

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 13, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 23, 2018.

13 FINAL REPORT ON THE TESTING STAGE OF THE SUSTAINABILITY PERFORMANCE METRICS PROGRAM FILE NO. 22.24.3

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018:

Recommendations

1. THAT the results of the testing stage and recommended improvements to the City of Vaughan's Sustainability Performance Metrics Program, including its integration into the development application review process, BE RECEIVED;
2. THAT the Sustainability Performance Metrics Threshold Scores for Block Plan, Draft Plan of Subdivision and Site Plan development applications, included in Table 1 of this report, BE ENDORSED;
3. THAT the Implementation and Monitoring Strategy for the Sustainability Performance Metrics Program, BE ENDORSED; and
4. THAT staff be directed to review and update the Sustainability Performance Metrics Program periodically to address any new best management practices.

(A copy of the attachments referred to in the following report have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Item:



Committee of the Whole Report

DATE: Tuesday, May 08, 2018

WARDS: ALL

**TITLE: FINAL REPORT ON THE TESTING STAGE OF THE
SUSTAINABILITY PERFORMANCE METRICS PROGRAM
FILE NO. 22.24.3**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To provide Council with the findings and progress made during the testing stage of the Sustainability Performance Metrics (SPM) Program. During the testing stage, staff identified areas of improvement, integrated the SPM Program into the development application review process through education and training sessions for Development Planning Department staff, and developed the SPM Program Threshold Scores.

Report Highlights

- Staff has completed the testing stage for the Sustainability Performance Metrics Program.
- Improvements to the Sustainability Performance Metrics Program have been implemented through consultation and training sessions with staff involved in the development application review process.
- Staff has established Sustainability Performance Metrics Threshold Scores to set sustainability goals for development applications.
- Action items have been identified for further process improvements and include training sessions with internal and external stakeholders.

Recommendations

1. THAT the results of the testing stage and recommended improvements to the City of Vaughan's Sustainability Performance Metrics Program, including its integration into the development application review process, BE RECEIVED;
2. THAT the Sustainability Performance Metrics Threshold Scores for Block Plan, Draft Plan of Subdivision and Site Plan development applications, included in Table 1 of this report, BE ENDORSED;
3. THAT the Implementation and Monitoring Strategy for the Sustainability Performance Metrics Program, BE ENDORSED; and
4. THAT staff be directed to review and update the Sustainability Performance Metrics Program periodically to address any new best management practices.

Background

The SPM Program advances the City's Term of Council Priorities

The SPM Program implements the policies of the York Region Official Plan (2010), the City of Vaughan Official Plan (2010), and new Provincial policy direction of the Growth Plan for the Greater Golden Horseshoe (2017) to achieve complete communities. The SPM Program also advances the following Term of Council Priorities: to continue to develop transit, cycling and pedestrian options to get around the City; to re-establish the urban tree canopy; and to continue to cultivate an environmentally sustainable City.

The SPM Program implements Action Item 2.3.1 of Green Directions Vaughan that states the following:

“Develop sustainable development evaluation criteria, supported by provisions in Bill 51 and Places to Grow, that can be applied from neighbourhoods to sites and include these five areas: (1) development form/sustainable sites; (2) resource efficiency; (3) transportation; (4) public realm; and (5) greenspace and wildlife.”

The SPM Program began as a collaboration with the City of Vaughan, City of Brampton and Town of Richmond Hill

“Measuring Sustainability Performance of New Development in Brampton, Richmond Hill and Vaughan”, known as the SPM Program, began as a collaboration between the City of Vaughan, the City of Brampton and the Town of Richmond Hill. The City's environmental partners, the Toronto and Region Conservation Authority and the Clean Air Partnership, also assisted in the collaboration process.

The Building Industry and Land Development Association (BILD) was consulted throughout the development phase of the SPM Program from 2011 to 2013. Phase 1 of

the SPM Program began in 2011, and was led by the City of Brampton with a focus on developing Brampton's Sustainability Community Development Guidelines. These Guidelines would act as a basis to inform the next phase. Phase 2 was led by the City of Vaughan and Halsall Associates to develop quantitative sustainability metrics in collaboration with the City's municipal partners.

The SPM Program is comprised of a series of metrics, associated Minimum and Aspirational Targets, and supportive materials

The SPM Program is based on a series of Metrics that are categorized as Built Environment, Natural Environment and Open Space, Infrastructure and Buildings, and Mobility. Each Metric has associated Targets that are identified as either Minimum or Aspirational and set sustainability standards for that particular Metric. A certain number of points are awarded for meeting each Minimum or Aspirational Target. The SPM Program Metric Tables outline the Metric structure and identify the number of available points per Target. The SPM Program Guidebook provides additional information on the Metrics and Targets.

The SPM Program Scoring Tool is an Excel based spreadsheet that provides the specific Metrics and Targets using a series of "Yes", "No" and "Not Applicable" questions. The applicant enters information about their development application into the SPM Program Scoring Tool to produce an Application Score and a Community Score. The Application Score considers the design elements of a development proposal that the applicant has control over and can implement as part of the proposed project. The Community Score includes the Application Score, along with Metrics which are typically controlled or influenced by the City or the Regional Municipality of York (York Region) such as proximity to schools, transit, and cycling networks. The intent of the Community Score is to monitor the implementation of the SPM Program to inform future policies or implementation projects. The applicant submits these Scores as part of the development application submission.

The SPM Program has received two prestigious awards and has been presented at numerous events

The SPM Program received the Ontario Professional Planners Institute's "Excellence in Planning" award in 2014 and the 2016 American Planning Association award in the Sustainability category. Since Council's approval in December 2013 to begin the SPM Program testing stage, the SPM Program has been featured as an article in the Ontario Planning Journal (November/December 2014, Vol. 29, No. 6). In addition, staff has presented the SPM Program at the following workshops and forums:

- York Chapter of BILD in May 2014 and April 2018;
- OPPI District event hosted by the City of Brampton in May 2015;
- Canada Green Building Council-Greater Toronto Chapter “Green Homes Summit” in January 2016;
- York Region “Built Environment and Health” strategy workshop in April 2016; and
- Green Development Standards workshops hosted by the Clean Air Partnership in 2014, 2016 and 2017.

Previous Reports/Authority

An update report on the SPM Program was delivered to the Priorities and Key Initiatives Committee in March 2013 and was adopted by Council in April 2013. The update report included presentations by the York Region and Peel Region health agencies. A link to the Council Meeting Minutes is provided below:

http://www.vaughan.ca/council/minutes_agendas/AgendaItems/Priorities0318_13_1.pdf

In April 2013, staff presented the draft SPM Program and accompanying consultant’s report for public comment to the Committee of the Whole. In May 2013, Council adopted the April 2013 Committee of the Whole recommendation directing staff to prepare a report on recommendations for the phased implementation of the SPM Program. A link to the Council Meeting Minutes is provided below:

http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0430_13_22.pdf

The November 2013 Committee of the Whole report was adopted by Council in December 2013, which initiated the SPM Program testing stage for the City. Council directed that the completion of the testing stage be documented through a report to Council that identifies:

- the findings of the testing stage;
- financial considerations to refine the program;
- changes to the development application review process;
- amendments to policy and implementation documents; and
- further educational programs to improve stakeholder and staff knowledge.

A link to the Council Meeting Minutes is provided below:

http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW1126_13_11.pdf

Analysis and Options

The testing stage of the SPM Program was formally launched in January 2015

January 2015 marked the formal launch of the testing stage when the Pre-Application Consultation Form was amended to require the SPM Program submission materials as part of a complete application. A SPM Program webpage was created to provide the development community with resources and information on the SPM Program. The website can be accessed using the link below:

<https://www.vaughan.ca/sustainabilitymetrics>

An interdepartmental team (Project Team) was established for the testing stage and was comprised of staff from the Financial Planning and Development Finance, Building Standards, Development Planning, Development Engineering, Parks Development, and Policy Planning and Environmental Sustainability Departments. During the testing stage, a sub-group of the larger Project Team (Sub-Group) undertook the following tasks:

- tracked SPM Program Scores using an Excel spreadsheet to inform the development of Threshold Scores and to monitor industry uptake;
- consolidated feedback from applicants and staff on the SPM Program Tables, SPM Program Guidebook, SPM Program Scoring Tool (Attachment 1 Sustainability Performance Metrics Program Scoring Tool) and other supporting documents to identify changes and/or customization in preparation of the formal roll out;
- gathered input from staff to enhance the integration of the SPM Program into the development application review process;
- provided training for staff, external planning consultants, and commenting agencies in group settings or one-on-one sessions;
- assessed the need for amendments to the City of Vaughan Official Plan (2010), the Site Plan Control By-law, Draft Plan of Subdivision and Site Plan Agreements; and
- described the scope of work and financial resources required to prepare alternative engineering standards, if necessary.

The Town of Richmond Hill and the City of Brampton both approved the implementation of the SPM Program and SPM Program Threshold Scores in February 2014 and in March 2015 respectively. The City of Vaughan has taken the opportunity to observe and implement the lessons learned from the partner municipalities' progress during our testing stage. The City continues to collaborate with our municipal partners, including through the Clean Air Council's promotion of green development standards.

Staff implemented numerous improvements during the Testing Stage

During the testing stage, the Sub-Group completed the following improvements to the SPM Program:

- created criteria to clarify which applications are applicable to the SPM Program;
- revised the existing SPM Program Scoring Tool to increase scoring accuracy, provide additional clarity, increase user-friendliness, and increase specificity to Vaughan;
- replaced the existing SPM Program Summary Table with the SPM Program Summary Letter to be submitted by the applicant (Attachment 2 SPM Program Summary Letter Terms of Reference). The SPM Program Summary Letter streamlines the SPM Program Score verification process by indicating which specific Targets are achieved, and where in the supporting application studies satisfaction of the Targets can be verified;
- determined the feasibility and cost of replacing the Excel-based SPM Program Scoring Tool with a web-based scoring tool based on the online tool developed by the City of Brampton;
- developed verification forms for Draft Plan of Subdivision and Site Plan development applications to delineate interdepartmental roles and responsibilities, and streamline the SPM Program verification process;
- updated the Pre-Application Consultation Form and development guidance documents to support implementation of the SPM Program; and
- integrated the SPM Program into the Urban Design Guidelines.

SPM Program Threshold Scores were established to set sustainability goals and to recognize sustainable development

Staff has established SPM Program Threshold Scores for Block Plan, Draft Plan of Subdivision, and Site Plan development applications, which are outlined in Table 1 below. The SPM Program Threshold Scores apply only to the Application Scores, and do not apply to the Community Scores. The Community Scores are not applicable as they include Metrics that are generally outside of the applicants' control. The Threshold Scores set achievable goals to encourage and recognize sustainable development practices.

Table 1: Sustainability Performance Metrics Program Threshold Scores

Performance Level	Threshold Score		
	Block Plan	Draft Plan of Subdivision	Site Plan
Bronze	31 to 40 points	21 to 30 points	31 to 45 points
Silver	41 to 50 points	31 to 40 points	46 to 60 points
Gold	51 or more points	41 or more points	61 or more points

All applicable development applications are expected to meet or exceed the Bronze Threshold Score. The Vaughan Metropolitan Centre (VMC) is a provincially designated Urban Growth Centre and the location of the Toronto Transit Commission VMC subway station. The VMC will be developed at higher densities that are conducive to sustainable development. As such, applicable development applications in the VMC are expected to meet or exceed the Silver Threshold Score.

Development Planning staff will include the SPM Program Threshold Score and Performance Level achieved in the recommendation report to Council for each individual applicable Block Plan, Draft Plan of Subdivision and Site Plan development proposal. Staff is currently examining awards-based and marketable incentives to recognize higher-scoring development applications.

Staff will monitor the SPM Program Scores and Performance Levels achieved for a period of one year and conduct further analysis to determine which building types, and development areas within certain Secondary Plans, Area Plans, and Site-Specific Plans should warrant a higher Performance Level expectation for applicable development applications. Staff will report on the findings of this analysis in a report to Council in Q3 2019.

Attachment 3 provides details on the development of the SPM Program Threshold Scores.

An Implementation and Monitoring Strategy for the next stage of the SPM Program is comprised of one-time and ongoing action items

The Implementation and Monitoring Strategy below outlines the one-time action items to be completed, and ongoing action items for continuous monitoring and program improvements.

One-time action items include the following:

- include SPM Program requirements in both Draft Plan of Subdivision and Site Plan Agreements;

- conduct analysis to determine which building types, and development areas within certain Secondary Plans, Area Plans, and Site-Specific Plans should warrant a higher Performance Level expectation for applicable development applications;
- update the Site Plan Control By-law to support the SPM Program;
- update the City of Vaughan Official Plan (2010), specifically the policies of Section 9.1.3 - Sustainable Development through the Official Plan Review process to better support the SPM Program;
- develop an automated tracking tool to monitor progress of the SPM Program;
- replace the Excel-based SPM Program Scoring Tool with a web-based scoring tool, subject to a future budget request and approval;
- monitor the SPM Program for a one-year period to evaluate the need for additional financial resources for refinement and implementation;
- develop a marketing strategy and campaign to promote the SPM Program; and
- develop awards-based and marketable incentives for higher-scoring applications.

Ongoing action items include the following:

- include the SPM Program Threshold Score and Performance Level achieved in the recommendation report to Council for each individual applicable development proposal;
- perform refinements to the SPM Program Scoring Tool, Guidebook, Metric Tables and SPM Program web page, as needed, to address legislative and Provincial policy changes;
- develop additional educational and training resources;
- provide additional guidance, support, and training to City staff and external stakeholders; and
- continue to deliver webinars to municipalities in the Greater Toronto Area and beyond to promote consistent green development standards, in collaboration with the Clean Air Council.

Financial Impact

The integration of the SPM Program into the development application review process and the development of the SPM Program Threshold Scores have not incurred additional financial resources to date. However, further improvements and updates that require financial resources will be necessary during the implementation and monitoring stage. These improvements will include the refinement of a web-based scoring tool developed by and currently in use by the City of Brampton, the development of an automated tracking and monitoring tool, and ongoing updates and improvements to the SPM Program materials (i.e. SPM Program Metrics Tables, SPM Program Scoring Tool,

SPM Program Guidebook, etc.) to align with changing policies and legislation, and to raise sustainability Targets. There is an opportunity to coordinate these updates and improvements to the SPM Program and to share costs with our partner municipalities. Staff will provide an update report to Council in Q3 2019 on the SPM Program including an evaluation of financial implications.

Broader Regional Impacts/Considerations

The SPM Program is consistent with numerous action items of the York Region Sustainability Strategy (2007), particularly Section 2 regarding healthy communities and Section 4 regarding a sustainable natural environment. The SPM Program is also consistent with Section 5.2 Sustainable Cities, Sustainable Communities of the York Region Official Plan (2010).

The SPM Program demonstrates the City's readiness to implement aspects of Ontario's Five Year Climate Change Action Plan (2016-2020), particularly the Provincial direction to "set green development standards" in support of the Climate Action Area entitled "Land-Use Planning: Support Low Carbon Communities". As per Section 2.2.1 Managing Growth within the Growth Plan for the Greater Golden Horseshoe (2017), municipalities are required to implement provincial policies to achieve complete communities. The SPM Program addresses the following aspects of this Provincial direction:

- create a range of transportation options, a diversity in mix of land uses while considering access to local amenities and services;
- provide a publicly-accessible open spaces, parks, trails, and other recreational facilities;
- expand convenient access to healthy, local, and affordable food options, including urban agriculture;
- ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- integrate green infrastructure and low impact development.

As the City of Vaughan moves forward with the implementation of the SPM Program, the City will set an example for other municipalities within York Region to implement sustainable development practices.

Conclusion

The testing stage of the SPM Program has been completed. Staff is now seeking Council endorsement to advance to the implementation stage. Several improvements were made during the testing stage, including:

- improved integration of the SPM Program into the development application review process through consultation across multiple departments;
- development of the SPM Program Threshold Scores for Block Plan, Draft Plan of Subdivision, and Site Plan development applications; and
- revision of the Excel-based SPM Program Scoring Tool to increase accuracy, clarity, and user-friendliness.

Council's endorsement of the finalization of the testing stage will support the following Term of Council Priorities: to continue to develop transit, cycling and pedestrian options to get around the City; to re-establish the urban tree canopy; and to continue to cultivate an environmentally sustainable City. Together with the City Wide Urban Design Guidelines, the Sustainability Performance Metrics Program is an important tool to increase the sustainability performance of new development City-wide and implements Provincial policy direction to achieve complete communities.

For more information, please contact: Ruth Rendon, Senior Environmental Planner, Policy Planning and Environmental Sustainability by phone at 905-832-8585, ext. 8104 or by email at ruth.rendon@vaughan.ca.

Attachments

1. Sustainability Performance Metrics Program Scoring Tool, Policy Planning and Environmental Sustainability, February 2018
2. Sustainability Performance Metrics Program Summary Letter Terms of Reference, Policy Planning and Environmental Sustainability, February 2018
3. Sustainability Performance Metrics Program Threshold Score Evaluation, Policy Planning and Environmental Sustainability, February 2018

Prepared by

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Mauro Peverini, Director of Development Planning, ext. 8407

Bill Kiru, Director of Policy Planning and Environmental Sustainability, ext. 8633

Item:



Committee of the Whole Report

DATE: Tuesday, May 08, 2018

WARDS: ALL

**TITLE: FINAL REPORT ON THE TESTING STAGE OF THE
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FILE NO. 22.24.3**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

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- Staff has established Sustainability Performance Metrics Threshold Scores to set sustainability goals for development applications.
- Action items have been identified for further process improvements and include training sessions with internal and external stakeholders.

Recommendations

1. THAT the results of the testing stage and recommended improvements to the City of Vaughan's Sustainability Performance Metrics Program, including its integration into the development application review process, BE RECEIVED;
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Table 1: Sustainability Performance Metrics Program Threshold Scores

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	Block Plan	Draft Plan of Subdivision	Site Plan
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Development Planning staff will include the SPM Program Threshold Score and Performance Level achieved in the recommendation report to Council for each individual applicable Block Plan, Draft Plan of Subdivision and Site Plan development proposal. Staff is currently examining awards-based and marketable incentives to recognize higher-scoring development applications.

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An Implementation and Monitoring Strategy for the next stage of the SPM Program is comprised of one-time and ongoing action items

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One-time action items include the following:

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- update the Site Plan Control By-law to support the SPM Program;
- update the City of Vaughan Official Plan (2010), specifically the policies of Section 9.1.3 - Sustainable Development through the Official Plan Review process to better support the SPM Program;
- develop an automated tracking tool to monitor progress of the SPM Program;
- replace the Excel-based SPM Program Scoring Tool with a web-based scoring tool, subject to a future budget request and approval;
- monitor the SPM Program for a one-year period to evaluate the need for additional financial resources for refinement and implementation;
- develop a marketing strategy and campaign to promote the SPM Program; and
- develop awards-based and marketable incentives for higher-scoring applications.

Ongoing action items include the following:

- include the SPM Program Threshold Score and Performance Level achieved in the recommendation report to Council for each individual applicable development proposal;
- perform refinements to the SPM Program Scoring Tool, Guidebook, Metric Tables and SPM Program web page, as needed, to address legislative and Provincial policy changes;
- develop additional educational and training resources;
- provide additional guidance, support, and training to City staff and external stakeholders; and
- continue to deliver webinars to municipalities in the Greater Toronto Area and beyond to promote consistent green development standards, in collaboration with the Clean Air Council.

Financial Impact

The integration of the SPM Program into the development application review process and the development of the SPM Program Threshold Scores have not incurred additional financial resources to date. However, further improvements and updates that require financial resources will be necessary during the implementation and monitoring stage. These improvements will include the refinement of a web-based scoring tool developed by and currently in use by the City of Brampton, the development of an automated tracking and monitoring tool, and ongoing updates and improvements to the SPM Program materials (i.e. SPM Program Metrics Tables, SPM Program Scoring Tool,

SPM Program Guidebook, etc.) to align with changing policies and legislation, and to raise sustainability Targets. There is an opportunity to coordinate these updates and improvements to the SPM Program and to share costs with our partner municipalities. Staff will provide an update report to Council in Q3 2019 on the SPM Program including an evaluation of financial implications.

Broader Regional Impacts/Considerations

The SPM Program is consistent with numerous action items of the York Region Sustainability Strategy (2007), particularly Section 2 regarding healthy communities and Section 4 regarding a sustainable natural environment. The SPM Program is also consistent with Section 5.2 Sustainable Cities, Sustainable Communities of the York Region Official Plan (2010).

The SPM Program demonstrates the City's readiness to implement aspects of Ontario's Five Year Climate Change Action Plan (2016-2020), particularly the Provincial direction to "set green development standards" in support of the Climate Action Area entitled "Land-Use Planning: Support Low Carbon Communities". As per Section 2.2.1 Managing Growth within the Growth Plan for the Greater Golden Horseshoe (2017), municipalities are required to implement provincial policies to achieve complete communities. The SPM Program addresses the following aspects of this Provincial direction:

- create a range of transportation options, a diversity in mix of land uses while considering access to local amenities and services;
- provide a publicly-accessible open spaces, parks, trails, and other recreational facilities;
- expand convenient access to healthy, local, and affordable food options, including urban agriculture;
- ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- integrate green infrastructure and low impact development.

As the City of Vaughan moves forward with the implementation of the SPM Program, the City will set an example for other municipalities within York Region to implement sustainable development practices.

Conclusion

The testing stage of the SPM Program has been completed. Staff is now seeking Council endorsement to advance to the implementation stage. Several improvements were made during the testing stage, including:

- improved integration of the SPM Program into the development application review process through consultation across multiple departments;
- development of the SPM Program Threshold Scores for Block Plan, Draft Plan of Subdivision, and Site Plan development applications; and
- revision of the Excel-based SPM Program Scoring Tool to increase accuracy, clarity, and user-friendliness.

Council's endorsement of the finalization of the testing stage will support the following Term of Council Priorities: to continue to develop transit, cycling and pedestrian options to get around the City; to re-establish the urban tree canopy; and to continue to cultivate an environmentally sustainable City. Together with the City Wide Urban Design Guidelines, the Sustainability Performance Metrics Program is an important tool to increase the sustainability performance of new development City-wide and implements Provincial policy direction to achieve complete communities.

For more information, please contact: Ruth Rendon, Senior Environmental Planner, Policy Planning and Environmental Sustainability by phone at 905-832-8585, ext. 8104 or by email at ruth.rendon@vaughan.ca.

Attachments

1. Sustainability Performance Metrics Program Scoring Tool, Policy Planning and Environmental Sustainability, February 2018
2. Sustainability Performance Metrics Program Summary Letter Terms of Reference, Policy Planning and Environmental Sustainability, February 2018
3. Sustainability Performance Metrics Program Threshold Score Evaluation, Policy Planning and Environmental Sustainability, February 2018

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GENERAL INFORMATION

		0 of 21 Mandatory Metrics Are Satisfied	
		0 of 79 Minimum Targets Are Satisfied	
		0 of 93 Aspirational Targets Are Satisfied	
Date:	<input type="text" value="Day Month, Year"/>	RESULTS	POINTS ACHIEVED
User Name:	<input type="text" value="Applicant Name"/>	OVERALL (Application)	0 of 152
Company Name:	<input type="text" value="Applicant Co"/>	OVERALL (Community)	0 of 168
Project Name:	<input type="text" value="Applicant's Project"/>	ENERGY (Application)	0 of 47
Municipality:	<input type="text" value="Vaughan"/>	ENERGY (Community)	0 of 47
Type of Development Site:	<input type="text" value="Intensification"/>	WATER (Application)	0 of 29
Plan Type:	<input type="text" value="Site Plan"/>	WATER (Community)	0 of 29
Type of Development Properties:	<input type="text" value="Low-Rise Residential (< 3 Storeys)"/> <input type="text" value="<select>"/>	WALKABILITY(Application)	0 of 37
	<input type="text" value="Multi-Unit Residential (> 3 Storeys)"/> <input type="text" value="<select>"/>	WALKABILITY (Community)	0 of 53
	<input type="text" value="Commercial/Industrial/Office/Institutional"/> <input type="text" value="<select>"/>	NATURAL SYSTEMS (Application)	0 of 4
		NATURAL SYSTEMS (Community)	0 of 4

NOTE: Sample selections have been made for "Type of Development Site" ("Intensification") and "Plan Type" ("Site Plan") to show potential Scores (ex. "OVERALL (Application) 0 of 152" - 152 is the maximum number points that can be obtained for the "Intensification" and "Site Plan" selections).

NOTE: Text for ALL metric questions is shown for demonstration purposes. In the interactive tool, questions that are not applicable to the particular application will be greyed out as information is entered into the qualifier questions.

BUILT ENVIRONMENT

Compact Development: Floor Space Index		
Have the Municipal Official Plan Floor Space Index or Floor Area Ratio requirements been satisfied?	<input type="text" value="<select>"/>	Mandatory
Compact Development: Persons and Jobs per Hectare		
Has the plan conformed to the following relevant minimum density targets? Places to Grow - 50 ppl+jobs/ha OR, York Region - 70 ppl+jobs/ha OR, Targets set within the Municipal Official Plan/Secondary Plan	<input type="text" value="<select>"/>	Mandatory
Compact Development: Location Efficiency		
Building heights and/or densities conform to the minimum or maximum targets established in the applicable Municipal Official Plan	<input type="text" value="<select>"/>	Mandatory
Input the percent increase in density along existing or planned mid block collectors planned for transit (50% to 79% = 1 point, 80% to 100% = 2 points)	<input type="text" value="0%"/>	Up to 3 Points (M and A)
Land use Diversity Mix: Proximity to Basic Amenities		
Please Populate Both Cases		
Case 1 - Minimum Target	Select amenities (2 points each) which are within 800m walking distance of 50% or more of the Dwelling Units for residential uses and within 800m walking distance from the centre of the site for non-residential uses (this minimum metric must be satisfied to earn aspirational points)	
	<input type="text" value="Grocery Store/Farmer's Market Community/Recreation"/>	<input type="text" value="<select>"/>
	<input type="text" value="Centre Pharmacy"/>	<input type="text" value="<select>"/>
	<input type="text" value="Library"/>	<input type="text" value="<select>"/>
Case 2 - Aspirational Target	Select amenities (2 points each) which are within 400m walking distance of 75% or more of the Dwelling Units for residential uses and within 400m walking distance from the centre of the site for non-residential uses	
	<input type="text" value="Grocery Store/Farmer's Market"/>	<input type="text" value="<select>"/>

Case 2 - Aspirational Target	Community/Recreation Centre Pharmacy Library	<select> <select> <select>	Up to 6 Points (A)
Land use Diversity Mix: Proximity to Lifestyle Amenities			
Please Populate All Cases			
Case 1 - Mandatory Requirement	Have all Municipal Official Plan Requirements been satisfied?	<select>	Mandatory
Case 1 - Minimum Target	Select amenities (1 point each) that are within 800m walking distance of 50% or more of the Dwelling Units for residential uses or within 800m walking distance from the centre of the site for non-residential uses (this minimum metric must be satisfied to earn aspirational points)		
	General Retail	<select>	Up to 3 Points (M)
	Convenience Store	<select>	
	Theatre	<select>	
	Coffee Store	<select>	
	Hair/Nail Salon Bank	<select>	
	Place of Worship	<select>	
	Daycare Restaurant/ Pub Other (Please Specify)	<select>	
Specify	<select>		
Case 2 - Aspirational Target	Select amenities (1 point each) that are within 400m walking distance of 75% or more of the Dwelling Units for residential uses or within 400m walking distance from the centre of the site for non-residential uses		
	General Retail	<select>	Up to 3 Points (A)
	Convenience Store	<select>	
	Theatre	<select>	
	Coffee Store	<select>	
	Hair/Nail Salon Bank	<select>	
	Place of Worship	<select>	
	Daycare Restaurant/ Pub Other (Please Specify)	<select>	
Specify	<select>		
Landscape and Street Tree Planting/Preservation - Urban Tree Diversity			
In an urban area, where trees are planted in a row (i.e. street trees, trees in parks, parking area, etc...), have tree species been alternated every two trees, or in accordance with approved municipal standards?		<select>	Mandatory
Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees			
Are there any trees on site?		<select>	Qualifier
Has an Arborist's Report been generated that identifies and evaluates where on-site healthy mature trees will be protected (in-situ or moved) or removed?		<select>	Mandatory
When healthy mature trees are removed, are new trees provided at a ratio of 3 to 1 on site (or as determined by the municipality) to mitigate the lost canopy coverage? (does not including street trees or park trees)		<select>	2 Points (M)
Have 75% of the healthy mature trees greater than 20cm DBH been preserved in situ on site?		<select>	3 Points (A)
Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality			
Have all the City's mandatory Tree Planting Standards been satisfied?		<select>	Mandatory
All pits, trenches and/or planting beds have a topsoil layer greater than 60cm with an organic matter content of 10% to 15 % by dry weight and a pH of 6.0 to 8.0. The subsoil has a total uncompacted soil depth of 90 cm. There is a minimum soil volume of 30 cubic meters per tree.		<select>	2 Points (M)
Green Building - Third Party Green Standards			
Are there more than 5 buildings in your development application?		<select>	Qualifier
Have all municipal buildings over 500m2 been designed to LEED Silver or equivalent?		<select>	Mandatory

How many buildings are certified under third party Green Standards? (2 Points if One or More)	0	Please Select Applicable Certification Standards:	<select>	<select>	<select>	2 Points (M)
What percentage of buildings will be certified under third party Green Standards? (2 Points if 50-75%, 4 Points if 76-100%. Site must have 5 or more buildings.)	0%	Please Select Applicable Certification Standards:	<select>	<select>	<select>	Up to 4 Points (A)

Site Accessibility - Universal Design							
Have 10% of multi-residential units been designed to provide a barrier-free path of travel from the suite entrance door to the doorway of at least one bedroom at the same level, and at least one						Yes	Mandatory
What percentage of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent) (1 point for 20% and 2 points for 30%)						0%	Up to 2 Points (M and A)

Site Accessibility - Number of Universally Accessible Points of Entry to Buildings and Sites							
Are 100% of primary entrances Universally Accessible?Are 100% of emergency exits Universally Accessible?Are 100% of all entrances and exits Universally Accessible?						<select>	Mandatory
						<select>	1 Point (M)
						<select>	1 Point (A)

Housing Unit Mix - Design for Life Cycle Housing - Site Plan						
Input the percentage of housing types that fall under the following categories	Ownership		Housing Type		Accommodations	
Point Allocation	Affordable	0%	Attached	0%	Live Work	0%
Ownership - More than 10% of Development properties are affordable = 1 Point	Market	0%	Detached	0%	Multi-Generational Living	0%
Housing Type - Two of Four Housing Types = 1 points Three of Four Housing Types = 2 points Four of Four Housing Types = 3 points			Townhomes/Stacked	0%	Mixed Use	0%
Accommodation Type - Two of Five Accommodation Types = 1 point Three of Five Accommodation Types = 2 points Four of Five Accommodation Types = 3 Points			Mid/Hi-Rise	0%	1 Bedroom/Studio	0%
					>2 Bedroom	0%
NOTE: 2 bedroom units are intentionally omitted from the accommodations section						

Housing Unit Mix - Design for Life Cycle Housing - Block and Draft Plan						
Input the percentage of housing types that fall under the following categories	Ownership		Housing Type		Accommodations	
Point Allocation	Affordable	0%	Attached	0%	Live Work	0%
Ownership - More than 10% of Development properties are affordable= 2 Points						

More than 10% of Development properties are affordable= 2 Points

Housing Type -
 Two of Four Housing Types = 1 points
 Three of Four Housing Types = 2 points
 Four of Four Housing Types = 3 points
 Accommodation Type -
 Two of Three Accommodation Types = 1 point
 Three of Three Accommodation Types = 2 points

Market	0%	Detached	0%	Multi-Generational Living	0%	Up to 7 Points (M)
		Townhomes/Stacked	0%	Mixed Use	0%	
		Mid/Hi-Rise	0%			

Landscape and Street Tree Planting/Preservation - Per Cent Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

Have all the City's mandatory planting requirements been satisfied?	No	Mandatory
What percentage of sidewalks will have shade provided by trees within 10 years of development? All trees should be selected from the applicable municipal tree list. (50%=2 Points, 75%=4)	0%	Up to 4 Points (M and A)

Points)Community Form - Community and Neighborhood Scale

<p>Has the community form been based on a hierarchy of the following: Community - formed by a clustering of neighborhoods, typically 6 to 9 (depending on topography and natural features), to sustain a viable mixed use node and public transit. Neighborhood - shape and size defined by 400 meters (5 minute walk) from center to perimeter with a distinct edge or boundary defined by other neighborhoods or larger open spaces. Neighborhood center - acts as a distinct center or focus with a compatible mix of uses that include medium and high-density, retail or community facilities, and a parkette/village square. Mixed use node - central to the cluster of neighborhoods the node should include higher residential densities, retail, employment opportunities, be accessible, and served by public transit.</p>	<select>	4 Points (M)
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Parking - Bicycle Parking - Multi-Family Buildings

Have Municipal Standards been satisfied?	<select>	Mandatory
Have a minimum of 0.6 biking stalls per Dwelling Unit been provided? Additionally, has a minimum of 5% of the bike parking been provided at grade?	<select>	1 Point (M)
Have a minimum of 0.8 biking stalls per Dwelling Unit been provided? Additionally, has a minimum of 10% of the bike parking been provided at grade?	<select>	1 Point (A)

Parking - Bicycle Parking - Commercial/Residential/Institutional

Have Municipal Standards been satisfied?	<select>	Mandatory
Does the development plan include any office or institutional buildings?	<select>	Qualifier
For FULL-TIME EMPLOYEES, have 0.13 bicycle parking spots been provided per 100m2 of Gross Floor Area?	<select>	1 Point (M)
For VISITORS, have 0.15 bicycle parking spots been provided per 100m2 of Gross Floor Area?	<select>	1 Point (A)
Are the bicycle parking spots weather protected and close to building entrance?	<select>	1 Point (A)
For OFFICE or INSTITUTIONAL buildings, has one shower and change room (per gender) been provided for each 30 bicycle parking spots?	<select>	2 Points (A)

Parking - Off-Street Parking

All new off-street parking has been located beside or behind a building?	<select>	1 Point (M)
Is less than 20% of the total developmental area dedicated to new off-street surface parking facilities?Has 85% or more of the surface parking been consolidated to be structured parking?	<select>	1 Point (A)
	<select>	5 Points (A)

Parking - Surface Parking

Has a strategy been developed to minimize surface parking for permanent employees and residents?	<select>	1 Point (M)
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Parking - Carpool and Efficient Vehicle Parking

What percentage of site parking spots been dedicated to car pooling and/or fuel efficient/hybrid vehicles and/or car share/zip car (does not apply to compact cars). Dedicated parking spots must be located in preferred areas close to building entries. A minimum of 4 spots are required. (3%=1 Point, 5%=2 Points)	0%	Up to 2 Points (M and A)
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Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?Are new non-residential roads being created within your development application?	<select>	Qualifier
	<select>	Qualifier

What percentage of new residential-only streets are designed with traffic calming strategies? (75%=1 Point, 100%=2 Points)	0%	Up to 2 Points (M and A)
What percentage of new non-residential and/or mixed-use streets are designed with traffic calming strategies? (50%=1 Point, 75%=2 Points)	0%	Up to 2 Points (M and A)
Pedestrian Connections - School Proximity to Transit Routes and Bikeways		
For all schools, what is the shortest walking distance to transit routes and/or bikeways? (400m=2 Points, 200m=4 Points)	0	Up to 4 Points (M and A)
Pedestrian Connections - Proximity to School		
Are 50% of Dwelling Units within 800 meters walking distance of public/private elementary, Montessori, and middle schools? (Must satisfy this minimum target to earn aspirational points)	<select>	2 Points (M)
Are 50% of Dwelling Units within 1600 meters of public/private high schools? (Must satisfy this minimum target to earn aspirational points)	<select>	1 Point (M)
Are 75% of Dwelling Units within 400 meters walking distance of public/private elementary, Montessori, and middle schools?	<select>	2 Points (A)
Are 75% of Dwelling Units within 1000 meters of public/private high schools?	<select>	1 Point (A)
Cultural Heritage Resources - Cultural Heritage Conservation		
Are there any potential Cultural Heritage Resources on site?	<select>	Qualifier
Have the following policies been adhered to? Cultural Heritage Conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Standards and Guidelines for Have all properties included in the Municipal Heritage Inventory and/or Register been evaluated?	<select>	Mandatory
Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?	<select>	2 Points (M)
Are 100% of cultural heritage resources identified in the Municipal Heritage Register or Inventory and their associated landscapes and ancillary structures conserved in-situ in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada?	<select>	2 Points (A)
% of Tree Canopy Within Proximity to Building/Pedestrian Infrastructure - % Canopy Coverage		
Have street trees been provided on both sides of streets according to the Municipal Standards?	<select>	Mandatory
At what distance have street trees been provided on both sides of new and existing streets, within the project and on the project side of bordering streets, between the vehicle travel lane and walkway (in meters)? (9m or Less=1 Point, 6m or Less=2 Points)	0	Up to 2 Points (M and A)
What percentage of sidewalks will be shaded by trees within 10 years of development? All trees should be selected from the applicable municipal tree list. (50%=1 Point, 75%=2 Points)	0%	Up to 2 Points (M and A)
MOBILITY		
Site Permeability - Connectivity		
Have buildings on the site been connected to off-site pedestrian paths, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools)?	<select>	Mandatory
Are outdoor waiting areas (located on the site) providing protection from weather?	<select>	
Where a transit stop is located within walking distance of the project site boundary, does the building main entrance have a direct pedestrian linkage to that transit stop? Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?	<select>	2 Points (A)
	<select>	
Street Networks/Blocks - Block Perimeter/Length		
Verify the following statement, 75% of block perimeters do not exceed 550m and 75% of block lengths do not exceed 250m. Verify the following statement, 100% of block perimeters do not exceed 550m and 100% of block lengths do not exceed 250m.	<select>	2 Points (M)
	<select>	2 Points (A)
Street Networks/Blocks - Intersection Density		
How many street intersections are there per square kilometer? (40-50=2 Points, 51-60=3 Points, >60=4 Points)	<select>	Up to 4 Points (M and A)
Transit Supportive - Distance to Public Transit - Site Plans		
Is the site within 800m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops?	<select>	3 Points (M)
Alternatively, is the site within 400m walking distance to 1 or more bus stops with frequent service? (This Minimum Target must be met in order to earn Aspirational Points) Is the site within 400m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops?	<select>	
Alternatively, is the site within 200m walking distance to 1 or more bus stops with frequent service?	<select>	3 Points (A)
Transit Supportive - Distance to Public Transit - Block and Draft Plans		
Have the Official Plan targets been satisfied?	<select>	Mandatory
Are 50% of residents/employment within 800m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 50% of residents/employment within 400m walking distance to 1 or more bus stops with frequent service?	<select>	3 Points (M)

Are 75% of residents/employment within 400m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 75% of residents/employment within 200m walking distance to 1 or more bus stops with frequent service?	<select>	3 Points (A)
Active Transportation - Proximity to Cycle Network		
Does the development plan include any anticipated or existing trails or cycling networks?	<select>	Qualifier
Are 75% of residents/jobs within 400 meters of existing or approved by council path/network? (This Minimum Target must be met in order to earn Aspirational Points) Are	<select>	2 Points (M)
100% of residents/jobs within 400 meters of existing or approved by council path/network?	<select>	2 Points (A)
Active Transportation - Creation of Trail and Bike Paths		
(This metric will only populate if the presence of a Cycling Networks has been declared in the previous metric "Proximity to Cycle Network")		
Has the Master Plan been complied with?	<select>	Mandatory
Have the objectives of the applicable Pedestrian and Cycling Master Plan been advanced?	<select>	2 Points (A)
Walkability - Ped. Amenities		
Are all sidewalks in accordance with applicable Municipal Standards? Side walks must be at least 1.5m in width.	<select>	Mandatory
What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by municipal standards? (75%=2 points, 100%=4 Points) (Must meet this minimum target to earn aspirational points)	0%	Up to 4 Points (M and A)
Have pedestrian amenities been provided to further encourage walkable streets?	<select>	2 Points (A)
Please list pedestrian amenities provided:	<select> <select> <select>	
NATURAL ENVIRONMENT AND OPEN SPACE		
Natural Heritage - Connection to Natural Heritage		
Is a Natural Heritage System included within, or adjacent to, the development boundary?	<select>	Qualifier
What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)? (Block/Draft - 25%=2 Points, 50%=4 Points, Site - 25%=1 Point, 50%=2 Points)	0%	Up to 2 Points (M and A)
Natural Heritage System - Natural Heritage System Enhancements		
This metric will only populate if the presence of a Natural Heritage System has been declared in the previous metric "Natural Heritage - Connection to Natural Heritage"		
Does the application conform to the City's Natural Heritage System policies in the Official Plan?	<select>	Mandatory
Has the development plan demonstrated ecological gain above and beyond the City's Natural Heritage System requirements?	<select>	2 Points (A)
Parks - Park Accessibility		
Does the development plan include any parks?	<select>	Qualifier
Have two or more road frontages been provided for each urban square, parkette, and neighborhood parks? Additionally, have three road frontages been provided for each community park?	<select>	3 Points (M)
Have three or more road frontages been provided for each park?	<select>	3 Points (A)
Stormwater - Stormwater Quantity		
Have quantity or flood control been provided in accordance with applicable municipal and conservation authority requirements?	<select>	Mandatory
What is the most intense rainwater event that the site can retain runoff from (in mm)? (5mm=Mandatory, 10mm=3 Points, 15mm=6 Points)	0	Mandatory and Up to 6 Points (M and A)
Stormwater - Stormwater Quality		
Will 80% of the Total Suspended Solids be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhance Level of Protection (Level 1)?	<select>	Mandatory
Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10mm rainfall event? (This Minimum Target must be satisfied in order to earn Aspirational Points)	<select>	1 Point (M)
Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15mm rainfall event?	<select>	4 Points (A)
Storm water - Rain Water Re-Use		
Have residential (multi-family only), commercial, and institutional buildings been designed for rain water re-use readiness? (This Minimum Target must be satisfied in order to earn Aspirational Points)	<select>	1 Point (M)
Is rainwater collected on site and used for low-grade functions?	<select>	3 Points (A)
Storm water - Storm water Architecture/Features		
Have storm water amenities which provide functional and aesthetic benefits to the site been included in the development plan?	<select>	2 Points (M)

Urban Agriculture - Dedicate Land for Local Food Production - Block and Draft														
Has 7.4m ² (80ft ²) of community garden space been provided per Dwelling Unit (DU)?Has the applicable community garden space per DU been satisfied? See table below.	<select>	2 Points (M)												
<table border="1"> <thead> <tr> <th>DU Density</th> <th colspan="2">Garden Space/DU</th> </tr> </thead> <tbody> <tr> <td>17-35DU/ha</td> <td>18.6m²</td> <td>(200ft²)</td> </tr> <tr> <td>36-54DU/ha</td> <td>9.3m²</td> <td>(100ft²)</td> </tr> <tr> <td>>54DU/ha</td> <td>7.4m²</td> <td>(80ft²)</td> </tr> </tbody> </table>	DU Density	Garden Space/DU		17-35DU/ha	18.6m ²	(200ft ²)	36-54DU/ha	9.3m ²	(100ft ²)	>54DU/ha	7.4m ²	(80ft ²)	<select>	2 Points (A)
DU Density	Garden Space/DU													
17-35DU/ha	18.6m ²	(200ft ²)												
36-54DU/ha	9.3m ²	(100ft ²)												
>54DU/ha	7.4m ²	(80ft ²)												
Urban Agriculture - Dedicate Land for Local Food Production - Site Plan														
Has 7.4m ² (80ft ²) of community garden space been provided per development unit?Has 15% of roof space been dedicated to local food production?	<select>	2 Points (M)												
	<select>	2 Points (A)												
Soils and Topography - Restore and Enhance Soils														
Has a Topsoil Fertility Test been conducted according to Municipal Standards?	<select>	Mandatory												
Have recommendations from a Topsoil Fertility Test been implemented for the entire site? (Must satisfy this target to earn aspirational points)	<select>	1 Point (M)												
Development on highly permeable soils is avoided and follows TRCA and CVC Low Impact Development Storm water Management Planning and Design Guides A minimum topsoil depth of 200mm has been provided across the entire site	<select>	2 Points (A)												
	<select>	2 Points (A)												
INFRASTRUCTURE AND BUILDINGS														
Energy Conservation - Solar Readiness														
Have 100% of all new buildings been designed for solar readiness?	<select>	1 Point (M)												
What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%)	0%	Up to 7 Points (A)												
Energy Conservation - Passive Solar Alignment														
What percentage of blocks have one axis within 15 degrees of East/West? East/West lengths of those blocks must be at least as long as the North/South lengths. (50%=3 Points, 75%=6 points)	0%	Up to 6 Points (M and A)												
Energy Conservation - Building Energy Efficiency - Single Family														
Have all building been designed in accordance with the Ontario Building Code?	<select>	Mandatory												
What EnerGuide, or equivalent, rating have single family homes and multi-unit residential buildings (<3 storeys) been built to? (EnerGuide 83=2 Points, EnerGuide 85=4	<select>	Up to 4 Points (M and A)												
Points)Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional														
Have all building been designed in accordance with the Ontario Building Code?	<select>	Mandatory												
Relative to an Model National Energy Code of Canada for Buildings (MNECB) 1997 compliant reference building, what is the expected energy savings of the proposed building design? (35%=3 Points, Each additional 5% up to total 75%=1 Point) (This Minimum Target must be satisfied in order to earn Aspirational Points)	0%	Up to 11 Points (M and A)												
Will all commercial, institutional and multi residential buildings over three storeys be commissioned?Will building electricity sub-meters be required for all office tenants and residential suites?	<select>	3 Points (A)												
	<select>	3 Points (A)												
Energy Conservation - Building Energy Efficiency - Draft Plan														
Have all single family homes buildings been designed in accordance with the Ontario Building Code?	<select>	Mandatory												
What EnerGuide rating have 75% of single family homes and multi-unit residential buildings (<3 storeys) been built to? (Energuide 83 or Energuide 85=2 Points) (This Minimum Target must be satisfied in order to earn Aspirational Points)	0	2 Points (M)												
What EnerGuide rating have 90% of single family homes and multi-unit residential buildings (<3 storeys) been built to? (Energuide 85=2 Points)	0	2 Points (A)												
Energy Conservation - Energy Management														
Has an energy management strategy been created for the development?	<select>	2 Points (M)												
In an Intensification Area, where district energy is deemed viable by the municipality, has a district energy feasibility study been conducted?	<select>	3 Points (A)												
Potable Water - Reduce Potable Water Used for Irrigation														
What percentage has potable water for irrigation been reduced as compared to a mid-summer baseline? (50% to 89%=2 Point, 90% to 100%=6 Points)	0%	Up to 6 Points (M and A)												
Potable Water - Water Conserving Fixtures														
Have the applicable municipal standards been satisfied?	<select>	Mandatory												

<p>Input applicable flow rates for water consuming fixtures</p> <p>NOTE: "Current Percentage Reduction" box will automatically tabulate based on input in right-hand columns. NOTE: If certain fixture type is not applicable, leave baseline measurement in cell.</p> <p>(10-20% Reduction=3 Points, Over 20% Reduction=6 points)</p>	<p>Current Percentage Reduction</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">0%</div>	<p>Toilets: (6LPF Baseline) Private Faucets: (8.3LPM Baseline) Showerhead: (9.5LPM Baseline) Public Faucets: (1.9LPM Baseline) Urinals: (3.8LPF Baseline)</p>	<table border="1"> <tr><td style="text-align: center;">6</td><td style="text-align: center;">LPF</td></tr> <tr><td style="text-align: center;">8.3</td><td style="text-align: center;">LPM</td></tr> <tr><td style="text-align: center;">9.5</td><td style="text-align: center;">LPM</td></tr> <tr><td style="text-align: center;">1.9</td><td style="text-align: center;">LPM</td></tr> <tr><td style="text-align: center;">3.8</td><td style="text-align: center;">LPF</td></tr> </table>	6	LPF	8.3	LPM	9.5	LPM	1.9	LPM	3.8	LPF	<p>Up to 6 Points (M and A)</p>
6	LPF													
8.3	LPM													
9.5	LPM													
1.9	LPM													
3.8	LPF													
Lighting - Parking Garage Lighting														
Has a minimum illumination of 50 lux been implemented in all parking areas?			<select>	Mandatory										
Have occupancy sensors been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux?			<select>	1 Point (M)										
Lighting - Reduce Light Pollution - Site Plan														
Have all applicable Municipal Standards been satisfied?			<select>	Mandatory										
Confirm that up lighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.			<select>	1 Point (M)										
Have lighting controls been implemented to reduce light spillage from buildings by 50% from 11:00pm to 5:00am?			<select>	1 Point (A)										
Will all architectural lighting be shut off between 11:00pm and 5:00am?			<select>											
Lighting - Reduce Light Pollution - Draft Plan														
Have all applicable Municipal Standards been satisfied?			<select>	Mandatory										
Confirm that no "up lighting" isn't included in the design and that all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.			<select>	1 Point (M)										
Lighting - Energy Conserving Lighting														
Have all applicable Municipal Standards been satisfied?			<select>	Mandatory										
Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)			<select>	2 Points (M)										
Bird Safe Design														
Have Bird Safe Design strategies been applied on 85% of the exterior glazing located within the first 16m of the building above-grade? (Includes interior courtyards)			<select>	2 Points (M)										
Do visual markers on the glass have spacings equal to or less than 5cm (vertically) x 10cm (horizontally)?			<select>											
For green roofs with adjacent glass surfaces, has the glass been treated with Bird Safe Design strategies on the 16m above the green roof surface?			<select>											
Materials and Solid Waste Management - Solid Waste														
Have the applicable Municipal Standards been satisfied?			<select>	Mandatory										
For Multi-Family, Commercial, Retail and Institutional buildings, are storage and collection areas for recycling and organic waste within or attached to the building? Alternatively, deep collection recycling and organic waste storage facilities are provided.			<select>	1 Point (M)										
Is a three-chute system provided on each floor for all multi-family developments?			<select>	1 Point (M)										
Materials and Solid Waste Management - Material Re-used and Recycled Content														
What percentage of reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? (5%=1 Point, 10%=2 Points)			0%	Up to 2 Points (M and A)										
What percentage of recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? (10%=1 Point, 15%=2 Points)			0%	Up to 2 Points (M and A)										
Materials and Solid Waste Management - Recycled/Reclaimed Materials														
Have all applicable Municipal Standards been satisfied?			<select>	Mandatory										
What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc.? (25%=1 Point, 30%=2 Points)			0%	Up to 2 Points (M and A)										
Heat Island - Reduce Heat Island Effect From the Built Form - Non Roof														
What percentage of the site's hardscape uses municipally approved heat island reduction techniques? (50%=2 Points, 75%=3 Points)			0%	Up to 3 Points (M and A)										
Heat Island - Reduce Heat Island Effect From the Built Form - Roof														
What percentage of the roof has been designed with a "cool" roof surface?			0%											

What percentage of the roof is vegetated with a green roof?

Point Allocation

75% Cool Roof = 2 Points

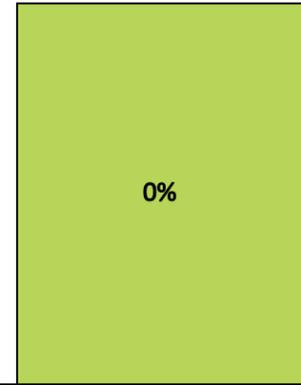
90% Cool Roof = 3 Points

50% Green Roof = 4 Points

75% Green Roof = 6 Points

50% Green Roof + 50% Cool Roof = 6 Points

75% Green Roof + 25% Cool Roof = 8 Points



Up to 8 Points (M
and A)

ATTACHMENT 2

Sustainability Performance Metrics Program Summary Letter Terms of Reference

The Sustainability Performance Metrics (SPM) Program requires the submission of a completed SPM Program Scoring Tool and SPM Program Summary Letter (Summary Letter) as part of a complete application for Site Plan, Draft Plan of Subdivision and Block Plan development approval, in addition to the relevant drawings and/or technical studies required by the Pre-Application Consultation Understanding – Submission Requirements Matrix.

Submission Purpose

The purpose of the Summary Letter is to provide City of Vaughan staff with a brief overview of the sustainability performance of Site Plan, Draft Plan of Subdivision, and Block Plan development applications by indicating the SPM Program Application Score and SPM Program Community Score and identifying which specific Targets will be achieved. The Summary Letter also assists City Staff with the verification process by indicating where, in relevant drawings and/or technical studies, Targets can be verified (i.e. Urban Design and Sustainability Brief, Landscape Plans, Functional Servicing and Stormwater Management Report, Transportation Impact Study, etc.).

Submission Process

- **During Pre-Application Consultation (PAC) Meeting:** Planner informs applicant of SPM Program requirements and applicable metrics.
- **Formal Submission:** The applicant submits: 1 PDF file and 10 hardcopies of the Summary Letter; 1 Excel file, 1 PDF file; and 10 hardcopies of the completed SPM Program Scoring Tool.
- **Verification and Revisions:** The Planner managing the development application and the technical team will verify the SPM Program Scores using the Summary Letter, SPM Program Scoring Tool, and relevant drawings and/or technical studies submitted by the applicant. The applicant will inform the Planner of any changes to the SPM Program Scores during the development approval review process.

Table of Contents

1. **Introduction and Declaration of Sustainability Scores:** Include a brief description of the proposed development, and a statement of the SPM Program Application Score and SPM Program Community Score achieved.
2. **Built Environment:** Provide a brief description of how the proposed development addresses the Mandatory, Minimum and Aspirational Built Environment Targets.

Mandatory Targets

Mandatory Targets are required by City of Vaughan policies and standards. These items are required to be delivered as part of all development applications. Therefore, applicants are required to meet all Mandatory Targets. Under exceptional circumstances, where a Mandatory Target cannot be achieved, applicants are required to provide an explanation/justification in the Summary Letter explaining why the Mandatory Target could not be achieved, and reference where further explanation is provided (i.e. technical studies).

Example: The application did not commit to satisfy the Target “*Are outdoor waiting areas (located on the site) providing protection from weather?*” because the Target was satisfied by a previous site plan submission as shown on the associated site plan drawing, dated July 26, 2014.

The applicant is also required to explain within the Summary Letter why they have identified a Mandatory Target as “NA” (not applicable).

Example: The application was unable to satisfy the mandatory metric “*Have the following policies been adhered to? Cultural Heritage Conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Standards and Guidelines for Historic Places, Municipal Official Plan, Municipal Heritage Inventory*” as there are no heritage buildings, structures or landforms on the subject site, therefore this metric is not applicable.

Minimum Targets

Minimum Targets represent a moderate sustainability performance increase above the City’s mandatory requirements. Within this section the applicant is expected to identify all Minimum Targets achieved by the development proposal. For each Minimum Target achieved, it must be verified by identifying the drawing and/or technical study and the relevant section of the technical study.

Example: The Minimum Target for the metric “*At what distance have street trees been provided on both sides of the new and existing streets, within the project and on the project side of the bordering streets, between the vehicle travel lane and walkway (in metres) (9m or less=1 Point...?)*” has been satisfied as street trees will be spaced 8m apart, as shown on the associated Landscape Plan drawing dated June 4, 2017 and the Urban Design and Sustainability Brief, page 10, Section 4.1 - Streetscape.

Aspirational Targets

Aspirational Targets represent best practice standards. Within this section the applicant is expected to identify all Aspirational Targets achieved by the development proposal. For each Aspirational Target achieved, identify where the Target can be verified by identifying the drawing and/or technical study and relevant section.

Example: The metric “*Have a minimum of 0.6 biking stalls per unit been provided? Additionally, has a minimum of 5% of the bike parking been provided at grade?*” has been satisfied as shown on the Site Plan drawing dated July 28, 2017.

3. **Mobility:** Provide a brief description on how the application addresses Mandatory, Minimum and Aspirational Mobility Targets. Complete this section using the same format as 2. Built Environment.
4. **Natural Environment and Open Space:** Provide a brief description on how the application addresses Mandatory, Minimum and Aspirational Natural Environment and Open Space Targets. Complete this section using the same format as 2. Built Environment.
5. **Infrastructure and Buildings:** Provide a brief description on how the application addresses Mandatory, Minimum and Aspirational Infrastructure and Buildings Targets. Complete this section using the same format as 2. Built Environment.
6. **Conclusion:** Reiterate the SPM Program Application Score and SPM Program Community Score, and summarize the general sustainability performance of the development application.

ATTACHMENT 3

Sustainability Performance Metrics Program Threshold Score Evaluation

1. Introduction

Each relevant development application will be expected to meet or exceed the minimum Sustainability Performance Metrics (SPM) Program Threshold Score to implement the SPM Program. The proposed SPM Program Threshold Scores are comprised of “Bronze”, “Silver” and “Gold” categories, where “Bronze” reflects very attainable minimum SPM Program Threshold Scores, and “Silver” and “Gold” will recognize higher performance applications. The SPM Program Thresholds are applicable to Application Scores as determined by the SPM Program Scoring Tool. The SPM Program Threshold Scores were developed based on quantitative analyses of real-world applications, internal consultation, and consideration of Threshold Scores approved by the City of Vaughan’s partner municipalities: The City of Brampton and the Town of Richmond Hill.

2. Sustainability Performance Metrics Threshold Scores

The SPM Program Threshold Scores, shown in the table below (Table 1), are applicable to Site Plan, Draft Plan of Subdivision, and Block Plan development applications. Section 3 describes the analysis undertaken to arrive at the SPM Program Threshold Scores.

Table 1: Sustainability Performance Metrics Threshold Scores

Performance Level	Block Plan	Draft Plan of Subdivision	Site Plan
Baseline	20 to 30 points	14 to 20 points	24 to 30 points
Bronze	31 to 40 points	21 to 30 points	31 to 45 points
Silver	41 to 50 points	31 to 40 points	46 to 60 points
Gold	51 or more points	41 or more points	61 or more points

The categories of SPM Program Threshold Scores in Table 1 can be interpreted in the following manner:

- **Baseline** represents the average sustainability performance of recent (2011 to 2017) development proposals or the “status quo”;
- **Bronze** represents very attainable improvements to the Baseline SPM Program Threshold Scores, and is the minimum performance level that all applications located outside of the Vaughan Metropolitan Centre will be expected to meet or exceed;
- **Silver** represents considerable improvements to the Baseline SPM Program Threshold Scores, and is the minimum performance level that all applications located within the Vaughan Metropolitan Area will be expected to meet or exceed. The City’s analysis has demonstrated that applications certified to the Leadership in Energy and Environmental Design standards often scored in this category; and
- **Gold** represents significant improvements to the Baseline SPM Program Threshold Scores and the most sustainable developments within the City assessed at this time.

Sustainability Performance Metrics Program Threshold Score Evaluation

3. Quantitative Analyses

The quantitative analyses considered 3 aspects of the data related to Application Scores derived from the Excel-based Scoring Tool:

1. Application Scores for 81 Site Plan applications and 15 Draft Plan of Subdivision applications submitted to the City;
2. Application Scores for 14 Site Plan, 5 Draft Plan of Subdivision and 2 Block Plan development applications that were confirmed by staff; and
3. Application Scores for reasonably attainable Targets related to exterior design.

For the purpose of developing the SPM Program Threshold Scores, only the Application Score data was utilized. The Community Score data was omitted because the Community Score includes Metrics that measure aspects of the development the applicant does not have control over, such as proximity to schools and public transportation.

3.1 Submitted Sustainability Performance Metrics Score Data

Sustainability Performance Metrics data was tracked for Site Plan and Draft Plan of Subdivision applications submitted by applicants during the testing stage (2015 to 2017 inclusive). This data provides insight into the sustainability performance of recent development and informs the SPM Program Threshold Scores.

In the data tables below, the percent score is the calculation of the Application Score for the application as a proportion of the Available Score for the application. The Available Scores differ between applications as certain Metrics may not be pertinent for certain applications and are removed from the Available Score using qualifier statements in the Excel-based SPM Program Scoring Tool. For example, the Metric for preserving existing trees on site is not applicable for an application for which no trees currently exist. Hence, the Available Score is reduced to reflect the condition of no existing trees on site.

3.1.1 Submitted Site Plan Application Data

Table 2 below identifies the sample count and average Application Scores for 81 Site Plan applications. Table 2 also shows the values for the first and third quartiles of the data set, which are used to inform the ranges for the SPM Program Threshold Scores.

Sustainability Performance Metrics Program Threshold Score Evaluation

Table 2: Summary Statistics, Site Plan Applications

		Application Score (Averages)		
		Achieved	Available	Percent
<i>Number of samples</i>	Count	81		
<i>Average Application Score of Samples</i>	Average	32	126	25%
<i>The first quartile, denoted by Q₁, is the median of the lower half of the data set. This means that about 25% of the numbers in the data set lie below Q₁ and about 75% lie above Q₁.</i>	First Quartile (Q₁)	21	116	17%
<i>The third quartile, denoted by Q₃, is the median of the upper half of the data set. This means that about 75% of the numbers in the data set lie below Q₃ and about 25% lie above Q₃.</i>	Third Quartile (Q₃)	40	141	32%

NOTE: No SPM Program submissions were received for Block Plans during the testing stage.

Table 3 shows the proportion of each type of development within the dataset, and the corresponding average Scores for each development type. This data provides the information necessary to ensure that the SPM Program Threshold Scores are applicable to all types of Site Plan development.

Table 3: Type of Development, Site Plan Applications

			Application Score (Averages*)		
Type of Development	Count	Proportion of Sample	Achieved	Available	Percent
Low-Rise Residential (< 3 Floors) Only	16	20%	30	125	25%
Multi-Unit Residential (> 3 Floors) Only	4	5%	44	146	30%
Mixed Types: Low-Rise Residential (< 3 Floors) and Multi-Unit Residential (> 3 Floors)	2	2%	24	137	18%
Commercial Only	20	25%	30	121	25%
Industrial Only	16	20%	30	125	24%
Office Only	3	4%	38	117	31%
Institutional Only	5	6%	25	133	18%
Mixed Use: Low-Rise Residential (< 3 Floors) and Commercial	3	4%	36	129	28%
Mixed Use: Multi-Unit Residential (> 3 Floors) and Commercial	6	7%	47	134	35%
Mixed Use: Industrial and Commercial	2	2%	30	127	23%
Mixed Use: Industrial and Office	3	4%	15	117	13%
Mixed Use: Institutional and Commercial	1	1%	41	136	30%
Mixed Use: Office and Commercial	0	0%	0	0	0%
Total	81	100%			

* Averages where there is more than one sample

Sustainability Performance Metrics Program Threshold Score Evaluation

3.1.2 Submitted Draft Plan of Subdivision Application Data

Table 4 shows the sample count and average Application Scores for 15 Draft Plan of Subdivision applications. The table also depicts the values for the first and third quartiles of the data set, which are used to inform the ranges for the SPM Program Threshold Scores.

Table 4: Overall Application Score Statistics, Draft Plan of Subdivision Applications

		Application Score (Averages)		
		Achieved	Available	Percent
<i>Number of samples</i>	Count	15		
<i>Average Application Score of Samples</i>	Average	26	95	27%
<i>The first quartile, denoted by Q₁, is the median of the lower half of the data set. This means that about 25% of the numbers in the data set lie below Q₁ and about 75% lie above Q₁.</i>	First Quartile (Q₁)	20	91	21%
<i>The third quartile, denoted by Q₃, is the median of the upper half of the data set. This means that about 75% of the numbers in the data set lie below Q₃ and about 25% lie above Q₃.</i>	Third Quartile (Q₃)	34	98	34%

Table 5 identifies the proportion of each type of development within the dataset, that mainly consist of low-rise residential development (87%) and a small portion of mixed development types and mixed uses (combined 14%).

Table 5: Type of Development, Draft Plan of Subdivision Applications

Type of Development	Count	Proportion of Sample
Low-Rise Residential (< 3 Floors) Only	13	87%
Multi-Unit Residential (> 3 Floors) Only	0	0%
Mixed Types: Low-Rise Residential (< 3 Floors) and Multi-Unit Residential (> 3 Floors)	0	0%
Mixed Types and Use: Low-Rise Residential (< 3 Floors), Multi-Unit Residential (> 3 Floors) and Commercial	1	7%
Mixed Use: Low-Rise Residential (< 3 Floors) and Commercial	1	7%
Mixed Use: Multi-Unit Residential (> 3 Floors) and Commercial	0	0%
Totals	15	100%*

*The total percentage exceeds 100% due to rounding.

Sustainability Performance Metrics Program Threshold Score Evaluation

3.2 Confirmed Sustainability Performance Metrics Score Sample Data

To provide verified data to use in the development of the SPM Program Threshold Scores, City staff confirmed the Application Scores for representative samples of the relevant application types from 2011 to 2017 that are approved or nearing approval. These applications were confirmed in group settings including Policy Planning and Environmental Sustainability, Development Planning, and Urban Design and Cultural Heritage staff, and included other technical City staff as necessary.

3.2.1 Confirmed Site Plan Application Sample Data

Table 6 identifies the Application Score data for the confirmed sample of Site Plan applications. Applications with a variety of development types were selected to create a representative sample of Site Plan applications and ensure the average Scores incorporate a range of development property types. The table also depicts the values for the first and third quartiles of the data set, which are used to inform the ranges for the SPM Program Threshold Scores.

Table 6: Confirmed Application Scores, Site Plan Applications

Count	Types of Development	Application Score		
		Achieved	Available	% Score
1	Low-Rise Residential (< 3 Floors) Only	32	105	30%
2	Commercial Only	22	114	19%
3	Industrial Only	30	118	25%
4	Multi-Unit Residential (>3 Floors)	44	155	28%
5	Commercial Only	30	134	22%
6	Multi-Unit Residential (>3 Floors)	59	157	38%
7	Low-Rise Residential (< 3 Floors) Only	25	109	23%
8	Commercial Only	31	141	22%
9	Mixed Use: Industrial and Office	14	120	12%
10	Institutional Only	22	136	16%
11	Institutional Only	21	142	15%
12	Mixed Use: Office and Commercial	45	140	32%
13	Multi-Unit Residential (>3 Floors)	64	157	41%
14	Multi-Unit Residential (>3 Floors) and Commercial	41	152	27%
	Average	34	134	25%
	Count	14		
	First Quartile (Q₁)	23	119	20%
	Third Quartile (Q₃)	43	150	30%

Sustainability Performance Metrics Program Threshold Score Evaluation

3.2.2 Confirmed Draft Plan of Subdivision Application Sample Data

Table 7 below shows the Application Score data for the confirmed sample of Draft Plan of Subdivision applications. The main form of development for draft plans consist of low-rise residential development.

Table 7: Confirmed Application Scores, Draft Plan of Subdivision Applications

Count	Types of Development	Application Score		
		Achieved	Available	% Score
1	Low-Rise Residential (< 3 Floors)	20	94	21%
2	Low-Rise Residential (< 3 Floors)	8	91	9%
3	Low-Rise Residential (< 3 Floors)	20	105	19%
4	Low-Rise Residential (< 3 Floors)	16	97	16%
5	Low-Rise Residential (< 3 Floors)	9	83	11%
	Average	15	94	15%

Note: Quartiles are not calculated due to the small sample set.

3.2.3 Confirmed Block Plan Application Data

Table 8 shows the Application Score data for the confirmed sample of Block Plan applications. The Block Plan application sample size (2) is lower than the sample size for Draft Plan of Subdivision (15) and Site Plan (81). This is because there is a much smaller number of Block Plan Applications submitted as compared to Site Plan and Draft Plan of Subdivision applications.

Table 8: Application Scores, Block Plan Applications

Count	Types of Development	Application Score		
		Achieved	Available	% Score
1	Mixed Use: Low-Rise Residential (< 3 Floors) and Commercial	21	98	21%
2	Mixed Types and Use: Low-Rise Residential (< 3 Floors), Multi-Unit Residential (> 3 Floors) and Commercial	41	98	42%
	Average	31	98	32%

3.3 Metrics Related to Exterior Design

The *Planning and Conservation Land Statute Law Amendment Act 2006* (Bill 51) provides municipalities with the authority to consider matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design.

Sustainability Performance Metrics Program Threshold Score Evaluation

Table 9 shows an analysis undertaken to determine SPM Program Scores derived from Metrics related to exterior design elements. Metrics used to determine these Scores directly relate to common urban design items routinely incorporated into development projects. For this reason, the total Scores represent attainable Application Scores that act as a reasonable starting point for Threshold Score development. In addition, the totals for Minimum (Min.) Targets and Aspirational (Asp.) Targets are included to inform ranges of the SPM Program Threshold Scores.

Table 9: Metrics Related to Exterior Design

Category	Theme	Metric	Applies to:	Site Plan (S)		Draft Plan of Subdivision (D)		Block Plan (B)	
				Min.	Asp.	Min.	Asp.	Min.	Asp.
Built Environment	Landscaping	Maintain Existing Healthy Trees	S & D	2	3	2	6	N/A	N/A
		Soil Quantity and Quality	S & D	N/A	2	N/A	2	N/A	N/A
		% Tree canopy within proximity to building/pedestrian infrastructure	S & D	2	4	2	4	N/A	N/A
		% Canopy Coverage	D & B	N/A	N/A	2	6	2	6
	Parking	Bicycle Parking (N/A SFD)	S	1	2	N/A	N/A	N/A	N/A
		Off-Street Parking (N/A SFD)	S	1	6	N/A	N/A	N/A	N/A
		Surface Parking (N/A SFD)	S	1	N/A	N/A	N/A	N/A	N/A
		Car Pooling and Efficient Vehicle Parking (Comm., Res. & Ind. Only)	S	1	2	N/A	N/A	N/A	N/A
Mobility	Street/Trail Amenities	Connectivity	S	N/A	2	N/A	N/A	N/A	N/A
		Creation of Trails and Bike Paths	D & B	N/A	N/A	N/A	2	N/A	2
		Block Perimeter/Length	D & B	N/A	N/A	2	4	2	4
		Promote Walkable Streets	S & D & B	2	8	2	8	2	8
Natural Environment & Open Space		Dedicate Land for Food Production (N/A Emp.)	S & D & B	2	2	2	2	2	2
		Stormwater Architecture/Features (N/A SFD)	S	2	N/A	N/A	N/A	N/A	N/A
		Reduce Potable Water Use for Irrigation	S	2	6	N/A	N/A	N/A	N/A
Infrastructure & Buildings		Reduce Light Pollution	S & D	1	1	1	N/A	N/A	N/A
		Energy Conserving Lighting (N/A SFD)	S & D	2	N/A	2	N/A	N/A	N/A
		Bird Friendly Design (N/A SFD)	S	2	N/A	N/A	N/A	N/A	N/A
		Reduce Heat Island from Built Environment – Non Roof (N/A SFD)	S	2	3	N/A	N/A	N/A	N/A
		Reduce Heat Island from Built Environment – Roof (N/A SFD)	S	6	8	N/A	N/A	N/A	N/A
		Passive Solar Alignment	D&B	N/A	N/A	3	6	3	6
Total				29	49	18	37	11	28

SFD = Single Family Dwellings
Comm. = Commercial
Emp. = Employment

Res. = Residential
Ind. = Industrial

Sustainability Performance Metrics Program Threshold Score Evaluation

3.4 Comparison of Quantitative Data and Analyses

The results of the quantitative analyses based on submitted and confirmed Application Score data, and the analysis on Metrics related to exterior design, were compared to inform the development of the SPM Program Threshold Scores.

Table 10 compares the Application Score averages for the Site Plan and Draft Plan of Subdivision applications submitted by applicants during the testing stage, and the Application Score Averages for the Site Plan, Draft Plan of Subdivision, and Block Plan applications confirmed by City staff. The two Site Plan averages are very close, and the two Draft Plan of Subdivision averages are reasonably close. No Application Scores for Block Plans were submitted during the testing stage.

Table 10: Application Score Averages, Submitted and Confirmed Applications

	Site Plan		Draft Plan of Subdivision		Block Plan	
	Count	Achieved	Count	Achieved	Count	Achieved
Submitted	81	32	15	26	N/A	
Confirmed	14	34	5	15	2	31

Table 11 illustrates the comparison between the first and third quartiles for the submitted and confirmed data sets for Site Plan and Draft Plan of Subdivision applications, and the Minimum (Min.) Target totals and the Aspirational (Asp.) Target totals for each development type. As depicted in the table, the first and third quartile values for submitted and confirmed Site Plan applications are very close, and these values are also close to the Minimum Target and Aspirational Target totals respectively. Further, the first and third quartile values for the submitted Draft Plan of Subdivision applications are very close to the Minimum Target and Aspirational Target totals respectively.

Table 11: First Quartile and Third Quartile Comparisons for Submitted and Confirmed Applications Compared with Exterior Design Minimum (Min.) and Aspirational (Asp.) Application Scores

	Site Plan		Draft Plan of Subdivision		Block Plan	
	First Quartile	Third Quartile	First Quartile	Third Quartile	First Quartile	Third Quartile
Submitted	21	40	20	34	N/A	N/A
Confirmed	23	43	N/A	N/A	N/A	N/A
Exterior Design	Min.	Asp.	Min.	Asp.	Min.	Asp.
	29	49	18	37	11	34

4. Threshold Score Comparison with Partner Municipalities

Staff examined the SPM Program Threshold Scores approved by the City of Brampton and the Town of Richmond Hill on March 30, 2015 and February 24, 2014, respectively. One of the main objectives of the SPM Program is to have consistent guidelines for the development industry

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regarding sustainable development standards across the three municipalities. Accordingly, the City of Vaughan's SPM Program Threshold Scores were designed to follow the same structure, and have comparable values.

The City of Vaughan's SPM Program Threshold Scores (Table 12), although still comparable, are generally lower than those of our partner municipalities for all development application types. Threshold Scores will likely be increased at a future date in coordination with the Partner Municipalities to achieve higher standards for sustainable development.

Table 12: City of Vaughan SPM Program Threshold Scores

Performance Level	Block Plan	Draft Plan of Subdivision	Site Plan
Baseline	20 to 30 points	14 to 20 points	24 to 30 points
Bronze	31 to 40 points	21 to 30 points	31 to 45 points
Silver	41 to 50 points	31 to 40 points	46 to 60 points
Gold	51 or more points	41 or more points	61 or more points

Table 13: City of Brampton SPM Program Threshold Scores

Performance Level	Block Plan	Draft Plan of Subdivision	Site Plan
Baseline	23 to 29 points	21 to 28 points	21 to 34 points
Bronze	30 to 38 points	29 to 39 points	35 to 52 points
Silver	39 to 48 points	40 to 50 points	53 to 69 points
Gold	49 or more points	51 or more points	70 or more points

The City of Brampton used the following methodology to determine their Threshold Scores:

1. Tested 7 to 10 samples for each application type;
2. Determined baseline Threshold Scores using Minimum and Maximum Point Analysis; and
3. Applied 10%, 20%, and 30% increases to baseline weighted average score to achieve Bronze, Silver and Gold Threshold Scores respectively.

Table 14: Town of Richmond Hill Threshold Scores

Performance Level	Draft Plan of Subdivision	Site Plan
Richmond Hill Minimum (OP/By-Law Requirements)	12 to 20 points	16-31 points
Good	21 to 35 points	32 to 45 points
Very Good	36 to 55 points	46 to 65 points
Excellent	56 or more points	66 or more points

Note: The Town of Richmond Hill does not have a Block Plan process.

The Town of Richmond Hill examined the following components to determine their Threshold Scores:

1. Determined points required by the Richmond Hill Official Plan or Light Pollution By-law (Richmond Hill Minimum in Table 14 above);
2. Examined what is already being delivered in the Town through existing green development standards (IGMS Criteria #5) since 2008; and

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3. Examined is considered "Good"/ market accepted design.

5. Consultation

Throughout the testing stage, Policy Planning and Environmental Sustainability staff met with Development Planning staff and Urban Designers to discuss sample Scores, determine the methodology for Threshold development, and ultimately develop the City of Vaughan's Threshold Scores for all relevant types of development proposals.

In addition, City of Vaughan staff consulted with Project leads from the City of Brampton and the Town of Richmond Hill (via webinars, email and telephone) to gain insight into their methodology for sample scoring, data collection and analyses, and approved Threshold Scores.

6. Conclusion

The SPM Program Threshold Scores for the City of Vaughan were developed through quantitative analyses, internal consultation and comparison with the SPM Program Threshold Scores approved by the City of Brampton and the Town of Richmond Hill. The SPM Program Threshold Scores will establish attainable goals for the development community to increase the sustainability performance of new development City-wide.