

# Sustainable New Communities Program: Snapshot

**City File Number:** PRE-2021-0186

**Municipal Address:** 1286, 1298, 1300, 1306 Queen Street West

**Applicant Name:** Gagnon Walker Domes Ltd.

**Property Owner Name:** 2811135 Ontario Inc. and 2803832 Ontario Inc.

**Application Type:** Site Plan

**SUSTAINABILITY SCORE: 68**

**THRESHOLD ACHIEVED: Silver**

<b>Metric IB-12</b>			
Metric		Level	Points
<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
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
<b>Built Environment</b>			
Indicator	Metric	Level	Points
<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
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
<b>Housing Diversity</b>			
BE-3	Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Good	1
<b>Urban Tree Canopy and Shaded Walkways</b>			
BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1

BE-6	Trees will shade at least 75% of the walkway/sidewalk lengths within 10 years.	Great	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
<b>Carshare and Carpool Parking</b>			
BE-8	3% of parking spaces on-site are dedicated to carpooling and/or carshare/zip car.	Good	1
<b>Surface Parking Footprint</b>			
BE-9	All new on-site parking is provided below grade or in structured parking, and no surface parking is provided.	Excellent	3
<b>Electric Vehicle Charging Stations</b>			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 20% of parking spaces.	Great	2
<b>Mobility</b>			
Indicator	Metric	Level	Points
<b>Walkable Streets</b>			
MB-4	Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.	Good	2
<b>Pedestrian Amenities</b>			
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
<b>Bicycle Parking</b>			
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
<b>Trails and Cycling Infrastructure</b>			
MB-7	The objectives of the municipal Active Transportation Master Plan and/or Trails/Pathways Master Plan are being implemented.	Good	1
<b>Active Transportation Network</b>			
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
<b>Distance to Public Transit</b>			
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
<b>Natural Environment and Parks</b>			
Indicator	Metric	Level	Points
<b>Soil Quantity &amp; Quality for New Trees</b>			

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
<b>Healthy Soils</b>			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
<b>Supporting Pollinators</b>			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
<b>Stormwater Quality</b>			
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
<b>Infrastructure &amp; Building</b>			
Indicator	Metric	Level	Points
<b>Accessibility for Multi-unit Dwellings</b>			
IB-2	For multi-unit residential buildings, a minimum of 25% of the dwelling units incorporate accessibility features outlined in the Ontario Building Code (OBC).	Good	2
<b>Building Accessibility</b>			
IB-3	50% of emergency exits above the Ontario Building Code (OBC) requirements are barrier free.	Good	1
IB-3	100% of all entries and exits above the Ontario Building Code (OBC) requirements are barrier free.	Great	1
<b>Supplementary Cementitious Materials</b>			
IB-4	All concrete on site includes a minimum of 20% Supplementary Cementitious Materials (SCMs).	Good	1
<b>Heat Island Reduction: Non-Roof</b>			
IB-7	For both residential and non-residential development, at least one strategy to reduce the heat island effect is applied to 50% of the site's non-roof landscaping. For non-residential development, a minimum of 75% of at-grade parking spaces is under cover.	Good	2
IB-7	At least 1 strategy to reduce the heat island effect is applied to 75% of the site's non-roof landscaping.	Great	1
<b>Heat Island Reduction: Roof</b>			
IB-8	Cool roof treatment is provided for 100% of the available roof space.	Great	2
<b>Light Pollution Reduction</b>			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
<b>Bird-Friendly Design</b>			
IB-18	A combination of Bird-Friendly Design strategies are applied to at least 85% of contiguous glass area greater than 2 square metres (m2) within the first 16 meters of the building above-grade (including interior courtyards) and above green roofs.	Good	2
IB-18	Bird-Friendly Design strategies are applied to ground-oriented residential development that is adjacent to natural heritage systems and open spaces.	Good	2
<b>Solid Waste</b>			

IB-19	For multi-unit residential development, a waste sorting system for garbage, recycling, and organics is provided. If a building has 31 units or more or is more than 5 storeys, three separate chutes for garbage, recycling, and organics collection on all floors is provided.	Good	1
IB-19	Residential: An accessible waste storage room with a minimum 25 square metres (m <sup>2</sup> ) of floor space for the first 50 units plus an additional 13 square metres (m <sup>2</sup> ) for each additional 50 units will be provided to accommodate containers and compactor units. Non-residential: A fully enclosed waste storage space to accommodate garbage and materials diversion of recycling and organics is provided.	Good	1
IB-19	A minimum of 10 square meters (m <sup>2</sup> ) of floor space is provided for bulky items and items eligible for special collection services.	Good	1
IB-19	A dedicated collection area or room for the collection of household hazardous waste and/or electronic waste is provided.	Great	1

Points Achieved by Category	
Built Environment	18
Mobility	11
Natural Environment and Parks	7
Infrastructure & Building	32