parks and Opens Spaces	Parks and open spaces contain a minimum of 50% native plantings, including tree canopies, bushes, grass, pollinator habitat, meadows, or native plants.
LUN1.8	Invasive Species	Introduce no invasive plant species into the landscape, including Giant Hogweed and Wild Parsnip.
LUN1.9	Key Natural Heritage Features and/or Key Hydrologic Features: Enhanced Buffers	Providing an enhanced buffer planting plan adjacent to identified key natural heritage features and/or key hydrologic features above and beyond the site specific development requirements.
SW1.2	Native, Drought-Tolerant Plants	Use native, drought-tolerant plants for 50% of the landscaped area.

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Draft Plan of Subdivision Application Performance Measures - Tier 2

Number	Development Feature	Tier 2 Core Performance Criteria
SW1.3	Stormwater Management Quality (Private Lots/Units)	Best management practices (BMPs) are used to treat runoff, including pre-treatment, additional storage, or oversizing.
SW1.4	Irrigation for Lots/Units	Reduce potable water use for irrigation by 60%.
SW1.5	Stormwater Management Quantity (Private Lots/Units)	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 5%, using low-impact development (LID) and green infrastructure (GI) practices.
SW1.6	Water Balance	Provide water balance modeling report for the first year per the Town Design Criteria and Master Drainage Plans.
LSF1.1	Local Food Production	Where possible, incorporate community gardens, rooftop gardens, and spaces that support farmers' markets in appropriate locations to contribute to the accessibility of locally grown produce in urban areas.
TT1.4	Traffic Control	Roundabouts are included to avoid unwarranted stop control and increased stopping and idling, as per the Town of Whitby Design Criteria and Engineering Standards.
TT1.5	Walkways (Sidewalks, Multi-use Pathways, and Trails)	Provide missing walkway connections between the site and existing public walkways.
TT1.6	Access to Transit	At least 70% of dwelling units and non-residential entrances are within 350 meters walking distance to the nearest transit stop, where feasible.
TT1.7	Street Networks and Blocks For residential buildings four storeys or more	75% of block perimeters do not exceed 550 metres and 75% of block lengths do not exceed 250 metres.
TT1.8	Functional Entry to the Urban Mobility Network For residential buildings four storeys or more	At least 90% of new buildings have a functional entry onto the Road Circulation Network or other public space, such as a park or plaza, but not a parking lot.
TT1.9	Complete Street Design	80% of streets are designed to meet the needs and safety of all road users per a complete streets approach.

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Draft Plan of Subdivision Application Performance Measures - Tier 2

Number	Development Feature	Tier 2 Core Performance Criteria
TT1.10	Electric Vehicle Charging Stations For residential buildings four storeys or more and non-residential buildings	At least 20% of parking spaces are equipped with electric vehicle charging stations.
ECC1.2	Renewable Energy	Ensure that buildings are designed to accommodate connections to solar technologies.
ECC1.4	Energy Efficient Appliances For Low-Rise Residential	Where supplied, for each unit, provide ENERGY STAR® or equivalent labeled refrigerators, ceiling fans, clothes washers and dishwashers.
ECC1.5	Building Energy Performance For Low-Rise Residential	Design, construct and label the building(s) to achieve at least ENERGY STAR® for New Homes, version 17, R-2000® requirements, or equivalent.

Appendix B - Whitby Green Standard

Draft Plan of Subdivision Application Performance Measures - Tier 3

Number	Development Feature	Tier 3 Core Performance Criteria
HH1.3	Parkland and Open Space Provision	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.15.
LUN1.6	Bird and Bat Friendly Glazing For residential buildings four storeys or more and non-residential buildings	Use a combination of the following strategies to treat a minimum of 95 per cent of all exterior glazing within the greater of the first 12 m of the building above grade or the height of the mature tree canopy (including all balcony railings, clear glass corners, parallel glass and glazing surrounding interior courtyards and other glass surfaces): - Low reflectance, opaque materials - Visual markers applied to glass with a maximum spacing of 100 mm x 100 - Building-integrated structures to mute reflections on glass surfaces.
LUN1.7	Parks and Open Spaces	Parks and open spaces contain a minimum of 60% native plantings, including tree canopies, bushes, grass, pollinator habitat, meadows, or native plants.
SW1.4	Irrigation for Lots/Units	Reduce potable water use for irrigation by 80%.
SW1.5	Stormwater Management Quantity (Private Lots/Units)	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 10%, using low-impact development (LID) and green infrastructure (GI) practices.
SW1.6	Water Balance	Provide water balance modeling report for the first five years per the Town Design Criteria and Master Drainage Plans.
TT1.9	Complete Street Design	90% of streets are designed to meet the needs and safety of all road users per a complete streets approach.
TT1.10	Electric Vehicle Charging Stations For residential buildings four storeys or more and non-residential buildings	At least 20% of parking spaces are equipped with electric vehicle charging stations. All remaining spaces are designed to enable future charging station installation.
ECC1.5	Building Energy Performance For Low-Rise Residential	Design and construct the building to be Net Zero ready in accordance with the CHBA Net Zero Home Labelling Program.

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Draft Plan of Subdivision Application Performance Measures - Tier 4

Number	Development Feature	Tier 4 Core Performance Criteria
HH1.3	Parkland and Open Space Provision	Provide the minimum parkland requirements of the Whitby Official Plan multiplied by 1.20.
LUN1.6	Bird and Bat Friendly Glazing For residential buildings four storeys or more and non-residential buildings	Use a combination of the following strategies to treat a minimum of 100 per cent of all exterior glazing within the greater of the first 12 m of the building above grade or the height of the mature tree canopy (including all balcony railings, clear glass corners, parallel glass and glazing surrounding interior courtyards and other glass surfaces): - Low reflectance, opaque materials - Visual markers applied to glass with a maximum spacing of 100 mm x 100 - Building-integrated structures to mute reflections on glass surfaces.
LUN1.7	Parks and Open Spaces	Parks and open spaces contain a minimum of 70% native plantings, including tree canopies, bushes, grass, pollinator habitat, meadows, or native plants.
SW1.4	Irrigation for Lots/Units	Reduce potable water use for irrigation by 100%.
SW1.5	Stormwater Management Quantity (Private Lots/Units)	BMPs replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an additional 15%, using low-impact development (LID) and green infrastructure (GI) practices.
SW1.6	Water Balance	Provide water balance modeling report for the first ten years per the Town Design Criteria and Master Drainage Plans.
TT1.9	Complete Street Design	100% of streets are designed to meet the needs and safety of all road users per a complete streets approach.
TT1.10	Electric Vehicle Charging Stations For residential buildings four storeys or more and non-residential buildings	At least 30% of parking spaces are equipped with electric vehicle charging stations. All remaining spaces are designed to enable future charging station installation.
ECC1.5	Building Energy Performance For Low-Rise Residential	Design and construct the building in accordance with the CHBA Net Zero Home Labelling Program or Passive House Standards.

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Draft Plan of Subdivision Application Voluntary Performance Measures

Number	Development Feature	Voluntary Criteria
HH.V.1	Access to Private Parks/Amenity/Open Space	75% of privately owned commercial or residential buildings with a floor area of 10,000 m ² provide public access to an allotted space that totals at least 186 m ² and is accessible at all times, unless regularly closed for security purposes (e.g., during nighttime hours) or for special events.
ELE2.V.1	Affordable Housing	<p>At least 30% of all new residential units produced are affordable to households of low and moderate income.</p> <p>Affordable Housing means:</p> <p>a) in the case of ownership housing, the least expensive of:</p> <p>i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or</p> <p>ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area; and</p> <p>b) in the case of rental housing, the least expensive of:</p> <p>i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or</p> <p>ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.</p>
ELE.V.2	Housing Types & Size	Include a 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.
CC.V.1	Outdoor Amenity Space	<p>At least two of the following public use spaces where people can interact and congregate at no cost are within the project boundary:</p> <ul style="list-style-type: none"> - Plaza or square. - Park. - Amphitheatre. - Pedestrian street. - Trails.
LUN.V.1	Street Lights	75% of exterior luminaires within the private laneway or parking lot are shielded such that no light emits at or above 90° above nadir with the exception of ornamental street lighting, which adheres to the up light control requirements of Table H of the Joint IDA-IES MLO per lighting zone.

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Draft Plan of Subdivision Application Voluntary Performance Measures

Number	Development Feature	Voluntary Criteria
LUN.V.2	Habitat Conservation Plan	If the site has any affected species or ecological communities, prepare a Habitat Conservation Plan (see Glossary and Resources in Reference Guide for more information).
TT.V.1	Connected Community (Internal Connectivity)	Locate or design and build the project such that its internal connectivity is at least 54 intersections per square kilometer.
TT.V.2	Pedestrian-Scale Design	<p>The articulation of street-facing façades, for buildings owned, operated or managed by the project owner, are designed such that no more than 40% or 15 m (whichever is less) is blank, and incorporate at least two of the following:</p> <ul style="list-style-type: none"> - Street-level windows, which allow visibility into the space. - Window display cases. - Murals or other artistic installations. - Biophilic and other landscape elements. - Mixed building textures, colors and/or other design elements.
TT.V.3	Urban Mobility Network	<p>Locate the project such that the project boundary is within 400 meters of an existing urban mobility network, that connects to at least one of the following:</p> <ul style="list-style-type: none"> • at least 10 diverse uses; • a school or employment center, if the project total floor area is 50% or more residential; or • a bus rapid transit stop, light or heavy rail station, or commuter rail station.
ECC.V.1	Renewable Energy	Design on-site renewable energy systems to supply a minimum of 5% of the building's total energy load from solar PV, solar thermal or wind, or 20% from geo-exchange.



Town of Whitby
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