

Sustainable New Communities Program: Snapshot

City File Number: pre-2022-0189

Municipal Address: 20 Lynch Street (John & Lynch Street)

Applicant Name: Eric Saulesleja

Property Owner Name: William Osler Health System

Application Type: Site Plan

SUSTAINABILITY SCORE: 71

THRESHOLD ACHIEVED: Silver

Metric IB-12		
Metric	Level	Points
Building Energy Efficiency, GHG Reduction, and Resilience		
<ul style="list-style-type: none"> Part 9 Residential Buildings (3 storeys or less, and less than 600 m² in GFA) achieve ENERGY STAR for New Homes v.17.1 or R-2000 requirements (or equivalent). Part 3 Buildings: Multi-Unit Residential, Office and Retail (more than 3 storeys, or more than 600 m² in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 170 kWh/m².yr; Thermal Energy Demand Intensity (TEDI) = 70 kWh/m².yr; Greenhouse Gas Emissions Intensity (GHGI) = 20 kgCO₂/m².yr All Other Part 3 Buildings achieve at least a 15% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building. 	Good	3
<ul style="list-style-type: none"> Part 9 Residential Buildings (3 storeys or less, and less than 600 m² in GFA) achieve and are certified/labelled per ENERGY STAR for New Homes v.17.1 or R-2000 requirements (or equivalent). Part 3 Buildings: Multi-Unit Residential, Office and Retail (more than 3 storeys, or more than 600 m² in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 135 kWh/m².yr; Thermal Energy Demand Intensity (TEDI) = 50 kWh/m².yr; Greenhouse Gas Emissions Intensity (GHGI) = 15 kgCO₂/m².yr All Other Part 3 Buildings achieve at least a 25% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building. 	Great	4
Building commissioning will be conducted, per the requirements referenced in LEED BD+C v4 Fundamental Commissioning and Verification pre-requisite.	Great	3
Whole-building air leakage testing will be undertaken.	Excellent	4
Electricity and/or thermal sub-meters for all energy end-uses that represent more than 10% of the building's total energy consumption is provided.	Good	3
Built Environment		

Indicator	Metric	Level	Points
Proximity to Amenities			
BE-1	Three or more amenities are within 800 metres (i.e. 10 minute walk) of 75% of dwelling units.	Good	1
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Urban Tree Canopy and Shaded Walkways			
BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1
BE-6	Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.	Good	1
BE-6	Street trees are provided on both sides of streets at intervals averaging 8 metres or less.	Excellent	2
Salt Management			
BE-7	At least two salt management measures are provided.	Good	2
Surface Parking Footprint			
BE-9	All new on-site parking is provided below grade or in structured parking, and no surface parking is provided.	Excellent	3
Electric Vehicle Charging Stations			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
Mobility			
Indicator	Metric	Level	Points
Walkable Streets			
MB-4	Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.	Good	2
Pedestrian Amenities			
MB-5	Pedestrian connections are provided between a building entry and other destinations on the site and to destinations on adjacent properties.	Good	1
MB-5	More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.	Great	1
Active Transportation Network			
MB-8	100% of residents/jobs will be within 400 metres of an existing, approved, or proposed public multi-use trail or cycling infrastructure (e.g. bike lane).	Good	2
Distance to Public Transit			
MB-9	The site is within 800 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with frequent stops.	Good	1
MB-9	The site is within 400 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops.	Great	1
Natural Environment and Parks			
Indicator	Metric	Level	Points
Soil Quantity & Quality for New Trees			
NE-2	A minimum of 30 cubic metres (m3) of soil and a minimum of 100 centimetres (cm) of uncompact soil depth is provided for each new tree.	Good	2

NE-2	An uncompacted topsoil layer for tree pits, trenches, or planting beds is provided with the following properties: organic matter content of 10-15% by dry weight and a pH of 6.0-8.0; a minimum depth of 100 cm or in accordance with municipal standards, whichever is higher; and adequate drainage.	Excellent	2
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
NE-3	A minimum topsoil depth of 300 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Great	1
Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
Parks Access			
NE-8	2 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)	Good	3
Potable Water Use			
NE-11	Potable water used for irrigation is 50% less than a mid-summer baseline case.	Good	2
Infrastructure & Building			
Indicator	Metric	Level	Points
Buildings Designed/Certified under Green Rating Systems			
IB-1	One or more buildings on site are enrolled in a third-party green certification system. (Drop down indicates number of buildings that meet this metric)	Good	1
IB-1	One or more buildings on site are enrolled in multiple third-party green certification systems. (Drop down indicates number of buildings that meet this metric)	Excellent	1
Building Accessibility			
IB-3	50% of emergency exits above the Ontario Building Code (OBC) requirements are barrier free.	Good	1
Life Cycle Assessment			
IB-5	Embodied carbon emissions for the structural and envelope materials of every Part 3 building have been estimated. Three methods to reduce the embodied carbon content of each building are being considered.	Great	1
IB-5	One or more carbon reduction strategies that results in a 10% reduction in embodied carbon of the development is being undertaken.	Excellent	4
Heat Island Reduction: Roof			
IB-8	Green roof is provided for 50% of the available roof space.	Great	4
Solar Readiness			
IB-10	All buildings are designed for solar readiness.	Great	3
Back-Up Power			
IB-14	72 hours of back-up power to essential building systems is provided.	Great	3
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1

Points Achieved by Category	
Built Environment	15

Mobility	8
Natural Environment and Parks	12
Infrastructure & Building	36