

Bird-Friendly Specification Checklist for Site Plan Approval

The City of Markham Council approved the Bird-Friendly Guidelines on February 11, 2014, with an update in 2026. The Guidelines provide guidance on treatments and techniques for new development implemented primarily through the development approval process. Bird-Friendly Specification Checklists were also approved as an implementation tool to secure bird-friendly commitments in new construction. Separate checklists are provided for the following application types, including:

- Draft Plan of Subdivision
- Site Plan Control
- Major Heritage Permit

For further details and design guidance, refer to Chapters 2.0 and 3.0 of the Bird-Friendly Guidelines.

Instructions and General Notes:

1. Applicant to complete and submit the **Building Checklist** and **Lighting Checklist** at first Site Plan Application submission.
2. Completed **Building Checklist** to be provided as part of the Elevation Drawings. Drawings to be stamped and signed by a member of the Ontario Association of Architects (OAA).
3. Completed **Lighting Checklist** and lighting fixture specifications from catalogue to be provided as part of Landscape Plans and Details. Drawings to be stamped and signed by a Landscape Architect who is a full member and in good standing with the Ontario Association of Landscape Architects (OALA).



Bird-Friendly Specification Checklist for Site Plan Approval – Building

Checklist to be included as part of the Elevation Drawings

Application within 16m from finished grade and/or roof level

1.0 Treatment Zone

		At Grade	Roof Landscaping
A.	100% of contiguous glass panel	<input type="checkbox"/>	<input type="checkbox"/>
B.	Minimum 90% of contiguous glass panel on building	<input type="checkbox"/>	<input type="checkbox"/>
C.	There is no glass panel	<input type="checkbox"/>	<input type="checkbox"/>

2.0 Treatment Type

2.1 Visual Markers on Glass Panel

<input type="checkbox"/> On Building		<input type="checkbox"/> On Railing	
Type:	<input type="checkbox"/> Integral / Applied Coverings <input type="checkbox"/> Frit and Etched Glass <input type="checkbox"/> High Colour Contrast		
Pattern:	<input type="checkbox"/> Stripes	<input type="checkbox"/> Dots	<input type="checkbox"/> Pattern

2.2 External Coverings

<input type="checkbox"/> On Building			
Type:	<input type="checkbox"/> Shades	<input type="checkbox"/> Screens	<input type="checkbox"/> Grilles
	<input type="checkbox"/> Shutters	<input type="checkbox"/> Louvers	

2.3 Non-Vision Glazing

<input type="checkbox"/> On Building		<input type="checkbox"/> On Railing	
<input type="checkbox"/> 100% of contiguous low reflectance and opaque materials <input type="checkbox"/> First-surface reflectance no more than 15%			

Updated March 2026



Bird-Friendly Specification Checklist for Site Plan Approval – Lighting

Checklist to be included as part of the Landscape Plans and Details.

Lighting Specifications

Where exterior lighting is proposed within the development, Landscape Details include lighting specifications.	<input type="checkbox"/>
All lighting is to be downlit and dark sky compliant. No exterior light spill is permitted outside of the property line.	<input type="checkbox"/>

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