

Metric	Requirement Summary		When documentation is required	How it is Documented*	What is reviewed by File Lead for Completeness	Who reviews to determine compliance	Applicable Condition (see Implementation Plan)	How conditions are cleared at registration	How are conditions cleared post construction
1.1 Building Energy Efficiency	Option 1	Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI) and GHG Emission Intensity (GHGI) targets by building type per Table 1	The Energy Modeling Report should be developed following the initial review of the application and applicant has met with city staff to review comments from circulation. It is recommended that the report be submitted to the city during the Issue Resolution stage of the review process once the overall building envelope and design are being finalized. It is recommended that the applicant engage with an energy modeler as early as possible. A minimum of three weeks is required for the review of Energy Modeling Reports.	Energy Modeling Report	File Lead completes a preliminary check of the documentation to ensure key information is there and when minimum targets are required ensure projections are within the minimum	3rd Party to review energy modeling report and model file. Review during first year of HPDS is to ensure modeling protocol has been followed correctly and assumptions match available drawings. Once minimum targets come into effect, review will ensure targets are achieved.	1 and 3	Submit letter to File Lead from project engineer and architect stating that the energy model has been reviewed and the project meets the energy performance metrics. Where a project largely deviates from design intent, project professional may wish to have an updated energy model completed.	Department intends to audit select files with a request for final HPDS Checklists and supporting as-built drawings or plans to track success of the standard
	Option 2	25% carbon emission reduction above the Ontario Building Code, SB-10, Division 3 (2017)*;	Same as above	Energy Modeling Report	File Lead will complete a preliminary check of the documentation to make sure key information is there and when minimum targets are required ensure projections are within the minimum	3rd Party to review energy modeling report and model file. Review during first year of HPDS is to ensure modeling protocol has been followed correctly and assumptions match available drawings. Review after minimum targets come into effect will include ensuring targets are achieved	1 and 3		Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
	Option 3	Commitment to pursue certification program such as Energy Star for MURBS; LEED, or BOMA Best with a minimum number of energy points, or equivalent.	Same as above	Letter with commitment to pursue certification and documentation of registration.	Letter includes reference to minimum energy points.	File Lead	1 and 4	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
1.2 Site Plan Accessibility	Item 1	Ensure same means of entrance for all users for public entrances	Site Plan is required at submission	Site Plan	Review Site Plan to ensure entrances are identified as accessible	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
	Item 2	Ensure maximum grate opening size is not exceeded	Same as above	Site Plan	Unless notation is provided on the HPDS checklist to highlight at grade grates are not required, review Site Plan for location noted of preferred space for grates, and maximum grate size noted on drawings.	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
1.3 Fresh Air Intake	natural or physical distance	Identify method of buffering fresh air intake location from significant pollutant sources	Landscape Plan is required at submission	Landscape Plan	Review Site Plan for notation of possible fresh air intake locations ensure pollutant sources are noted on the plan and buffer is identified	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
	physical distance	Identify project is not a significant pollutant source nor is in close proximity to one.	HPDS Checklist is required at submission	HPDS Checklist	Review Site Plan for notation of possible fresh air intake locations ensure distance from pollution sources is noted on the plan	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
	exemption due to	Projects with distributed fresh-air systems rather than central systems are exempt from the requirement	Same as above	HPDS Checklist	Review HPDS checklist for description justifying exemption	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
1.4 Tree Planting		30m3 soil and maintained for 2	Landscape Plan is required at submission	Landscape Plan	Review landscape plan for planting details, soil volumes identified and maintain notation	Natural Systems unit	1 and 6	N/A	Development Inspection
1.5 Plant Species		non invasive species a drought tolerant targets	Same as above	Landscape Plan	Review landscape plan for planting list with drought tolerant and native species identified on the list	Natural Systems unit	1 and 6	N/A	Development Inspection

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1.6 Exterior Lighting	dark sky compliant exterior light fixtures	Site Plan or Landscape Plan is required at submission	Noted on plans	Review Letter	Natural Systems unit	1 and 6	Compliance Letter	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard	
1.7 Bird-Safe Design	Bird Safe glass provided on lower windows and windows near naturalized space as per metric	Elevation drawings are required at submission	Elevations	Review elevations to ensure birde safe glass is noted and are requirements are met	Natural Systems unit	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard	
1.8 Sustainable Roofing	Metric has a number of measures to be incorporated that may be combined or as stand alone solutions as defined in the metric	provide white roof	Roof details are required at submission. Can be demonstrated on Site Plan drawings.	Site Plan Package - Roofing Plan	Review roofing plan for white roof area marked and notation for reflective roof type and SRI minimum	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
		provide accessible green roof	Same as above	Site Plan Package - Roofing Plan	Review roofing plan for green roof area marked access noted	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
		provide green roof	Same as above	Site Plan Package - Roofing Plan	Review roofing plan for green roof area marked access noted	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
		provide solar read roof	Same as above	Site Plan Package - Roofing Plan	solar ready area identified with loading requirements for consideration in detailed desgin identified. Check location is not directly shaded by site structures such as mechanical penthouse	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
1.9 Cool Landscape and Pa	Metric has a number of measures to be incorporated that may be combined or as stand alone solutions as defined in the metric	Zoning soft landscape area exceeded	Landscape Plan is required at submission	Landscape Plan	Review landscape plan for soft landscape area notations ensure area exceeds minimum in zoning as per the metric requirements	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard
reflective or open grid paving materials		Same as above	Landscape Plan	Review landscape plan for hard scape area notations and cooling method identified as per summary on the checklist	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard	
shading		Same as above	Landscape Plan	Review shading is identified on landscape or other plan and area totaled matches HPDS checklist	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard	
trees per parking space		Same as above	Landscape Plan	Landscaping of parking area meets the tree to parking space ratio as per metric requirement	File Lead	1 and 6	N/A	Department intends to audit select files with a request for final HPDS Checklists and supporting as built drawings or plans to track success of the standard	
1.10 Common Area Waste Storage	Area provided for sufficient space for sorting of waste streams	Site Plan is required at submission	Site Plan	Review site plan for waste collection space	Waste Collection Services	1 and 6	N/A	Reviewed by the Zoning Plans Examiner as part of Building Permit Approval Process	
1.11 Electric Vehicle Parking	Electric vehicle charging spaces provided as per zoning bylaw	Same as above	Site Plan Package - Parking Plan	Review parking plan for EV charging spaces identified and notation provided to explain service size	File Lead	1 and 6	N/A	Reviewed by the Zoning Plans Examiner as part of Building Permit Approval Process	
1.12 Bicycle Access and sto	Bike Parking spaces provided as per zoning bylaw	Same as above	Site Plan Package - Parking Plan	Review parking plan for location and size of bike parking spaces	File Lead	1 and 6	N/A	Reviewed by the Zoning Plans Examiner as part of Building Permit Approval Process	

* the HPDS checklist will be the place for compliance to be summarized for all metrics. It is listed as the documentation tool where there is no supporting document to be provided

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1.1 Community Energy Plan	Complete a Community Energy Plan	Community Energy Plan is required at submission	Community Energy Plan	File Lead ensures all components are included, the implementation plan fulfills requirements, and stakeholders have been engaged	3rd Party to review energy modeling report and model file. Review during first year of HPDS is to ensure modeling protocol has been followed correctly and assumptions match available drawings. Review after minimum targets come into effect will include ensuring targets are achieved	2 and 6	Updated CEP to be submitted	Will vary and be defined by the implementation section of the CEP, with conditions included in the subdivision agreement as required.
1.2 Tree Planting	30m3 soil and maintenance	Landscape Plan is required at time of Composite Utility Plan	Landscape Plan	Review landscape plan for planting details, soil volumes identified and maintenance notation	Natural Systems	6	N/A	Development Inspection
1.3 Plant Species	non invasive species a drought tolerant targets	Landscape Plan is required at time of Composite Utility Plan	Landscape Plan	Review landscape plan for planting list with drought tolerant and native species identified on the list	Natural Systems	6	N/A	Development Inspection