

# Sustainable New Communities Program: Score & Summary

**City File Number:** PRE-2022-0058

**Municipal Address:** 1358 Queen Street West

**Applicant Name:** Amy Shepherd (Arcadis)

**Property Owner Name:** The Regional Municipality of Peel

**Application Type:** Development

**SUSTAINABILITY SCORE: 49**

**THRESHOLD ACHIEVED: Bronze**

<b>Metric IB-12</b>			
	<b>Metric</b>	<b>Level</b>	<b>Points</b>
<b>Building Energy Efficiency, GHG Reduction, and Resilience</b>			
	<ul style="list-style-type: none"> <li>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).</li> <li>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</li> <li>All Other Part 3 Buildings achieve at least a 15% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.</li> </ul>	Good	3
<p>Documentation: As confirmed by the client, the project will be designed, built and certified under the Canada Green Building Council's (CaGBC's) Zero Carbon Building (ZCB) program. To be verified in the following submission</p> <p>Staff responsible for verifying this Metric:</p>			
	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
<p>Documentation: As confirmed by the client - Other than natural gas for the emergency back up generator, heating and domestic hot water will be produced by non-fossil fuel sources eg, electricity. To be verified in the following submission</p> <p>Staff responsible for verifying this Metric:</p>			
<b>Built Environment</b>			
<b>Indicator</b>	<b>Metric</b>	<b>Level</b>	<b>Points</b>
<b>Proximity to Amenities</b>			
BE-1	Three or more amenities are within 800 metres (i.e. 10 minute walk) of 75% of dwelling units.	Good	1

Documentation: Planning Justification Report, dated June 6, 2023, Section 2.2.1.

Staff responsible for verifying this Metric:

Urban Tree Canopy and Shaded Walkways

BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1
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Documentation: Landscape Plan, dated April 6, 2023

Staff responsible for verifying this Metric:

BE-6	Trees will shade at least 75% of the walkway/sidewalk lengths within 10 years.	Great	1
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Documentation: Landscape Plan, dated April 6, 2023

Staff responsible for verifying this Metric:

BE-6	Trees will shade at least 50% of parking areas within 10 years.	Great	2
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Documentation: Landscape Plan, dated April 6, 2023

Staff responsible for verifying this Metric:

Salt Management

BE-7	At least two salt management measures are provided.	Good	2
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Documentation: Functional Servicing & Stormwater Management Report, dated March 3, 2023, Section 6.3.3.6-6.3.3.7

Staff responsible for verifying this Metric:

Surface Parking Footprint

BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
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Documentation: Site Plan, dated April 6, 2023

Staff responsible for verifying this Metric:

**Mobility**

Indicator	Metric	Level	Points
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Walkable Streets

MB-4	Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.	Good	2
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Documentation: Concept Plan, dated February 22, 2022

Staff responsible for verifying this Metric:

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
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Documentation: Concept Plan, dated February 22, 2022

Staff responsible for verifying this Metric:

MB-5	More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.	Great	1
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Documentation: Landscape Plan, dated April 6, 2023, and Concept Plan, dated February 22, 2022

Staff responsible for verifying this Metric:

Bicycle Parking

MB-6	Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.	Good	1
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Documentation: Concept Plan, dated February 22, 2022

Staff responsible for verifying this Metric:

MB-6	Bicycle parking spaces are provided at a rate 50% higher than municipal standards/guidelines.	Great	1
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Documentation: Site Plan, dated August X, 2022

Staff responsible for verifying this Metric:

MB-6	Bicycle parking are located in close proximity to building entrances. Short-term bicycle parking is located within 25 meters of building entrance if outdoors. Long-term bicycle parking is located within 50 meters of an entrance. All bicycle parking is weather protected.	Excellent	2
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Documentation: Concept Plan, dated February 22, 2022

Staff responsible for verifying this Metric:

MB-6	1 shower and change room is provided per 30 bicycle parking spaces associated with non-residential development.	Excellent	1
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Documentation: Planning Justification Report, dated June 6, 2023, page 15

Staff responsible for verifying this Metric:

Trails and Cycling Infrastructure

MB-7	The objectives of the municipal Active Transportation Master Plan and/or Trails/Pathways Master Plan are being implemented.	Good	1
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Documentation: Urban Design Brief, dated March 2023, Section 2.0

Staff responsible for verifying this Metric:

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
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Documentation: Urban Design Brief, dated March 2023, Section 2.0

Staff responsible for verifying this Metric:

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
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Documentation: Planning Justification Report, dated March 2023, Section 2.0

Staff responsible for verifying this Metric:

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
Documentation: Planning Justification Report, dated March 2023, Section 2.5			
Staff responsible for verifying this Metric:			
<b>Natural Environment and Parks</b>			
Indicator	Metric	Level	Points
Tree Conservation			
NE-1	25% of healthy mature trees are preserved in-situ.	Good	3
Documentation: Tree Evaluation (Arborist) Report, dated April 6, 2023			
Staff responsible for verifying this Metric:			
NE-1	50% of healthy mature trees are preserved in-situ or 100% of healthy hedgerows are preserved in situ.	Great	2
Documentation: Tree Evaluation (Arborist) Report, dated April 6, 2023			
Staff responsible for verifying this Metric:			
Stormwater Quality			
NE-10	Over 80% of Total Suspended Solids (TSS) are removed from all runoff leaving the site during a 25 millimetre (mm) rainfall event.	Good	1
Documentation: Functional Servicing and Stormwater Management Report, dated March 3, 2023			
Staff responsible for verifying this Metric:			
NE-10	Over 90% of Total Suspended Solids (TSS) are removed from all runoff leaving the site during a 25 millimetre (mm) rainfall event.	Great	4
Documentation: Functional Servicing and Stormwater Management Report, dated March 3, 2023			
Staff responsible for verifying this Metric:			
<b>Infrastructure &amp; Building</b>			
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
Documentation: Yes. As confirmed by the client, the project will be designed, built and certified under the Canada Green Building Council's (CaGBC's) Zero Carbon Building (ZCB) program.			
Staff responsible for verifying this Metric:			
Energy Strategy			
IB-11	In addition to the preparation of an Energy Strategy, the building(s) will achieve energy use intensity and greenhouse gas emissions intensity targets that strive towards a near-net zero emissions level of performance as agreed upon by the City.	Excellent	6

Documentation: As confirmed by the client, the project will be designed, built and certified under the Canada Green Building Council's (CaGBC's) Zero Carbon Building (ZCB) program. To be verified in the following submission

Staff responsible for verifying this Metric:

**Rainwater and Greywater Use**

IB-13	Rainwater or greywater is captured on-site and used for exterior uses (e.g. landscape irrigation), and buildings are designed and will be constructed for rainwater and/or greywater use readiness.	Good	1
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Documentation: Functional Servicing & Stormwater Management Report. dated March 3, 2023, p. 9

Staff responsible for verifying this Metric:

**Back-Up Power**

IB-14	72 hours of back-up power to essential building systems is provided.	Great	3
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Documentation: As confirmed by the client, to be verified in the following submission

Staff responsible for verifying this Metric:

Points Achieved by Category	
Built Environment	8
Mobility	14
Natural Environment and Parks	10
Infrastructure & Building	17