

Recommended Voluntary GDS Metrics

City of Mississauga Green Development Standard

Voluntary High Performance Metrics

LOW-RISE RESIDENTIAL DEVELOPMENT

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
Theme 1: Energy and Building Performance			
EB1: ENERGY PERFORMANCE	Design and construct the building in accordance with the CHBA Net Zero-Ready Home Labelling Program	Design and construct the building in accordance with the CHBA Net Zero Home Labelling Program or Passive House Standards	<ul style="list-style-type: none"> CHBA Net Zero Home Labelling Program registration and certification Passive House Canada registration and certification
EB2: AIR TIGHTNESS TESTING	<p>Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope</p> <p>Target equal to or less than 2.0 L/s/m² (at 75 Pa) through whole-building air infiltration testing</p>	<p>Achieve Tier 2 requirements, plus:</p> <p>Target equal to or less than 1.0 L/s/m² (at 75 Pa) through whole-building air infiltration testing</p>	<ul style="list-style-type: none"> Construction Document Stage: air leakage testing plan from third-party testing agency Project Completion: air leakage testing report
EB3: BENCHMARKING AND COMMISSIONING	<p>Enrol the project in ENERGY STAR® Portfolio Manager to benchmark and report on operational energy performance</p> <p>Complete the following commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007 for HVAC&R Systems, as they relate to energy, water, indoor environmental quality, and durability</p>	Achieve Tier 2 requirements	<ul style="list-style-type: none"> ENERGY STAR® Portfolio Manager enrolment Building Commissioning Report
Theme 2: Climate Impacts			
CI1: EMBODIED CARBON	Conduct an Upfront Embodied Emissions Assessment to measure A1-A3 life cycle stage emissions for all structural, enclosure and major finishes- demonstrate an emissions intensity of less than 133 kg CO ₂ /m ²	<p>Achieve Tier 2 requirements, plus:</p> <p>Demonstrate an emissions intensity of less than 100 kg CO₂/m²</p>	<ul style="list-style-type: none"> Upfront Embodied Emissions Assessment report using BEAM or MCE2 model and the results from the "review tab"

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
CI2: ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE	<p>MURBs with garages, driveways, or adjacent parking spaces: provide electrical infrastructure capable of supplying Level 2 charging or higher</p> <p>MURBs with above or below ground parking structures:</p> <ul style="list-style-type: none"> Equip 25% of resident parking spaces (including car share) with Level 2 or higher EVSE, and remaining spaces with an energized outlet adjacent to the space for purpose of EV charging (EV-Ready), and Equip a minimum of 1 visitor parking space with Level 2 or higher EVSE 	<p>MURBs with garages, driveways, or adjacent parking spaces: provide electrical infrastructure capable of supplying Level 2 charging or higher</p> <p>MURBs with above or below ground parking structures:</p> <ul style="list-style-type: none"> Equip 30% of resident parking spaces (including car share) with Level 2 or higher EVSE, and remaining spaces with an energized outlet adjacent to the space for purpose of EV charging (EV-Ready), and Equip a minimum of 1 visitor parking space with Level 2 or higher EVSE 	<ul style="list-style-type: none"> Parking Plans: EV and EV-Ready spaces, performance level Letter of Commitment: number of EVSE and rough-ins provided and the percentage of parking spaces with EVSE and rough-ins Statistics Template: Transportation Section
CI3: CONSTRUCTION WASTE MANAGEMENT	<p>Develop and implement a construction and demolition waste management plan, and divert at least 75% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 100 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<p>Develop and implement a construction and demolition waste management plan, and divert at least 90% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 75 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<ul style="list-style-type: none"> Construction and Waste Management Plan Letter of Commitment: post-construction report
CI4: WASTE INFRASTRUCTURE	<p>Provide a shared access to central waste collection and waste diversion, and a minimum of three waste streams are required at each collection station: garbage, recycling, and composting</p> <p>The room must be accessible with a minimum floor space of 25m² for the first 50 units plus an additional 13m² for each additional 50 units</p>	<p>Achieve Tier 2, plus:</p> <p>Provide a minimum of 1m² for every 100 units of dedicated household hazardous waste and electronic waste collection space</p> <p>Provide in-cabinet space in all kitchen sets for three waste stream sorting: garbage, recycling, and composting</p>	<ul style="list-style-type: none"> Floor Plan: waste collection areas, sizes, and techniques used
CI5: BICYCLE PARKING AND AMENITIES	<p>Bike repair station: provide at least 1 bike repair station in a publicly accessible location at grade or on the first parking level of the build below grade</p> <p>Electric bicycle charging infrastructure: equip the greater of 15% of the long-term bike parking, or a total of 1 space, with an Energized Outlet (120V) adjacent to the bicycle rack or parking spaces</p>	<p>Achieve Tier 2 requirements</p>	<ul style="list-style-type: none"> Transportation Study indicate the types and locations of cycling amenities included Site Statistics Template: Transportation Section

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
Theme 3: Resilience			
R1: EMISSIONS FREE ENERGY AND STORAGE	Provide a minimum of 15% of building's annual energy consumption from one or a combination of acceptable renewable energy sources	Provide a minimum of 50% of building's annual energy consumption from one or a combination of acceptable renewable energy sources	<ul style="list-style-type: none"> Letter of Commitment: quantify percentage of energy consumption from one or combination of renewable energy sources Elevation Plans and Floor Plans: modifications to enable renewable energy systems and storage
R2: REFUGE AND BACK-UP POWER GENERATION	Submit Resilience Planning Checklist	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Resilience Planning Checklist
Theme 4: Ecology			
E1: BIRD FRIENDLY GLAZING AND DESIGN	Align bird-friendly designs with Canadian Standards Association A460: 19: Bird Friendly Design standards for treatment of glazing materials, building integrated permanent structures, and overall building and site design	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Elevation Plan, Floor Plan, Landscape Plan, and Roof Plan: indicate bird-friendly designs, rooftop vegetation, and ground-level ventilation grate treatments Site Statistics Template: Bird Friendly Design Section
E2: EXTERIOR LIGHTING	All exterior fixtures must be Dark Sky Compliant and all rooftop and exterior facade architectural illumination must be directed downward	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Engineer Certified Lighting Plan
Theme 5: Natural Systems			
NS1: HEAT ISLAND EFFECT	Use combination of the following strategies to treat at least 90% of the site's (non-roof) hardscape: <ul style="list-style-type: none"> High-albedo paving materials Open grid pavement and/or permeable surfaces Shade from existing or new tree canopy Shade from energy generation structures 	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Site Statistics Template: Landscape and Natural Systems Statistics Section Materials List: SRI of high albedo paving Landscape Plan: treated hardscape, soft landscaping, and maintenance requirements for the potable irrigation system, and green paving
NS2: TREE GROWTH	Plant 'shade trees' 6-8 m (20- 27 ft.) apart along the street frontages, and should be drought tolerant and non-invasive Provide adequate rooting space to support tree health and growth, through the minimum soil volume of 30m ³ for each new tree	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Landscape Plan: location of all new tree plantings, and species list Site Statistics Template: Tree Growth Section

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
NS3: CLIMATE-RESILIENT LANDSCAPES	<p>Landscaped areas and green roofs: plant a minimum of 75% native plants and comply with Ontario Invasive Plant Council Guidelines, including:</p> <ul style="list-style-type: none"> • Minimum of 2 native flowering species to provide continuous bloom throughout the growing season to support pollinators • Preference for drought tolerant native species <p>For vegetated buffer areas, adjacent Significant Natural Features, plant 100% native plants</p> <p>Provide a natural heritage restoration and/or enhancement plan with the proposed locations of natural heritage restoration, design specifications, and ecological function</p>	<p>Landscaped areas and green roofs: plant a minimum of 90% native plants and comply with Ontario Invasive Plant Council Guidelines, including:</p> <ul style="list-style-type: none"> • Minimum of 2 native flowering species to provide continuous bloom throughout the growing season to support pollinators • Preference for drought tolerant native species <p>For vegetated buffer areas, adjacent Significant Natural Features, plant 100% native plants</p> <p>Provide a natural heritage restoration and/or enhancement plan with the proposed locations of natural heritage restoration, design specifications, and ecological function</p>	<ul style="list-style-type: none"> • Site Statistics Template: Landscape and Natural Systems Section • Landscape Plan: native plantings, plant list, and irrigation requirements completed by a Water Smart Irrigation Professional • Natural Heritage Restoration Plan and/or Enhancement Plan
NS4: SUSTAINABLE ROOFS	<p>Buildings with an available roof area larger than 500m² must include one or a combination of green roof, cool roof, blue roof and/or solar PV:</p> <ul style="list-style-type: none"> • Green roof and/or blue roof for at least 50% of Available Roof Space • Cool roof installed for 100% of Available Roof Space • Use a combination of a green, blue, cool roof or solar PV for at least 75% of Available Roof Space 	<p>Achieve Tier 2 requirements</p>	<ul style="list-style-type: none"> • Floor Plan, and Roof Plan: identify green roof, cool roof, and/or blue roof locations • Landscape Plan (Green Roofs): the potable irrigation systems servicing the green roof and submit maintenance plan • Stormwater Management Report and Plan (Blue Roofs): quantifying blue roof storage and run-off • Site Statistics Template: Sustainable Roofs Section
NS5: STORMWATER MANAGEMENT	<p>Retain 80% runoff generated from a minimum of 27 mm depth of rainfall from all site surfaces using rain barrels integrated to supplement non-potable water uses (required), and a combination of the Stormwater Management Practices outlined in the Stormwater Management Planning and Design Manual Infill Development</p>	<p>Retain 100% runoff generated from a minimum of 27 mm depth of rainfall from all site surfaces using rain barrels integrated to supplement non-potable water uses (required), and a combination of the Stormwater Management Practices outlined in the Stormwater Management Planning and Design Manual Infill Development</p>	<ul style="list-style-type: none"> • Stormwater Management Plan
NS6: WATER CONSUMPTION	<p>Reduce irrigation consumption by 60% using a combination of measures for reuse of greywater and blackwater (e.g., rain barrels, cisterns, green roofs, filtration ponds)</p> <p>Reduce building water consumption (not including irrigation) by 20% using water fixtures or non-potable water sources</p>	<p>Reduce irrigation consumption by 80% using a combination of measures for reuse of greywater and blackwater (e.g., rain barrels, cisterns, green roofs, filtration ponds)</p> <p>Reduce building water consumption (not including irrigation) by 40% using water fixtures or non-potable water sources</p>	<ul style="list-style-type: none"> • Letter of Commitment confirm potable and non-potable water reduction strategies

MEDIUM- AND HIGH-RISE MULTI-UNIT RESIDENTIAL DEVELOPMENT

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
Theme 1: Energy and Building Performance			
EB1: ENERGY PERFORMANCE	GHGI: 10 CO ₂ e/m ² /yr TEUI: 100 kWh/m ² TEDl: 30 kWh/m ²	GHGI: 5 CO ₂ e/m ² /yr TEUI: 75 kWh/m ² TEDl: 15 kWh/m ²	<ul style="list-style-type: none"> As-Constructed Energy Report based on as-built construction drawings
EB2: AIR TIGHTNESS TESTING	<p>Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope</p> <p>Target equal to or less than 2.0 L/s/m² (at 75 Pa) through whole-building air infiltration testing</p>	<p>Achieve Tier 2 requirements, plus:</p> <p>Target equal to or less than 1.0 L/s/m² (at 75 Pa) through whole-building air infiltration testing</p>	<ul style="list-style-type: none"> Construction Document Stage: air leakage testing plan from third-party testing agency Project Completion: air leakage testing report
EB3: BENCHMARKING AND COMMISSIONING	<p>Enrol the project in ENERGY STAR® Portfolio Manager to benchmark and report on operational energy performance</p> <p>Complete the following commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007 for HVAC&R Systems, as they relate to energy, water, indoor environmental quality, and durability</p>	Achieve Tier 2 requirements	<ul style="list-style-type: none"> ENERGY STAR® Portfolio Manager enrolment Building Commissioning Report
Theme 2: Climate Impacts			
C11: EMBODIED CARBON	<p>Conduct an Upfront Embodied Emissions Assessment for A1-A5 life cycle stage emissions in accordance with the CAGBC Zero Carbon Building Standard - demonstrate an emissions intensity of less than 330 kg CO₂/m²</p>	<p>Achieve Tier 2 requirements, plus:</p> <p>Demonstrate an emissions intensity of less than 250 kg CO₂/m²</p>	<ul style="list-style-type: none"> CAGBC Zero Carbon Building Embodied Carbon Reporting Template (V3 or later)

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
C12: ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE	<p>MURBs with garages, driveways, or adjacent parking spaces: provide electrical infrastructure capable of supplying Level 2 charging or higher</p> <p>MURBs with above or below ground parking structures:</p> <ul style="list-style-type: none"> Equip 25% of resident parking spaces (including car share) with Level 2 or higher EVSE, and remaining spaces with an energized outlet adjacent to the space for purpose of EV charging (EV-Ready), and Equip a minimum of 1 visitor parking space with Level 2 or higher EVSE 	<p>MURBs with garages, driveways, or adjacent parking spaces: provide electrical infrastructure capable of supplying Level 2 charging or higher</p> <p>MURBs with above or below ground parking structures:</p> <ul style="list-style-type: none"> Equip 30% of resident parking spaces (including car share) with Level 2 or higher EVSE, and remaining spaces with an energized outlet adjacent to the space for purpose of EV charging (EV-Ready), and Equip a minimum of 1 visitor parking space with Level 2 or higher EVSE 	<ul style="list-style-type: none"> Parking Plans: EV and EV-Ready spaces, performance level Letter of Commitment: number of EVSE and rough-ins provided and the percentage of parking spaces with EVSE and rough-ins Statistics Template: Transportation Section
C13: CONSTRUCTION WASTE MANAGEMENT	<p>Develop and implement a construction and demolition waste management plan, and divert at least 75% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 100 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<p>Develop and implement a construction and demolition waste management plan, and divert at least 90% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 75 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<ul style="list-style-type: none"> Construction and Waste Management Plan Letter of Commitment: post-construction report
C14: WASTE INFRASTRUCTURE	<p>Provide a shared access to central waste collection and waste diversion, and a minimum of three waste streams are required at each collection station: garbage, recycling, and composting</p> <p>The room must be accessible with a minimum floor space of 25m² for the first 50 units plus an additional 13m² for each additional 50 units</p>	<p>Achieve Tier 2, plus:</p> <p>Provide a minimum of 1m² for every 100 units of dedicated household hazardous waste and electronic waste collection space</p> <p>Provide in-cabinet space in all kitchen sets for three waste stream sorting: garbage, recycling, and composting</p>	<ul style="list-style-type: none"> Floor Plan: waste collection areas, sizes, and techniques used
C15: BICYCLE PARKING AND AMENITIES	<p>Bike repair station: provide at least 1 bike repair station in a publicly accessible location at grade or on the first parking level of the build below grade</p> <p>Electric bicycle charging infrastructure: equip the greater of 15% of the long-term bike parking, or a total of 1 space, with an Energized Outlet (120V) adjacent to the bicycle rack or parking spaces</p>	<p>Achieve Tier 2 requirements</p>	<ul style="list-style-type: none"> Transportation Study indicate the types and locations of cycling amenities included Site Statistics Template: Transportation Section

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
Theme 3: Resilience			
R1: EMISSIONS FREE ENERGY AND STORAGE	Provide a minimum of 15% of building’s annual energy consumption from one or a combination of acceptable renewable energy sources	Provide a minimum of 50% of building’s annual energy consumption from one or a combination of acceptable renewable energy sources	<ul style="list-style-type: none"> Letter of Commitment: quantify percentage of energy consumption from one or combination of renewable energy sources Elevation Plans and Floor Plans: modifications to enable renewable energy systems and storage
R2: REFUGE AND BACK-UP POWER GENERATION	Submit Resilience Planning Checklist Provide refuge areas with heating, cooling, lighting, potable water, and power available Provide 48 hours of back-up power	Achieve Tier 2 requirements, plus: Provide 72 hours of back-up power	<ul style="list-style-type: none"> Resilience Planning Checklist Floor Plan: refuge area location and size, and amenities Letter of Commitment: back-up power and thermal energy to central refuge area and essential building systems
Theme 4: Ecology			
E1: BIRD FRIENDLY GLAZING AND DESIGN	Align bird-friendly designs with Canadian Standards Association A460: 19: Bird Friendly Design standards for treatment of glazing materials, building integrated permanent structures, and overall building and site design	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Elevation Plan, Floor Plan, Landscape Plan, and Roof Plan: indicate bird-friendly designs, rooftop vegetation, and ground-level ventilation grate treatments Site Statistics Template: Bird Friendly Design Statistics Section
E2: EXTERIOR LIGHTING	All exterior fixtures must be Dark Sky Compliant and all rooftop and exterior facade architectural illumination must be directed downward	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Engineer Certified Lighting Plan
Theme 5: Natural Systems			
NS1: HEAT ISLAND EFFECT	Use combination of the following strategies to treat at least 90% of the site’s (non-roof) hardscape: <ul style="list-style-type: none"> High-albedo paving materials Open grid pavement and/or permeable surfaces Shade from existing or new tree canopy Shade from energy generation structures 	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Site Statistics Template: Landscape and Natural Systems Statistics Section Materials List: SRI of high albedo paving Landscape Plan: treated hardscape, soft landscaping, and maintenance requirements for the potable irrigation system, and green paving
NS2: TREE GROWTH	Plant ‘shade trees’ 6-8 m (20- 27 ft.) apart along the street frontages, and should be drought tolerant and non-invasive Provide adequate rooting space to support tree health and growth, through the minimum soil volume of 30m ³ for each new tree	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Landscape Plan: location of all new tree plantings, and species list Site Statistics Template: Tree Growth Section

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
NS3: CLIMATE-RESILIENT LANDSCAPES	<p>Landscaped areas and green roofs: plant a minimum of 75% native plants and comply with Ontario Invasive Plant Council Guidelines, including:</p> <ul style="list-style-type: none"> • Minimum of 2 native flowering species to provide continuous bloom throughout the growing season to support pollinators • Preference for drought tolerant native species <p>For vegetated buffer areas, adjacent Significant Natural Features, plant 100% native plants, and provide a natural heritage restoration and/or enhancement plan with the proposed locations of natural heritage restoration, design specifications, and ecological function</p>	<p>Landscaped areas and green roofs: plant a minimum of 90% native plants and comply with Ontario Invasive Plant Council Guidelines, including:</p> <ul style="list-style-type: none"> • Minimum of 2 native flowering species to provide continuous bloom throughout the growing season to support pollinators • Preference for drought tolerant native species <p>For vegetated buffer areas, adjacent Significant Natural Features, plant 100% native plants, and provide a natural heritage restoration and/or enhancement plan with the proposed locations of natural heritage restoration, design specifications, and ecological function</p>	<ul style="list-style-type: none"> • Site Statistics Template: Landscape and Natural Systems Section • Landscape Plan: native plantings, plant list, and irrigation requirements completed by a Water Smart Irrigation Professional • Natural Heritage Restoration Plan and/or Enhancement Plan
NS4: SUSTAINABLE ROOFS	<p>Buildings with an available roof area larger than 500m² must include one or a combination of green roof, cool roof, blue roof and/or solar PV:</p> <ul style="list-style-type: none"> • Green roof and/or blue roof for at least 50% of Available Roof Space • Cool roof installed for 100% of Available Roof Space • Use a combination of a green, blue, cool roof or solar PV for at least 75% of Available Roof Space 	Achieve Tier 2 requirements	<ul style="list-style-type: none"> • Floor Plan, and Roof Plan: identify green roof, cool roof, and/or blue roof locations • Landscape Plan (Green Roofs): the potable irrigation systems servicing the green roof and submit maintenance plan • Stormwater Management Report and Plan (Blue Roofs): quantifying blue roof storage and run-off • Site Statistics Template: Sustainable Roofs Section
NS5: STORMWATER MANAGEMENT	Retain 80% runoff generated from a minimum of 27 mm depth of rainfall from all site surfaces using rain barrels integrated to supplement non-potable water uses (required), and a combination of the Stormwater Management Practices outlined in the Stormwater Management Planning and Design Manual Infill Development	Retain 100% runoff generated from a minimum of 27 mm depth of rainfall from all site surfaces using rain barrels integrated to supplement non-potable water uses (required), and a combination of the Stormwater Management Practices outlined in the Stormwater Management Planning and Design Manual Infill Development	<ul style="list-style-type: none"> • Stormwater Management Plan
NS6: WATER CONSUMPTION	<p>Reduce irrigation consumption by 60% using a combination of measures for reuse of greywater and blackwater (e.g., rain barrels, cisterns, green roofs, filtration ponds)</p> <p>Reduce building water consumption (not including irrigation) by 20% using water fixtures or non-potable water sources</p>	<p>Reduce irrigation consumption by 80% using a combination of measures for reuse of greywater and blackwater (e.g., rain barrels, cisterns, green roofs, filtration ponds)</p> <p>Reduce building water consumption (not including irrigation) by 40% using water fixtures or non-potable water sources</p>	<ul style="list-style-type: none"> • Letter of Commitment confirm potable and non-potable water reduction strategies

INSTITUTIONAL AND COMMERCIAL DEVELOPMENT

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
Theme 1: Energy and Building Performance			
EB1: ENERGY PERFORMANCE	Office and institutional: GHGI: 8 CO2e/m ² /yr TEUI: 100 kWh/m ² TEDl: 22 kWh/m ²	Retail: GHGI: 5 CO2e/m ² /yr TEUI: 90 kWh/m ² TEDl: 25 kWh/m ²	Office and institutional: GHGI: 5 CO2e/m ² /yr TEUI: 65 kWh/m ² TEDl: 15 kWh/m ²
		Retail: GHGI: 0 CO2e/m ² /yr TEUI: 70 kWh/m ² TEDl: 15 kWh/m ²	<ul style="list-style-type: none"> As-Constructed Energy Report based on as-built construction drawings
EB2: AIR TIGHTNESS TESTING	Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope	Achieve Tier 2 requirements, plus target equal to or less than through whole-building air infiltration testing: <ul style="list-style-type: none"> Retail and institutional: 2.5 L/s/m² (at 75 Pa) Office: 2.0 L/s/m² (at 75 Pa) 	<ul style="list-style-type: none"> Construction Document Stage: air leakage testing plan from third-party testing agency Project Completion: air leakage testing report
EB3: BENCHMARKING AND COMMISSIONING	Enrol the project in ENERGY STAR® Portfolio Manager to benchmark and report on operational energy performance Complete the following commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1–2007 for HVAC&R Systems, as they relate to energy, water, indoor environmental quality, and durability	Achieve Tier 2 requirements	<ul style="list-style-type: none"> ENERGY STAR® Portfolio Manager enrolment Building Commissioning Report
Theme 2: Climate Impacts ¹			
CI1: EMBODIED CARBON	Conduct an Upfront Embodied Emissions Assessment for A1-A5 life cycle stage emissions in accordance with the CAGBC Zero Carbon Building Standard - demonstrate an emissions intensity of less than 270 kg CO ₂ /m ² (commercial) and 370 kg CO ₂ /m ² (institutional)	Achieve Tier 2 requirements, plus: Demonstrate an emissions intensity of less than 200 kg CO ₂ /m ² (commercial) and 275 kg CO ₂ /m ² (institutional)	<ul style="list-style-type: none"> CAGBC Zero Carbon Building Embodied Carbon Reporting Template (V3 or later)

¹ Note: CI4: Waste Infrastructure has been excluded from this table as it is not applicable to Institutional, and Commercial Development

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
C12: ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE	<p>Equip 20% of all parking spaces with an energized outlet Level 2 charging or higher installed adjacent to the space for the purpose of EV charging, and provide signage indicating that spaces with chargers are for customers and/or employees</p> <p>OR</p> <p>Achieve the following requirements:</p> <ul style="list-style-type: none"> Equip 5% of parking spaces with an energized outlet installed adjacent to the space for the purpose of EV charging Equip 10% of parking spaces (minimum one space) Level 2 or higher EVSE Equip 5% of spaces (minimum one space) Level 3 EVSE, and Provide signage indicating that spaces with chargers are for customers and/or employees 	<p>Equip 30% of all parking spaces with an energized outlet Level 2 charging or higher installed adjacent to the space for the purpose of EV charging, and provide signage indicating that spaces with chargers are for customers and/or employees</p> <p>OR</p> <p>Achieve the following requirements:</p> <ul style="list-style-type: none"> Equip 10% of parking spaces with an energized outlet installed adjacent to the space for the purpose of EV charging Equip 15% of parking spaces (minimum one space) Level 2 or higher EVSE Equip 5% of spaces (minimum one space) Level 3 EVSE, and Provide signage indicating that spaces with chargers are for customers and/or employees 	<ul style="list-style-type: none"> Parking Plans: EV and EV-Ready spaces, performance level Letter of Commitment: number of EVSE and rough-ins provided and the percentage of parking spaces with EVSE and rough-ins Statistics Template: Transportation Section
C13: CONSTRUCTION WASTE MANAGEMENT	<p>Develop and implement a construction and demolition waste management plan, and divert at least 75% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 100 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<p>Develop and implement a construction and demolition waste management plan, and divert at least 90% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 75 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<ul style="list-style-type: none"> Construction and Waste Management Plan Letter of Commitment: post-construction report
C15: BICYCLE PARKING AND AMENITIES	<p>Bike repair station: provide at least 1 bike repair station in a publicly accessible location at grade or on the first parking level of the build below grade</p> <p>Electric bicycle charging infrastructure: equip the greater of 15% of the long-term bike parking, or a total of 1 space, with an Energized Outlet (120V) adjacent to the bicycle rack or parking spaces</p> <p>Shower and changing facilities: provide 1 on-site shower with changing facility for the first 100 regular building occupants, and 1 additional shower for every 150 regular building occupants thereafter (commercial office and institutional only)</p>	<p>Achieve Tier 2 requirements</p>	<ul style="list-style-type: none"> Transportation Study indicate the types and locations of cycling amenities included Site Statistics Template: Transportation Section

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
Theme 3: Resilience			
R1: EMISSIONS FREE ENERGY AND STORAGE	Provide a minimum of 15% of building's annual energy consumption from one or a combination of acceptable renewable energy sources	Provide a minimum of 50% of building's annual energy consumption from one or a combination of acceptable renewable energy sources	<ul style="list-style-type: none"> Letter of Commitment: quantify percentage of energy consumption from one or combination of renewable energy sources Elevation Plans and Floor Plans: modifications to enable renewable energy systems and storage
R2: REFUGE AND BACK-UP POWER GENERATION	<p>Office and institutional: provide refuge area with heating, cooling, lighting, potable water, and back-up power available</p> <p>All commercial and institutional: Submit Resilience Planning Checklist Provide 48 hours of back-up power</p>	<p>Office and institutional: provide refuge area with heating, cooling, lighting, potable water, and back-up power available</p> <p>All commercial and institutional: Submit Resilience Planning Checklist Submit Resilience Planning Checklist Provide 72 hours of back-up power</p>	<ul style="list-style-type: none"> Resilience Planning Checklist Floor Plan: refuge area location and size, and amenities Letter of Commitment: back-up power and thermal energy to central refuge area and essential building systems
Theme 4: Ecology			
E1: BIRD FRIENDLY GLAZING AND DESIGN	Align bird-friendly designs with Canadian Standards Association A460: 19: Bird Friendly Design standards for treatment of glazing materials, building integrated permanent structures, and overall building and site design	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Elevation Plan, Floor Plan, Landscape Plan, and Roof Plan: indicate bird-friendly designs, rooftop vegetation, and ground-level ventilation grate treatments Site Statistics Template: Bird Friendly Design Statistics Section
E2: EXTERIOR LIGHTING	All exterior fixtures must be Dark Sky Compliant and all rooftop and exterior facade architectural illumination must be directed downward	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Engineer Certified Lighting Plan
Theme 5: Natural Systems			
NS1: HEAT ISLAND EFFECT	<p>Use combination of the following strategies to treat at least 75% of the site's (non-roof) hardscape:</p> <ul style="list-style-type: none"> High-albedo paving materials Open grid pavement and/or permeable surfaces Shade from existing or new tree canopy Shade from energy generation structures 	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Site Statistics Template: Landscape and Natural Systems Statistics Section Materials List: SRI of high albedo paving Landscape Plan: treated hardscape, soft landscaping, and maintenance requirements for the potable irrigation system, and green paving
NS2: TREE GROWTH	<p>Plant 'shade trees' 6-8 m (20- 27 ft.) apart along the street frontages, and should be drought tolerant and non-invasive</p> <p>Provide adequate rooting space to support tree health and growth, through the minimum soil volume of 30m³ for each new tree</p>	Achieve Tier 2 requirements	<ul style="list-style-type: none"> Landscape Plan: location of all new tree plantings, and species list Site Statistics Template: Tree Growth Section

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
NS3: CLIMATE-RESILIENT LANDSCAPES	<p>Landscaped areas and green roofs: plant a minimum of 75% native plants and comply with Ontario Invasive Plant Council Guidelines, including:</p> <ul style="list-style-type: none"> • Minimum of 2 native flowering species to provide continuous bloom throughout the growing season to support pollinators • Preference for drought tolerant native species <p>For vegetated buffer areas, adjacent Significant Natural Features, plant 100% native plants, and provide a natural heritage restoration and/or enhancement plan with the proposed locations of natural heritage restoration, design specifications, and ecological function</p>	<p>Landscaped areas and green roofs: plant a minimum of 90% native plants and comply with Ontario Invasive Plant Council Guidelines, including:</p> <ul style="list-style-type: none"> • Minimum of 2 native flowering species to provide continuous bloom throughout the growing season to support pollinators • Preference for drought tolerant native species <p>For vegetated buffer areas, adjacent Significant Natural Features, plant 100% native plants, and provide a natural heritage restoration and/or enhancement plan with the proposed locations of natural heritage restoration, design specifications, and ecological function</p>	<ul style="list-style-type: none"> • Site Statistics Template: Landscape and Natural Systems Section • Landscape Plan: native plantings, plant list, and irrigation requirements completed by a Water Smart Irrigation Professional • Natural Heritage Restoration Plan and/or Enhancement Plan
NS4: SUSTAINABLE ROOFS	<p>Buildings with an available roof area larger than 500m² must include one or a combination of green roof, cool roof, blue roof and/or solar PV:</p> <ul style="list-style-type: none"> • Green roof and/or blue roof for at least 50% of Available Roof Space • Cool roof installed for 100% of Available Roof Space • Use a combination of a green, blue, cool roof or solar PV for at least 75% of Available Roof Space 	Achieve Tier 2 requirements	<ul style="list-style-type: none"> • Floor Plan, and Roof Plan: identify green roof, cool roof, and/or blue roof locations • Landscape Plan (Green Roofs): the potable irrigation systems servicing the green roof and submit maintenance plan • Stormwater Management Report and Plan (Blue Roofs): quantifying blue roof storage and run-off • Site Statistics Template: Sustainable Roofs Section
NS5: STORMWATER MANAGEMENT	Retain 80% runoff generated from a minimum of 27 mm depth of rainfall from all site surfaces using rain barrels integrated to supplement non-potable water uses (required), and a combination of the Stormwater Management Practices outlined in the Stormwater Management Planning and Design Manual Infill Development	Retain 100% runoff generated from a minimum of 27 mm depth of rainfall from all site surfaces using rain barrels integrated to supplement non-potable water uses (required), and a combination of the Stormwater Management Practices outlined in the Stormwater Management Planning and Design Manual Infill Development	<ul style="list-style-type: none"> • Stormwater Management Plan
NS6: WATER CONSUMPTION	<p>Reduce irrigation water consumption by 60% using a combination of treatment measures for reuse of greywater and blackwater (e.g., rain barrels, cisterns, green roofs, filtration ponds)</p> <p>Reduce building water consumption (not including irrigation) by 20% using water fixtures or non-potable water sources</p>	<p>Reduce irrigation water consumption by 80% using a combination of treatment measures for reuse of greywater and blackwater (e.g., rain barrels, cisterns, green roofs, filtration ponds)</p> <p>Reduce building water consumption (not including irrigation) by 40% using water fixtures or non-potable water sources</p>	<ul style="list-style-type: none"> • Letter of Commitment: confirm potable and non-potable water reduction strategies

INDUSTRIAL DEVELOPMENT

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
Theme 1: Energy and Building Performance			
EB1: ENERGY PERFORMANCE	GHGI: 10 CO ₂ e/m ² /yr TEUI: 100 kWh/m ² TEDI: 50 kWh/m ²	GHGI: 5 CO ₂ e/m ² /yr TEUI: 70 kWh/m ² TEDI: 37 kWh/m ²	<ul style="list-style-type: none"> As-Constructed Energy Report based on as-built construction drawings
EB2: AIR TIGHTNESS TESTING	Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope	Achieve Tier 2 requirements, plus: Target equal to or less than 3.0L/s/m ² (at 75 Pa) through whole-building air infiltration testing	<ul style="list-style-type: none"> Construction Document Stage: air leakage testing plan from third-party testing agency Project Completion: air leakage testing report
EB3: BENCHMARKING AND COMMISSIONING	Enrol the project in ENERGY STAR® Portfolio Manager to benchmark and report on operational energy performance Complete the following commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1–2007 for HVAC&R Systems, as they relate to energy, water, indoor environmental quality, and durability	Achieve Tier 2 requirements	<ul style="list-style-type: none"> ENERGY STAR® Portfolio Manager enrolment Building Commissioning Report
Theme 2: Climate Impacts²			
CI1: EMBODIED CARBON	Conduct an Upfront Embodied Emissions Assessment for A1-A5 life cycle stage emissions in accordance with the CAGBC Zero Carbon Building Standard- demonstrate an emissions intensity of less than 370 kg CO ₂ /m ²	Achieve Tier 2 requirements, plus: Demonstrate an emissions intensity of less than 275 kg CO ₂ /m ²	<ul style="list-style-type: none"> CAGBC Zero Carbon Building Embodied Carbon Reporting Template (V3 or later)

² Note: CI4: Waste Infrastructure has been excluded from this table as it is not applicable to Industrial Development

METRIC	TIER 2 VOLUNTARY REQUIREMENTS	TIER 3 VOLUNTARY REQUIREMENTS	SUBMISSION REQUIREMENTS FOR SITE PLAN APPROVAL
C12: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE	<p>Equip 20% of all parking spaces with an energized outlet Level 2 charging or higher installed adjacent to the space for the purpose of EV charging, and provide signage indicating that spaces with chargers are for customers and/or employees</p> <p>OR</p> <p>Achieve the following requirements:</p> <ul style="list-style-type: none"> Equip 5% of parking spaces with an energized outlet installed adjacent to the space for the purpose of EV charging Equip 10% of parking spaces (minimum one space) level 2 or higher EVSE Equip 5% of spaces (minimum one space) Level 3 EVSE, and Provide signage indicating that spaces with chargers are for customers and/or employees 	<p>Equip 30% of all parking spaces with an energized outlet Level 2 charging or higher installed adjacent to the space for the purpose of EV charging, and provide signage indicating that spaces with chargers are for customers and/or employees</p> <p>OR</p> <p>Achieve the following requirements:</p> <ul style="list-style-type: none"> Equip 10% of parking spaces with an energized outlet installed adjacent to the space for the purpose of EV charging Equip 15% of parking spaces (minimum one space) Level 2 or higher EVSE Equip 5% of spaces (minimum one space) Level 3 EVSE, and Provide signage indicating that spaces with chargers are for customers and/or employees 	<ul style="list-style-type: none"> Parking Plans: EV and EV-Ready spaces, performance level Letter of Commitment: number of EVSE and rough-ins provided and the percentage of parking spaces with EVSE and rough-ins Statistics Template: Transportation Section
C13: CONSTRUCTION WASTE MANAGEMENT	<p>Develop and implement a construction and demolition waste management plan, and divert at least 75% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 100 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<p>Develop and implement a construction and demolition waste management plan, and divert at least 90% of total construction and demolition material from landfill</p> <p>OR</p> <p>Produce less than 75 kg/m² of construction and demolition waste through reuse and source reduction design strategies. Salvage or recycle renovation and demolition debris and utilize waste minimizing design strategies for new construction elements</p>	<ul style="list-style-type: none"> Construction and Waste Management Plan Letter of Commitment: post-construction report
C15: BICYCLE PARKING AND AMENITIES	<p>Bike repair station: provide at least 1 bike repair station in a publicly accessible location at grade or on the first parking level of the build below grade</p> <p>Electric bicycle charging infrastructure: equip the greater of 15% of the long-term bike parking, or a total of 1 space, with an Energized Outlet (120V) adjacent to the bicycle rack or parking spaces</p>	<p>Achieve Tier 2 requirements</p>	<ul style="list-style-type: none"> Transportation Study indicate the types and locations of cycling amenities included Site Statistics Template: Transportation Section

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