



Smart Growth Criteria Completion Checklist

City of Thorold

Residential Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Compact Urban Form	Site Design	1. The gross residential density of the development is greater than or equal to 25 dwelling units per hectare; or If the development includes a mix of uses the minimum floor area ratio is 0.3:1.	Model Urban Design Guidelines – 4a.2	Site Plan
Foster Attractive Urban Communities and a Sense of Place	Site Design	2. The development includes <u>ALL</u> of the following: a) On-site parking (including garages, parking lot) is located either at the rear or side yard of the building or underground OR If the garage(s) face the street they are set back behind the front face of the dwelling unit; (Required accessible parking can be located in the front of the building); and b) Any/all common parking area that is visible from the street, physical buffers to mitigate the view of parking including a combination of fencing, low walls and/or landscaping are used; and c) Where applicable, inventoried and designated built and cultural heritage features are conserved	Model Urban Design Guidelines – 4a.8	Site Plan Photograph(s) Proof of Heritage Designation/Inventory Documentation
	Architectural Design	3. Apply architectural design elements including <u>ALL</u> of the following: a) Buildings are oriented to the streets with ground floor windows and doors that open onto the streets; and b) If garages face the street, the garage and driveway are less than 50% of the unit width and set back behind the front face of the dwelling unit; and	Model Urban Design Guidelines – 4a.7	Architectural Drawings Site Plan Building Elevation

Residential Development				
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Pedestrian-Friendly Public Realm	Site Design	<p>4. To provide for pedestrian friendly-streets ALL of the following must be met:</p> <p><u>For 4 units or less:</u></p> <p>a) The building setback is the minimum distance as set out in the local zoning bylaw or consistent with the setback of abutting buildings; and</p> <p>b) For all buildings, a walkway is provided from the door of each building unit to a sidewalk or road along the street; and</p> <p>c) For developments with off-street parking, there are safe and clearly demarcated walkways, minimizing passage across parking areas and driveways.</p> <p><u>For subdivisions and condominiums (3 above plus ALL below):</u></p> <p>d) Trees along streets (where constraints limit the ability to plant trees along the streets, trees will be planted elsewhere within the development to the satisfaction of the municipality); and</p> <p>e) Public and private streets include traffic calming features; and</p> <p>f) Sidewalks are installed along those property lines that abut a public and private street and connect to existing or planned sidewalks (where required by the municipality); and</p> <p>g) Safe off-street trails/walkways are provided where needed to minimize travel distances (e.g., connecting cul-de-sacs; connecting to transit stops, access to public spaces) and/or contribute to broader community trail systems.</p>	Model Urban Design Guidelines – 4a.4	<p>Site Plan</p> <p>Landscape Plan</p> <p>Photograph(s)</p>

Residential Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Range of Housing Types	Site Design	<p>5. For subdivisions, the development includes ALL of the following:</p> <p>a) Two different types of housing (detached, semi-detached, townhouse, apartments, back to backs); and</p> <p>b) At least 25% of the dwelling units are multiples (back to backs, townhouses, apartments).</p> <p>For 4 units or fewer, the development includes either of the previous points.</p>	Model Urban Design Guidelines – 4a.2a 4a.2b	Site Plan
	Cycling Infrastructure	<p>6. For apartments only: The development provides an appropriate number of bicycle parking, storage facilities for apartment units that exceed the minimum zoning by-law requirements or, if there are no requirements, meet the following:</p> <p>a) For apartments with more than 4 units, provide 0.5 spaces per dwelling unit (<i>Class 1</i>) and one 6-space visitors' rack (<i>Class 2</i>) at each principle building entrance of an apartment building having more than 30 units.</p> <p>Where there is more than one use in a building, the number of bicycle parking spaces required will be a cumulative total of all the bicycle parking spaces required for each category above.</p>	Model Urban Design Guidelines – 4c.5	Site Plan Photograph(s)
Context Sensitive	Site Design	<p>7. The development includes ALL of the following:</p> <p>a) Has architectural design elements that keep with the form and massing of surrounding buildings, where appropriate; and</p> <p>b) Exterior light fixtures that are arranged and shielded to prevent glare and/or light trespass onto any neighbouring properties</p>	Model Urban Design Guidelines – 4a.7	Site Plan Architectural Drawings Photograph(s) Lighting Specifications

Residential Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Environmentally Sustainable	Energy Conservation	<p>8. To conserve energy and resources and reduce greenhouse gas emissions, the development incorporates <u>ONE</u> of the following features:</p> <p>a) Garden roof/green roofs; or b) Use high-albedo materials; or c) Open grid paving for ground treatment; or d) Energy is generated on site from renewable energy sources (i.e. wind, solar, geothermal, or through cogeneration); or e) Other suitable methods as approved by the City and Region.</p>	Model Urban Design Guidelines – 4g.2	<p>Photograph(s)</p> <p>Site Plan</p> <p>Building Elevations</p> <p>Landscape Plan</p>
	Water Consumption Reduction	<p>9. Apply at least <u>ONE</u> of the following strategies to reduce water consumption:</p> <p>a) use of drought-tolerant native species; b) use of captured rainwater; c) use of recycled wastewater; d) use of other non-potable water sources such as stormwater; e) use of air-conditioning condensate; f) use of foundation drain water.</p>	<p>Model Urban Design Guidelines – 4g.2 4g.3</p> <p>Niagara Peninsula Conservation Authority – A Guide to Celebrate Niagara Peninsula Native Plants</p>	<p>Photograph(s)</p> <p>Landscape Plan</p>

'Main Street' / Commercial Corridor Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Compact Urban Form	Site Design	1. The development meets the following: a) Main Street floor area ratio – 1:1 or b) Commercial corridor floor area ratio – 0.6:1 and c) The building is a minimum 2 storeys.	Model Urban Design Guidelines – 4b	Site Plan
Foster Attractive Urban Communities and a Sense of Place	Site Design	2. The development meets <u>ALL</u> of the following: a) On-site parking, (including garages, parking lots) is located either at the rear of the building or underground; and b) Where parking is visible from the public street, developments shall incorporate physical buffers to screen the view of parking such as fencing, low walls and/or landscaping.	Model Urban Design Guidelines – 4b.3i	Site Plan
	Architectural Design	3. At least 40% of the façade that abuts the street ¹ or other public realm spaces (parks, plazas, parkettes) has windows and doors on the ground levels of the building(s)	Model Urban Design Guidelines – 4b.2	Site Plan Architectural Drawings Building Elevations
Mixed Use	Site Design	4. At least 60% of the ground floor is retail and/or service commercial uses.	Model Urban Design Guidelines – 4b.3g 4b.3h	Site Plan Zoning Bylaw

¹ Does not apply to building walls that face a laneway or alley.

Context Sensitive	Cycling	5. The development:	Model Urban	Site Plan
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‘Main Street’ / Commercial Corridor Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
	Infrastructure	a) Provides bicycle parking and storage facilities that exceeds the minimum zoning by-law requirements or if no requirements meets the following: b) For buildings 1000m ² and over, has 1 bicycle parking spot per 250m ² of gross floor area.	Design Guidelines – 4c.5	Photograph(s)
	Site Design	6. The development includes ALL of the following: a) The building setback is the minimum distance as set out in the local zoning bylaw or consistent with the setback of existing buildings along the street (an increased setback is permitted for restaurant patios); and b) The building shall occupy 95% of the street frontages (except as needed for a driveway and/or outdoor patio); and c) Has architectural design elements that keep with the character, massing and materials of surrounding buildings; and d) Where light fixtures are proposed they are located and shielded to prevent glare and/or trespass onto neighbouring properties.	Model Urban Design Guidelines – 4b.3	Site Plan Architectural Drawings Photograph(s) Lighting Specifications
Pedestrian-Friendly Public Realm	Site Design	7. The development does not include any drive-thrus and includes ALL of the following: a) Where retail uses are proposed, direct connection to the street from the retail; and b) A clearly defined entrance to the building from the street.	Model Urban Design Guidelines – 4f.4	Photograph(s) Site Plan

‘Main Street’ / Commercial Corridor Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Environmental Sustainability	Energy Conservation	<p>8. To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and <u>ONE</u> of the following features:</p> <p>a) Garden roofs/green roof (This criteria is met if the roof is being used as a patio); or</p> <p>b) Use high-albedo materials (roof or ground treatment); or</p> <p>c) Energy is generated on site from renewable energy sources (i.e., wind, solar, geothermal) or through cogeneration; or</p> <p>d) Other suitable methods as approved by the City and Region.</p>	Model Urban Design Guidelines – 4g.2	<p>Photograph(s)</p> <p>Site Plan</p> <p>Building Elevations</p> <p>Landscape Plan</p>
	Water Consumption Reduction	<p>9. Apply at least <u>ONE</u> of the following strategies to reduce water consumption:</p> <p>a) use of drought-tolerant native species;</p> <p>b) use of captured rainwater;</p> <p>c) use of recycled wastewater;</p> <p>d) use of other non-potable water sources such as stormwater;</p> <p>e) use of air-conditioning condensate;</p> <p>f) use of foundation drain water.</p>	<p>Model Urban Design Guidelines – 4g.2 4g.3</p> <p>Niagara Peninsula Conservation Authority – A Guide to Celebrate Niagara Peninsula Native Plants</p>	<p>Photograph(s)</p> <p>Energy Efficiency Report</p> <p>Landscape Plan</p> <p>Specifications for Appliances and Plumbing Fixtures</p>

Commercial Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Urban Form	Site Design	1. The Floor Area Ratio of the development is equal to or exceeds 0.3:1.	Model Urban Design Guidelines – 4c	Site Plan
Foster Attractive Urban Communities and a Sense of Place	Site Design	<p>2. The development meets ALL of the following:</p> <p>a) 50% of the street lot frontages must be occupied with the building and the setback being the minimum distance permitted in the zoning by-law (example: 100m lot frontage, building occupies 50m of the frontage); and</p> <p>b) On-site parking areas do not exceed the maximum number of parking spaces required in the applicable zoning by-law.</p> <p>If the required parking exceeds 150 spaces:</p> <p>a) The parking area shall be divided into lots having maximum of 150 spaces in each. The lots shall be separated by a minimum 3m wide landscaped area and may contain a 2m wide walkway which runs parallel to and within the landscaped area provided that the landscaped area has a minimum width of 4.5m. Connecting driveways may cross a landscaped area.</p>	Model Urban Design Guidelines – 4f.2a	Site Plan
	Architectural Design	<p>3. The development incorporates ALL of the following:</p> <p>a) The facades parallel to the public street must include at least 60% ground floor surface window and door glazing; and</p> <p>b) A direct principle entrance from the street; and</p> <p>c) Landscaped public space between street-facing buildings and the street.</p>	Model Urban Design Guidelines – 4c.3	Site Plan Architectural Drawings Building Elevations Landscape Plan

Commercial Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Context Sensitive	Cycling and Transit Infrastructure	<p>4. Development provides the following:</p> <p>a) Bicycle parking, storage facilities and change room facilities that exceeds the minimum zoning by-law requirements or if no requirements meets the following:</p> <ul style="list-style-type: none"> ○ 1 per 250m² of gross floor area, 50% of the spaces <i>Class 1</i> and 50% <i>Class 2</i>; and ○ Bicycle change/shower facilities: A shower change facility is required for each gender, if the gross floor area of the development is 10,000 square metres or more and only has a single user; and <p>b) If the gross floor area of the development is 20,000 square metres or more there are onsite transit facilities included in the development such as bus bays, shelters, bus loops.</p>	Model Urban Design Guidelines – 4c.5	Site Plan Photograph(s)
Pedestrian-Friendly Public Realm	Site Design	<p>5. The development does not include any drive-thrus and includes <u>ALL</u> of the following:</p> <p>a) Seating and lighting along walkways and transit facilities; and</p> <p>b) Walkways are provided from the building to the sidewalk; and</p> <p>c) Building entrances within the development are interconnected by safe, clearly demarcated walkways separated from parking areas and linking to pedestrian systems in the area. Internal driveways may cross a clearly marked walkway; and</p> <p>d) Off-street trails/walkways are provided if possible to minimize travel distances (e.g. connecting cul-de-sacs; connecting to transit stops, access to public spaces) and/or contribute to broader community rail systems.</p>	Model Urban Design Guidelines – 4c.2b 4c.3 4c.5	Site Plan Landscape Plan Photograph(s)

Commercial Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Environmentally Sustainable	Energy Conservation	<p>6. To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and <u>ONE</u> of the following features:</p> <p>a) Garden roofs/green roof (This criteria is met if the roof is being used as a patio); or</p> <p>b) Open grid paving or use high- materials (roof or ground treatment); or</p> <p>c) Energy is generated on site from renewable energy sources (i.e., wind, solar, geothermal) or through cogeneration; or</p> <p>d) Other suitable methods as approved by the City and Region.</p>	Model Urban Design Guidelines – 4g.2	Photograph(s)
	Water Consumption Reduction	<p>7. Apply at least <u>ONE</u> of the following strategies to reduce water consumption:</p> <p>a) use of drought-tolerant native species;</p> <p>b) use of captured rainwater;</p> <p>c) use of recycled wastewater;</p> <p>d) use of other non-potable water sources such as stormwater;</p> <p>e) use of air-conditioning condensate;</p> <p>f) use of foundation drain water.</p>	<p>Model Urban Design Guidelines – 4g.2 4g.3</p> <p>Niagara Peninsula Conservation Authority – A Guide to Celebrate Niagara Peninsula Native Plants</p>	<p>Photograph(s)</p> <p>Energy Efficiency Report</p> <p>Landscape Plan</p> <p>Specifications for Appliances and Plumbing Fixtures</p>

Five or More Storeys Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Compact Urban Form	Site Design	1. The Floor Area Ratio of the development: a) In the downtown is equal to or exceeds 3:1; or b) All other types of development is equal to or exceeds 1.75:1	Model Urban Design Guidelines – 4d	Site Plan
Foster Attractive Urban Communities and a Sense of Place	Site Design	2. On-site parking is located at the side, interior yard, rear of the building or within underground or structured parking. (Accessible parking can be located in the front of the building); and Any/all common parking area that is visible from the street, has physical buffers to mitigate the view of parking including a combination of fencing, low walls and/or landscaping are used.	Model Urban Design Guidelines – 4d.6	Site Plan
	Architectural Design	3. Building facades that face a street are articulated with architectural features such as awnings, pilasters, bay windows, a distinct base, recessed display windows, a cornice or varied roof line.	Model Urban Design Guidelines – 4d.4	Site Plan Architectural Drawings Building Elevations
Mixed Use	Site Design	4. The development includes <u>ALL</u> of the following: a) At grade, commercial/office uses occupy 60% of the ground floor level area; and b) Ground floor windows and doors that face the street are required for at grade commercial/office uses.	Model Urban Design Guidelines – 4d.3c	Site Plan

Five or More Storeys Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Pedestrian-Friendly Public Realm	Cycling Infrastructure	<p>5. Development provides bicycle parking, storage facilities and change room facilities that exceeds the minimum zoning by-law requirements or if no requirements, meets the following:</p> <p>Residential:</p> <p>a) 0.5 spaces per dwelling unit Class 1 (to a maximum of 40 spaces) and one, 6-space visitors rack at each entrance of building.</p> <p>Commercial:</p> <p>b) For buildings 1000m² and over, 1 per 250m² of gross floor area, 50% of the spaces <i>Class 1</i> and 50% <i>Class 2</i>.</p> <p>Office:</p> <p>c) 1 per 250m² of gross floor area. 50% of the spaces <i>Class 1</i> and 50% <i>Class 2</i>; and</p> <p>d) Bicycle change/shower facilities: A shower change facility is required for each gender, if the gross floor area of the building is 20,000 square metres or more.</p> <p>Where there is more than one use in a building, the number of bicycle parking spaces required will be a cumulative total of all the bicycle parking spaces required for each category above.</p>	Model Urban Design Guidelines – 4c.5	Site Plan Photograph(s)
	Site Design	<p>6. To provide for a relationship to the street, the development includes ALL of the following:</p> <p>a) A minimum of 50% of the street lot frontages must be occupied with the building and the setback being the minimum distance permitted in the zoning by-law or in line with abutting buildings (example 100 feet lot frontage, building lot occupies 50 feet of the frontage); and</p> <p>b) Off-street trails/walkways are provided if possible to minimize travel distances (e.g. connecting cul-de-sacs; connecting to transit stops; access to public spaces) and/or contribute to broader community trail systems.</p>	Model Urban Design Guidelines – 4g.2	Site Plan Landscape Plan Photograph(s)

Five or More Storeys Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Environmentally Sustainable	Energy Conservation	<p>7. To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and <u>ONE</u> of the following features:</p> <p>a) Garden roofs/green roof (This criteria is met if the roof is being used as a patio); or</p> <p>b) Open grid paving or use high-albedo materials (roof or ground treatment); or</p> <p>c) Energy is generated on site from renewable energy sources (i.e., wind, solar, geothermal) or through cogeneration; or</p> <p>d) Other suitable methods as approved by the City and Region.</p>	Model Urban Design Guidelines – 4g.2	Photograph(s)
	Water Consumption Reduction	<p>8. Apply at least <u>ONE</u> of the following strategies to reduce water consumption:</p> <p>a) use of drought-tolerant native species;</p> <p>b) use of captured rainwater;</p> <p>c) use of recycled wastewater;</p> <p>d) use of other non-potable water sources such as stormwater;</p> <p>e) use of air-conditioning condensate;</p> <p>f) use of foundation drain water.</p>	<p>Model Urban Design Guidelines – 4g.2 4g.3</p> <p>Niagara Peninsula Conservation Authority – A Guide to Celebrate Niagara Peninsula Native Plans</p>	<p>Photograph(s)</p> <p>Energy Efficiency Report</p> <p>Landscape Plan</p> <p>Specifications for Appliances and Plumbing Fixtures</p>

Employment Land Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Foster Attractive Urban Communities and a Sense of Place	Site Design	1. On-site parking is predominantly located at the side or rear of the building. Parking located in front of the building does not occupy more than 50% of the lot frontage and in depth does not exceed 2 parking bays plus a single access lane.	Model Urban Design Guidelines – 4e.21	Site Plan
	Architectural Design	2. Building facades facing the street provide architectural design treatments which include colour and material variations, windows and articulations in the wall plane.	Model Urban Design Guidelines – 4e.2h	Architectural Drawings Building Elevations
Context Sensitive	Cycling Infrastructure	3. Development provides bicycle parking, storage facilities and change room facilities that exceeds the minimum zoning by- law requirements or if no requirements meets the following: a) 1 per 1500m ² of gross floor area, 80% of the spaces <i>Class 1</i> and 20% <i>Class 2</i> ; and b) Bicycle change/shower/facilities: A shower change facility is required for each gender, if the gross floor area of the development is 20,000 square metres or more.	Model Urban Design Guidelines – 4c.5	Site Plan Photograph(s)
Pedestrian-Friendly Public Realm	Site Design	4. To provide for a relationship to the street, the development includes ALL of the following: a) An entrance faces the road and is connected to the road by a walkway; and b) Off-street trails/walkways are provided if possible to minimize travel distances (e.g., connecting cul-de-sacs; connecting to transit stops, access to public spaces) and/or contribute to broader community trail systems.	Model Urban Design Guidelines – 4e.2c 4e.4	Site Plan Architectural Drawings Landscape Plan
Environmentally	Energy	5. To conserve energy and resources and	Model Urban	Photograph(s)

Employment Land Development				
Design Principle(s)	Development Feature	Design Criteria	Resources	Submission to Support Application
Sustainable	Conservation	<p>reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and <u>ONE</u> of the following features:</p> <p>a) Garden roofs/green roof (This criteria is met if the roof is being used as a patio); or</p> <p>b) Open grid paving or use high-albedo materials (roof or ground treatment); or</p> <p>c) Energy is generated on site from renewable energy sources (i.e., wind, solar, geothermal) or through cogeneration; or</p> <p>d) Other suitable methods as approved by the City and Region.</p>	Design Guidelines – 4g.2	
	Water Consumption Reduction	<p>6. Apply at least <u>ONE</u> of the following strategies to reduce water consumption:</p> <p>a) use of drought-tolerant native species;</p> <p>b) use of captured rainwater;</p> <p>c) use of recycled wastewater;</p> <p>d) use of other non-potable water sources such as stormwater;</p> <p>e) use of air-conditioning condensate;</p> <p>f) use of foundation drain water.</p>	<p>Model Urban Design Guidelines – 4g.2 4g.3</p> <p>Niagara Peninsula Conservation Authority – A Guide to Celebrate Niagara Peninsula Native Plants</p>	<p>Photograph(s)</p> <p>Energy Efficiency Report</p> <p>Landscape Plan</p> <p>Specifications for Appliances and Plumbing Fixtures</p>