Appendix C. Guideline List

Eco-Business Zone Subdivision Planning

Section		Guideline Reference	Description of Guideline
4.2 Land Use & Subdivision Layout	Overall Land Use	SUBDIV.1	Accommodate a variety of land uses to help facilitate economic growth and employment consistent with the policy directions set forward in the Places to Grow Act targets for the Town of Caledon.
		SUBDIV.2	Accommodate land uses that facilitate innovative eco-business uses and activities within the area.
		SUBDIV.3	Where Prestige Industrial is to be accommodated, cluster this use along highly visible exterior or 'gateway' areas; adjacent to commercial or residential uses; or near environmental features that may enhance the aesthetic of prestige industrial buildings.
		SUBDIV.4	Locate larger or more intensive industrial and business uses that result in heavier traffic and noise along major arterial roads.
		SUBDIV.5	Ensure the types and location of land uses are compatible with adjacent land uses especially agriculture and residential.
		SUBDIV.6	Integrate sustainable land use patterns to leverage efficient use of transportation and supporting infrastructure
		SUBDIV.7	Provide an appropriate mix of complementary and integrated land uses that support efficient use of all infrastructure systems
		SUBDIV. 8	Where feasible, include common employee amenity areas. These might include bicycle parking, parks, and indoor / outdoor picnic areas.
	Shape and Pattern	SUBDIV.9	Provide a range of lot sizes to address current and future demands for small (i.e. 1-5 acres), medium (5-15 acres) and large (greater than 15 acres) lots.
		SUBDIV.10	Optimal subdivision layouts are achieved by providing a lot frontage to depth ratio of 1:1.5.
		SUBDIV.11	Lot frontage should be a minimum of 30 metres to ensure sufficient room for "front of house" active uses (office, reception, assembly and display), visitor parking, and side yard driveway to rear loading bays.
		SUBDIV.12	Allow for smaller lots (i.e. between 0.50 to 3 acres) to facilitate a limited amount of finer grain local commercial service uses to serve the area.
		SUBDIV.13	Corner lots at major intersections will provide gateways into the site and should be larger in size to accommodate higher-end uses that celebrate building and landscape sustainability features.
4.3 Access & Movement Framework	Street Network	SUBDIV.14	The street network shall provide safe, comfortable and efficient movement for all current and projected modes of transporting people and goods.
		SUBDIV.15	Street network should be designed to be double-loaded to maximize the number of access points and reduce total amount of street construction and associated site disturbance.
		SUBDIV.16	Create a road network that facilitates parcel and building orientation to take advantage of passive solar gain.
		SUBDIV.17	Locate land uses and businesses that generate high traffic and truck volumes in close proximity to defined truck routes.

Section		Guideline Reference	Description of Guideline
		SUBDIV.18	Street networks shall all be designed to accommodate future transit services. Wherever possible, streets alignments should attempt to avoid encroaching or intersecting with Environmental Policy Areas.
		SUBDIV.19	Street alignments should provide efficient and safe access to newly developed parcels within the site with clear sight lines between driveway entrances and the street.
		SUBDIV.20	Proposed street networks within Greenfield sites should integrate seamlessly with the existing street network pattern to provide continuity of movement and increased legibility.
		SUBDIV.21	Plan for "right-sized" road rights-of-way, minimizing carriageways while still maintaining safe goods and people movement.
		SUBDIV.22	Minimizing carriageways reduces stormwater generation and greenhouse gas emissions. Wider / flared corners can accommodate a narrower carriageway while still providing for safe turning radii.
		SUBDIV.23	Plan to incorporate innovative eco-business infrastructure within the road right-of-way where possible to multiply environment benefit and reduce overall construction costs.
	Active Transportation	**SUBDIV.24**	Provide sidewalks, designed to provide universal design and accessibility, along one side on local industrial roads and both sides on collector roads.
		SUBDIV.25	Create space for dedicated cycling routes to provide safe and easy access to, from and within the eco-business zone.
		SUBDIV.26	Provide direct, comfortable and safe pedestrian and bicycle connections to nearby transit stops.
4.4 Public Open Space & Stormwater Management Framework		**SUBDIV.27**	Preserve and enhance riparian, wetland, and buffer areas to improve flood control and water quality, stabilize soils, control erosion, and provide wildlife corridors and habitat.
		SUBDIV.28	Plan for stormwater retention and wet ponds to be primarily contained within public lands. This will reduce requirements for distributed stormwater ponds within private parcels, which can affect parcel marketability and can result in uneven maintenance.
		SUBDIV.29	Plan for stormwater retention and wet ponds that mimic naturally occurring wetlands.
		SUBDIV.30	Use landscape to punctuate street-end views and provide amenity and interest including public art, water features and special plantings.
		SUBDIV.31	Wherever possible, protect and preserve existing vegetation and mature trees as part of the development.
		SUBDIV.32	Provide adequate buffers between new development and Environmental Policy Areas, as defined by the TRCA stream protection guidelines.
		SUBDIV.33	Incorporate multi-use trails which can provide additional landscape buffer and improve integration of open space and amenity.

Eco-Business Zone Infrastructure Design

Section		Guideline Reference	Description of Guideline
5.2 Land Use and Overall Infrastructure Layout		INFRAS.1	Minimize cut-and-fill requirements by working with the natural landscape and drainage patterns as much as possible.
		INFRAS.2	Cluster or co-locate utility systems to promote potential synergies and waste exchanges between different infrastructure systems, and to minimize utility lot dedications.
5.3 Transportation, Access & Movement	Street Design	INFRAS.3	Street alignments should provide efficient and safe access to newly developed parcels within the site with clear sight lines between driveway entrances and the street.
		INFRAS.4	"Right-size" road rights-of-way, minimizing carriageways while still maintaining safe goods and people movement.
		INFRAS.5	Maximize the ability of road rights-of-way to accommodate general municipal and eco-business infrastructure, reducing overall construction costs and multiplying environmental benefits.
		INFRAS.6	Implement PV powered pedestrian and street lamp-standards that are designed to enhance night time visibility while reducing light pollution and night sky lighting.
		INFRAS.7	All lighting to be high-efficiency (LED or solar) to further reduce energy consumption. Investigate the use of integrated micro-wind turbines and solar PV lighting to further reduce energy consumption
		INFRAS.8	Ensure that designated cycling routes have appropriate signage and road stencils to indicate that the road is a shared space. Cycling route design shall meet the requirements set forward by the Town of Caledon.
	Utilities	INFRAS.9	All utilities except transformers, switching and terminal boxes, meter cabinets and other utility boxes that require more frequent maintenance access should be placed below grade.
		INFRAS.10	Combine lot services corridor zones for two or more parcels sharing a property line where timing of development is suitable.
		INFRAS.11	Service access points should be located within 12 to 18 inches within the gravel edge of the street apron. Inspection manholes (maintenance holes) are located at the property line and protected by easement.
5.4 Public Open Space, Landscape & Stormwater Management	Open Space, Landscape and Stormwater Infrastructure Guidelines	INFRAS.12	Locate and design open space to function as an employee amenity for more than one lot.
		INFRAS.13	Design landscape to incorporate planting materials, soils and sub-soils to help increase absorption, infiltration and retention as well as increase evapotranspiration of precipitation.
		INFRAS.14	Use landscape design to punctuate gateways and street-end views by designing landscape features that provide amenity and interest including public art, water features and special plantings.
		INFRAS.15	To help define the newly emerging employment lands, punctuate the key intersections of streets entering the proposed employment areas with high quality landscape treatment.
		INFRAS.16	Create continuity of landscape treatment and outdoor amenity areas as much as possible with those on adjacent parcels.
		INFRAS.17	Integrate ecological features and functions, as well as 'walkable nature' into landscape design.
		INFRAS.18	Use or adapt native species where landscaping is required.
		INFRAS.19	Incorporate interpretative education features into the landscape design to link it with the overall eco-business zone vision.

Section		Guideline Reference	Description of Guideline
		INFRAS.20	If possible, plan to salvage native plants during the construction phase for re- use onsite or elsewhere.
		INFRAS.21	Where possible incorporate the site's natural materials in landscape or open space features, such as trees or large rocks removed during construction.
		INFRAS.22	As much as possible, utilize LID methods for quantity and quality control.
		INFRAS.23	Consider targeting stormwater flows post-eco-business zone build out that are equal to original natural flows.
		INFRAS.24	Pursue integrated stormwater management design that captures and treats as much volume of rainwater at the source before being conveyed into regional or municipal stormwater infrastructure.
		INFRAS.25	Prevent or minimize generation, mobilization, and transport of common stormwater pollutants and watershed-specific pollutants of concern to receiving waters, including surface water and groundwater, and combined sewers or stormwater systems.
		INFRAS.26	Avoid stormwater drainage to adjacent tributaries.
		INFRAS.27	Design stormwater storage ponds to integrate into the overall landscape, provide open space amenity, and/or provide natural heritage educational opportunities in addition to its functional value of storing water.
		INFRAS.28	Design stormwater retention and wet ponds to mimic naturally occurring wetlands, with a mix of native plantings that provision riparian habitat that is appropriate for local wetland conditions.
		INFRAS.29	Prepare a sediment and erosion control plan specific to the site, that conforms to local erosion and sedimentation control standards and regulations.
	Integration & enhancement of EPAs with open space	**INFRAS.30**	Design the shape and form of stormwater management systems and wet ponds to mimic naturalized ponding patterns to reflect and compliment the meandering shape of the EPA as much as possible.
		INFRAS.31	Provide a riparian-planted edge along stormwater ponds and bio-swales to improve rainwater run off quality by helping to filter toxins and sediments.
		INFRAS.32	Incorporate trees that provide shade over streams and ponds to help keep cooler.
5.5 Water & Wastewater Systems		**INFRAS.33**	Right-size water and wastewater infrastructure, accounting for the best available knowledge of actual projected water consumption, taking into account the types of businesses known or likely to be in the eco-business zone; projected reclaimed wastewater or stormwater usage; and green buildings.
		INFRAS.34	Pursue designs and technologies that reduce energy, water, and materials consumption compared to the "business-as-usual" situation.
		INFRAS.35	Evaluate the feasibility of a distributed wastewater treatment plant, which can facilitate reclaimed wastewater use.
		INFRAS.36	Require consideration of the Parcel Development Guidelines for infrastructure such as pump/lift stations.
		INFRAS.37	Where feasible, consider innovative wastewater collection systems, such as small bore sewer™ systems.
		INFRAS.38	Accommodate the future conveyance of reclaimed wastewater (including business-to-business exchanges) and reclaimed stormwater from any 'hard' systems.
		INFRAS.39	Use trenchless pipe technology to minimize site disturbance where appropriate. Select the least disruptive, available technologies for installing stormwater, sanitary sewer or combined storm/sewer lines based on current best practice.

Section	Guideline Reference	Description of Guideline
	INFRAS.40	Ensure that wastewater infrastructure design integrates with energy systems design to support the viability of sewer heat recovery (see Energy Systems).
5.6 Energy Systems	**INFRAS.41**	Evaluate the feasibility of district energy systems to support building heating and cooling requirements, as well as perhaps support some process energy requirements. Implement such systems where feasible.
	INFRAS.42	Evaluate the feasibility of installing horizontal geo-exchange systems under publicly-owned lands. Implement such systems where feasible.
	INFRAS.43	Evaluate the feasibility of installing solar photovoltaic arrays and wind turbines on publicly-owned lands. Implement such systems where feasible.
	INFRAS.44	Consider infrastructure to support the use of alternative fueled vehicles such as charging stations for electric vehicles (ideally powered by solar energy) and stations offering biofuel.
	INFRAS.45	Within public rights-of-way, implement high efficiency light standards that incorporate the use of photovoltaic and micro-wind turbines that are integrated within the same lamp standard.
5.7 Material Use & Management	**INFRAS.46**	Require consideration of Parcel Development materials use and management guidelines for any buildings housing infrastructure
	INFRAS.47	Re-use site materials where possible for infrastructure construction e.g., aggregate, landscape features. (See Innovista example at the end of this section)
	INFRAS.48	Where possible, specify materials containing recycled content. A target of a minimum 10% recycled material content for road base, pavement, sidewalks, concrete pipes, structural elements, sediment and erosion control would be consistent with recycled material contents for LEED certified buildings.
	INFRAS.49	Where possible, specify materials that are lower impact than business-as-usual selections e.g., pervious or high volume fly-ash concrete, or weldable HDPE versus PVC piping.

Eco-Business Zone Parcel Development

Section		Guideline Reference	Description of Guideline
6.2 Parcel Use & Site Layout	**Building Orientation & Site Relationship**	**PARCEL.1**	While respecting zoning setback requirements, orient and design the building to take advantage of natural light and natural ventilation.
		PARCEL.2	While respecting zoning setback requirements, orient buildings to optimize passive solar energy gain OR position the building's primary edge should parallel to the street as close to the minimum setback to help frame the street edge.
		PARCEL.3	Site buildings such that the active uses of the building, such as visitor entrances, are oriented toward the public street edge.
		PARCEL.4	Site buildings close to the front of the lot to reduce the distance for infrastructure extensions from municipal roadways.
		PARCEL.5	For corner sites, orient and design buildings so that there are active uses on both street edges, with articulation and quality architecture to give prominence at the corner. The site program (both landscape and building) should help frame the corner of the property.

Section		Guideline Reference	Description of Guideline
		PARCEL.6	Buildings sited closest to major intersections help to form the gateways to the eco-business zone.
		PARCEL.7	Where possible, use building shape and projections to define parking along the side edge of a building so that parking does not predominate the front edge of the landscape.
		PARCEL.8	Provide dedicated, clear and legible pedestrian paths between public sidewalks and parking areas into the building entrance.
	Landscaped Setbacks	**PARCEL.9**	Consider locating bio-swales to convey storm and rain water to stormwater management ponds using natural topography and grading within landscape setbacks, bordered with riparian plantings.
		PARCEL.10	Consider constructing berms within landscape setbacks to help screen views of parking, loading and storage.
		PARCEL.11	Provide a landscape edge of 1.5 meters along all interior side lot lines creating a shared landscape strip with abutting property of 3.0 meters wide. Bio-swales may be integrated into the landscape strip to maximize its functional and aesthetic performance.
		PARCEL.12	Where fences are constructed within or at the boundary of a landscape setback, ensure they are screened with plantings and vegetation and are no more than 1.5 metres high.
6.3 Built Form and Character	**Height & Massing**	**PARCEL.13**	Avoid large, blank, monotonous building walls facing public areas such as streets, car parking areas, or public open space.
		PARCEL.14	Articulate front entries through height and form to differentiate from the rest of the building.
	Character & Design	**PARCEL.15**	For street-oriented facades and gateway parcels, Incorporate visible sustainable design features as part of the building and landscape architecture, using interpretative signage to draw attention to the feature.
		PARCEL.16	Use high quality and durable materials with variations in colour on architectural elements including cornices, parapets and entries.
		PARCEL.17	Use architectural features (such as parapets) to screen HVAC and other mechanical equipment from public view or set back mechanical equipment to eliminate views from the public streets.
6.4 Transportation, Access & Movement	**Site Access and Driveways**	**PARCEL.18**	Clearly mark site access to individual parcels with landscape features and low profile signage that is integrated as part of the landscape entry.
		PARCEL.19	Ensure that landscape elements such as berms and signage shall not obstruct visibility between moving vehicles, pedestrians and bikes within the street.
		PARCEL.20	Where possible, create shared entries for two sites using side driveways to minimize the sidewalk cuts. This will require mutual easements and will require Committee of Adjustment approval as the use will exceed 21 years.
	Pedestrian & Cyclist Access	**PARCEL.21**	Design buildings to offer protection from elements to pedestrians.
		PARCEL.22	Grade the site to direct snowmelt and runoff away from roads and pedestrian areas to avoid icy conditions.
		PARCEL.23	Maintain attractive connections between primary buildings on each parcel and any eco-business zone trail system to encourage walking & cycling.
		PARCEL.24	Provide bicycle parking on hard surfaces near employee and customer entrances to promote cycling.

Section		Guideline Reference	Description of Guideline
		PARCEL.25	Provide covered bicycle racks in a secure and easily accessible location near the front entrance to the building entrance.
		PARCEL.26	Provide shower/change room and storage facilities for cyclists as part of the development
	Parking and Loading Areas Servicing Corridors and Location of Utility Boxes	**PARCEL.27**	Consider known or probable transportation demand management e.g., co-ordinating with Partners in Project Green and MetroLinx's SmartCommute, consider reducing parking spaces.
		PARCEL.28	Locate main parking and all loading areas at the side and/or rear of buildings with well-defined pedestrian pathways that connect to main entrance areas.
		PARCEL.29	Locate visitor and priority parking for car share, alternatively fuelled or electric vehicles and disabled users at the front of the building or closest to the building if these spaces are within the main parking area.
		PARCEL.30	Plant trees and shrubs throughout the parking area to intercept precipitation, reduce surface heating, enhance appearance and protect pedestrians from the elements.
		PARCEL.31	Incorporate permeable pavement and perforated under drains to help reduce direct rainwater/stormwater runoff where soil conditions are suitable OR where soil conditions limit the feasibility of permeable pavers, consider using the area beneath large parking areas for rain water storage using structural cells.
		PARCEL.32	Reduce heat island effect and smog through light colored hardscape, porous materials, in place of dark, absorptive hardscape materials. Specify the use of hardscape materials with an solar reflectance value (SRI) of at least 29.
		PARCEL.33	Combine service corridors to serve two properties to minimize trenching costs, minimize equipment run time / fuel use, and avoid disruption to pedestrian zones.
		PARCEL.34	Locate all utilities except major power transmission lines, transformers, switching and terminal boxes, meter kiosks below grade where possible.
6.5 Private Open Space, Landscape & Stormwater Management	**Private Open Space, Landscape & Stormwater Management**	**PARCEL.35**	Utilize Low Impact Development (LID) designs and technologies to collect, convey, and treat stormwater. See Infrastructure Design for more detailed information about LID.
		PARCEL.36	Use Crime Prevention through Environmental Design (CPTED) to ensure site security and safety.
		PARCEL.37	Minimize the amount of impermeable surface area to reduce post development stormwater flows.
			Consider targeting post-development flows to equal original, natural flows from the parcel
		PARCEL.38	Plan the parcel to mimic surrounding natural systems, taking into consideration natural drainage patterns and existing watercourses that allow gravity to convey surface water toward primary stormwater conveyance systems or treatment ponds.
		PARCEL.39	For gateway parcels, consider higher quality landscape design.
		PARCEL.40	For parcels adjacent to Environmental Policy Areas, provide a landscaped setback with plantings that screen views into industrial or storage areas.
		PARCEL.41	For parcels adjacent to Environmental Policy Areas, provide a landscape strip along any security fences to improve visual amenity between the fence and the EPA.
		PARCEL.42	Incorporate rainwater harvesting strategies including connecting roof drains into cisterns that can be used for irrigation, toilet flushing and equipment and facility wash-down and HVAC / Cooling make-up.
		PARCEL.43	Consider designing parking or roof areas to provide temporary storage in major rain events when the rate of rainfall exceeds infiltration and conveyance capacity.

Section		Guideline Reference	Description of Guideline
		PARCEL.44	Consider a green roof as part of a system of strategies to help mitigate peak flows from rain events and help filter "first flush" sediments before being conveyed into storm ponds or cisterns. (See also energy efficiency for buildings).
		PARCEL.45	Place vegetation and/or vegetated structures in strategic locations around buildings to reduce building energy consumption.
		PARCEL.46	Use vegetation and planting to help soften long stretches of blank building walls or structures.
	Fences, Screens and buffers	**PARCEL.47**	Perimeter fencing is permitted along the rear and side property lines that do not face onto a public street.
		PARCEL.48	Decorative fences such as green screens or architecturally designed fences may face onto public streets provided they do not obstruct sight lines between moving traffic and pedestrians. Maximum height of fences shall be 1.5 metres high on public streets. Chain link fences are not permitted to face on to public streets.
		PARCEL.49	Use 'green screens' as an alternative to chain link fencing to minimize visibility of storage areas, garbage areas and utility areas from public streets and EPAs.
		PARCEL.50	Provide riparian planting buffers are to be provided along bio-swales, EPAs and stormwater management ponds.
	Interpretation, Education and Natural heritage	**PARCEL.51**	Incorporate interpretive landscape signage to illustrate innovation in design (for example, use of native/edible landscape, rainwater harvesting for irrigation, bio-filtration and remediation of stormwater runoff from parking lots).
		PARCEL.52	Celebrate the natural heritage of the site by incorporating historical elements, features and agricultural themes into the landscape, public art and buildings.
		PARCEL.53	Use recycled, reclaimed and/or locally-sourced signage materials consistent with eco-business zone goals.
6.6 Water & Wastewater Systems		**PARCEL.54**	Design buildings to capture and use non-potable water to displace potable water.
		PARCEL.55	Consider integration of water and energy systems e.g., can heated process water be used to support space heating requirements?
		PARCEL.56	Specify high efficient / low flow systems, fixtures and fittings.
		PARCEL.57	Avoid single pass cooling systems.
		PARCEL.58	Develop an Operations & Maintenance Manual that identifies a leak detection preventative maintenance protocol, water conservation practices, and training requirements.
6.7 Energy Systems	**Overall Building design**	**PARCEL.59**	Use passive design strategies to preheat space and reduce energy demand. For example, use of Trombe Wall or Solar Wall to preheat ventilation air for buildings.
		PARCEL.60	Design a high efficiency building envelope that meets or exceeds the Model National Energy Code (MNEC) for Commercial / Industrial buildings.
		PARCEL.61	Where possible, generate renewable energy onsite using systems such as solar hot water heating, solar photovoltaics (PVs), solar walls, or vertical or horizontal geo-exchange loops (e.g., under large parking areas) to provide parcel energy.

Section		Guideline Reference	Description of Guideline
		PARCEL.62	Investigate the potential for harnessing waste heat from cooling towers and refrigeration equipment for other processes such as space, process or air heating.
		PARCEL.63	When end user processes are known during the building design stage, ensure that process and building design are integrated and iterative to reduce overall energy demand, and to identify and capitalize on opportunities to integrate building and process energy demands e.g., Consider heat recovery from business industrial processes or even from another business in the eco-business zone to meet some of the building energy demand.
		PARCEL.64	Introduce natural ventilation such as operable windows and solar fans to reduce mechanical electric loads for heating and cooling.
		PARCEL.65	Establish central monitoring systems to facilitate measurement and comparison to benchmarks, and to ensure buildings are performing to design specifications.
		PARCEL.66	Once demand has been reduced as much as possible, and feasibility of all possible renewable energy sources and waste heat recovery options is complete, commit to purchasing green power or renewable natural gas credits or offsets.
	Lighting and Equipment	**PARCEL.67**	Conduct sun-path analysis to determine optimal window to wall ratios that maximize use of natural light.
		PARCEL.68	Incorporate high-efficiency lighting (i.e. LEDs, T5 & T8s, CFL pot lights) to further reduce energy consumption.
		PARCEL.69	Use LEDs for exit and emergency lights.
		PARCEL.70	Use light-coloured paints for interior walls to diffuse light more efficiently.
		PARCEL.71	Use clerestorey windows, lightwells, skylights, light tubes, slit windows and other daylighting methods.
		PARCEL.72	Use light shelves to maximize daylight penetration into interior space and filter light, reduce shadows and glare.
		PARCEL.73	Integrate lighting controls and sensors to adjust lighting levels in accordance with the amount of natural light achieved through passive design strategies.
		PARCEL.74	Provide occupancy sensors for that turn lights on and off in response to presence of occupants.
		PARCEL.75	Include automatic sweeps at lighting panels to shut off non-emergency lights after hours (minimum 12 midnight to 6 am).
		PARCEL.76	Specify high efficiency HVAC and EnegyStar ^{TM} rated equipment to reduce energy demands.
6.8 Materials Use & Management	**Design Stage**	**PARCEL.77**	Plan to deconstruct, rather than demolish, any existing buildings to ensure that materials can be recovered and re-used.
		PARCEL.78	Design landscape and buildings to re-use site or previous building materials where possible.
		PARCEL.79	Design buildings to provide appropriate storage and sorting to help end users increase operational recycling.
		PARCEL.80	Specify locally and regionally-sourced materials early in conceptual planning stages and ensure local and regionally sourced material targets are being achieved through specifications at construction stages.
		PARCEL.81	Where possible, specify materials that are lower impact than business-as-usual e.g., recycled content or no volatile organic compounds.
		PARCEL.82	Communicate goals and targets to quantity surveyor early in the integrated design process
		PARCEL.83	Use quality, durable and sustainable materials to help differentiate the front of the building from the more utilitarian uses that are oriented toward the back.

Section		Guideline Reference	Description of Guideline
		PARCEL.84	Design for deconstruction, also referred to as Design for Disassembly, to ensure that the design of buildings or products allow for future changes and the eventual dismantlement (in part or whole) for recovery of systems, components, and materials.
	Construction Stage	**PARCEL.85**	Define the target requirement as part of the construction tender to implement construction waste management and recycling program.
		PARCEL.86	Provide recycling containers for excess materials including wood, concrete, plastics and metal.
		PARCEL.87	Provide dedicated space and facilities for exterior recycling storage that is clearly marked and easily accessible.
		PARCEL.88	Require the general contractor to identify a reputable hauler and review all receiving facilities in advance of construction.
		PARCEL.89	Require the general contractor to include on-site training briefs to address construction waste diversion requirements. This can be addressed as part of the regular on-site orientation and workplace safety meetings.