

Planning & Development

Sustainability Assessment Tool

[Browser Capability Information](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Browser-compatibility.aspx)

General Information

User Name:*

Vanessa Develter

Company Name:*

Glen Schnarr & Associates Inc.

Project Name:*

0 McLaughlin Road

City File Number:*

PRE-2020-0028

Type of Development Site:*

Intensification

Plan Type:*

Site Plan

Type of Development Properties:

Ground Related Residential:

No

Multi-Unit Buildings (4 stories or greater):

Yes

Commercial / Industrial / Institutional:

No

Email Address:*

@ vanessad@gsai.ca

Confirm Email Address:*

@ vanessad@gsai.ca

Last Modified:

Jun 14, 2021

Sustainability Score

- 18 of 20 Mandatory Metrics Are Satisfied
- 28 of 76 Minimum Targets Are Satisfied
- 20 of 92 Aspirational Targets Are Satisfied

Application

Overall	38 of 156
24%	
Energy	5 of 48
10%	
Water	4 of 29
13%	
Walkability	24 of 46
52%	
Natural Systems	2 of 9
22%	

Community

Overall	48 of 168
28%	
Energy	5 of 48
10%	
Water	4 of 29
13%	
Walkability	34 of 58
58%	
Natural Systems	2 of 9
22%	

FINAL SUSTAINABILITY SCORE 38



Reminder: Please complete all four sections and make sure to press "Save" at the end of each.

Built Environment

[Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Built-Environment.aspx)

Compact Development: Floor Space Index

Have the Municipal Official Plan Floor Space Index (FSI) or Floor Area Ratio requirements been satisfied?

Yes



[Mandatory](#)

Land use Diversity Mix: Proximity to Basic Amenities

Please Populate Both Cases

Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (2 Points Each) (This minimum metric must be satisfied to earn aspirational points)

[Up to 6 points \(M\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

No



Community/Recreation Centre

No



Pharmacy

Yes



Library

No



Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (2 Points Each)

[Up to 6 points \(A\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

<select>



Community/Recreation Centre



Pharmacy



Library

**Land use Diversity Mix: Proximity to Lifestyle Amenities**

Please Populate Both Cases

Case 1 - Mandatory Requirement

Have all Municipal Official Plan requirements been satisfied?



[Mandatory](#)

Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (1 Point Each) (This minimum metric must be satisfied to earn aspirational points)

[Up to 3 points \(M\)](#)

General Retail



Convenience Store



Theatre



Coffee Store



Hair Salon



Bank

Yes 

Place of Worship

Yes 

Daycare

Yes 

Restaurant/Pub

Yes 

Other (Please Specify)

Yes 

Urgent Care Centre

Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (1 Point Each)

[Up to 3 points \(A\)](#)

General Retail

Yes 

Convenience Store

Yes 

Theatre

<select> 

Coffee Store

Yes 

Hair Salon

Yes 

Bank

Yes



Place of Worship

Yes



Daycare

No



Restaurant / Pub

Yes



Other (Please Specify)

Yes



Urgent Care Centre

Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

Are there any trees on site?

Yes



Qualifier

Has a Tree Evaluation Report (Arborist report) been prepared that identifies and evaluates where on-site healthy trees will be protected or removed, and has compensation for removal of healthy tableland trees been proposed in accordance with the City's requirements?

Yes



Mandatory

Where healthy tableland trees are proposed for removal, has enhanced compensation is provided based on basal area?

Yes



2 Points (M)

Have 75% or more of the healthy mature trees greater than 20 cm DBH been preserved in-situ on site?

<select>



3 points (A)

Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

Have all Municipal Planting Standards been satisfied as they pertain to soils?

Yes



Mandatory

All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity) and organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m² at proper planting depth of unobstructed growing medium per tree.

<select>



2 Points (M)

Green Building

Are there more than five non-residential buildings in your development application?

No



Qualifier

Have all Municipal buildings over 500 m² been designed to LEED Silver or equivalent?

NA



Mandatory

How many buildings are enrolled in a third party Green Standards? (2 Points if One or More)

0

2 Points (M)

Please Select: Applicable Certification Standards

<select>



<select>



<select>



Site Accessibility - Universal Design

Have 10% of multi-residential units been designed to provide a barrier-free path of travel from the suite entrance door to the doorway of at least one bedroom at the same level, and at least one bathroom in accordance with OBC.

Yes

Mandatory

What percentage of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent) (1 point for 20% and 2 points for 30%)?

20%

2 Points (M and A)

Site Accessibility - Number of Universally Accessible Points of Entry to Buildings and Sites

Are 100% of Primary Entrances Universally Accessible?

Yes

Mandatory

Are 100% of Emergency Exits Universally Accessible?

Yes

1 Point (M)

Are 100% of All Entrances and Exits Universally Accessible?

Yes

1 Point (A)

Housing Unit Mix - Design for Life Cycle Housing - Site Plan

Input the percentage of housing types that fall under the following categories. ?

Up to 7 Points (M)

Ownership

Affordable / Low Income

Market

Housing Type

Attached

Detached

Townhomes

Mid / Hi-Rise

Accommodations

Live Work

Multi-Generational Living

Mixed-Use

Adult/Senior Care Housing

Long-Term Care

Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

Have all Municipal Tree Planting Requirements been satisfied?

[Mandatory](#)

What percentage of sidewalks will have shade provided by trees within 10 years of development? If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees). All trees should be selected from the applicable Municipal tree list.

<select>



Up to 4 Points (M and A)

Parking - Bicycle Parking - Multi-Family Buildings

Have Municipal Standards been satisfied?

Yes



Mandatory

Have a minimum of 0.6 biking stalls per unit been provided? Additionally, has a minimum of 5% of the bike parking been provided at grade?

Yes



1 Point (M)

Have a minimum of 0.8 biking stalls per unit been provided? Additionally, has a minimum of 10% of the bike parking been provided at grade?

<select>



1 Point (A)

Parking - Off-Street Parking

Has all new off-street parking been located beside or behind a building?

Yes



1 Point (M)

Is less than 20% of the total developmental area dedicated to new off-street surface parking facilities?

No



1 Point (A)

Has 85% or more of the surface parking been consolidated to be structured parking?

No



5 Points (A)

Parking - Surface Parking

Has a strategy been developed to minimize surface parking for permanent employees and residents?

Yes



1 Point (M)

Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?

No



Qualifier

Are new non-residential roads being created within your development application?

No



Qualifier

Pedestrian Connections - Proximity to School

Are 50% of dwelling units within 800 m walking distance of public/private elementary, Montessori, and middle schools? *(Must satisfy this minimum target to earn aspirational points)*

Yes



2 Points (M)

Are 50% of dwellings units within 1600 m of public/private high schools? *(Must satisfy this minimum target to earn aspirational points)*

Yes



1 Point (M)

Are 75% of dwelling units within 400 m walking distance of public/private elementary, Montessori, and middle schools?

No



2 Points (A)

Are 75% of dwellings units within 1000 m of public/private high schools?

Yes



1 Point (A)

Cultural Heritage Resources - Cultural Heritage Conservation

Have the following policies been adhered to? Cultural heritage conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Municipal Official Plan, Municipal By-laws, and "The Standards and Guidelines for the Conservation of Historic Places in Canada". Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory.

Yes



Mandatory

Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?

NA



2 Points (M)

Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?

<select>



Are 100% of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) and their associated landscapes and ancillary structures conserved in-situ in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada"?

<select>



2 Points (A)

Mobility  [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Mobility.aspx)

Site Permeability - Connectivity

Have buildings on the site been connected to off-site pedestrian paths, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools)?

Yes



Mandatory

Are outdoor waiting areas (located on the site) providing protection from weather?

<select>



Mandatory

Where a transit stop is located within walking distance of the project site boundary, does the building main entrance have a direct pedestrian linkage to that transit stop?



Mandatory

(all the above three mandatory questions must be answered "yes" or "NA" to receive a Mandatory point in your Sustainability Score)

Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?



2 Points (A)

Transit Supportive - Distance to Public Transit - Site Plans

Is the site within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops? Alternatively, is the site within 400 m walking distance to 1 or more bus stops with frequent service? (This Minimum Target must be met in order to earn Aspirational Points)



3 Points (M)

Is the site within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops? Alternatively, is the site within 200 m walking distance to 1 or more bus stops with frequent service?



3 points (A)

Active Transportation - Proximity to Cycle Network

Does the development plan include any anticipated or existing trails or cycling networks?




Qualifier

Walkability - Promote Walkable Streets

Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5 m in width.



Mandatory

What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards? 

100%



Up to 4 points (M and A)

Have pedestrian amenities been provided to further encourage walkable streets?

Yes



2 points (A)

Please list pedestrian amenities provided:

- Wind Breaks
- Seating
- Pedestrian Oriented Lighting
- Wide Sidewalks (Urban Areas)
- Shading

Other (Please Specify)

Natural Environment and Parks

[? Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Natural-Environment.aspx)

Natural Heritage - Connection to Natural Heritage

Is a natural heritage system included within, or adjacent to, the development boundary?

Yes



Qualifier

What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)?

25%



Up to 4 points (M and A)

Parks - Park Accessibility

Does the development plan include any parks?

No



Qualifier


Stormwater - Stormwater Management Quality and Quantity

Have quantity or flood control been provided in accordance with applicable Municipal and conservation authority requirements?

Yes



Mandatory

What is the most intense rainwater event that the site can retain runoff from (in mm)? 

5 mm



Mandatory and Up to 6 points (M and A)

Will 80% of the Total Suspended Solids (TSS) be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhanced Level of Protection (Level 1)?

Yes



Mandatory

Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10 mm rainfall event? *(This Minimum Target must be satisfied in order to earn Aspirational Points)*

No



1 Point (M)

Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15 mm rainfall event?

<select>



4 points (A)

Stormwater - Rainwater Re-Use

Have residential (multi-family only), commercial, and institutional buildings been designed for rainwater re-use readiness? *(This Minimum Target must be satisfied in order to earn Aspirational Points)*

Yes



1 Point (M)

Is rainwater collected on site and used for low-grade functions?

Yes



3 points (A)

Stormwater - Stormwater Architecture/Features

Have stormwater amenities which provide functional and aesthetic benefits to the site been included in the development plan?

No



2 Points (M)

Urban Agriculture - Dedicate Land For Local Food Production - Site Plan

Has 80 ft². of garden space been provided per development unit?

No



2 Points (M)

Has 15% of roof space been dedicated to local food production?

No



2 points (A)

Infrastructure and Buildings

 [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Infrastructure.aspx)

Energy Conservation - Solar Readiness

Have 100% of all new buildings been designed for solar readiness?

<select>



1 Point (M)

What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%)

Up to 7 points (A)

Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional

Have all building been designed in accordance with the Ontario Building Code?

Yes



Mandatory

Relative to an MNECB compliant reference building, what is the expected energy savings of the proposed building design? 

Up to 11 points (M and A)

Will all commercial, institutional and multi residential buildings over three storeys be commissioned?

3 points (A)

Will building electricity sub-meters be required for all office tenants and residential suites?

3 points (A)

Energy Conservation - Energy Management


Has an energy management strategy been developed for the development?

2 Points (M)

In an Intensification Area, where district energy is deemed viable by the Municipality, has a district energy feasibility study been conducted?

3 points (A)

Potable Water - Reduce Potable Water Used for Irrigation

What percentage has potable water for irrigation been reduced as compared to a mid-summer baseline? 

Up to 6 points (M and A)

Potable Water - Water Conserving Fixtures


Have the applicable Municipal Standards been satisfied?

Mandatory

Input applicable flow rates for water consuming fixtures:

Toilets:(6LPF Baseline)

LPF

Private Faucets:(8.3LPM Baseline)	<input type="text" value="8.3"/>	LPM
Showerheads:(9.5LPM Baseline)	<input type="text" value="8.3"/>	LPM
Public Faucets:(1.9LPM Baseline)	<input type="text"/>	LPM
Urinals:(3.8LPF Baseline)	<input type="text"/>	LPF
Current Percentage Reduction: 	<input type="text" value="5"/>	%

Up to 6 Point (M and A)

Lighting - Parking Garage Lighting

Has a minimum illumination of 50 lux been implemented in all parking garages?

Yes



Mandatory

Have occupancy sensors been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux?

Yes



1 Point (M)

Lighting - Reduce Light Pollution

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

Confirm that uplighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.

Yes



1 Point (M)

Have lighting controls been implemented to reduce light spillage from buildings by 50% from 11 pm to 5 am?

Yes



1 point (A)

Will all architectural lighting be shut off between 11 pm and 5 am?



Lighting - Energy Conserving Lighting

Have all applicable Municipal Standards been satisfied?



Mandatory

Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior?
(Includes street lights, park lights, and pedestrian ways)



2 Point (M)

Bird Friendly Design


Have Bird Friendly Design strategies been applied to 85% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards)?



2 Points (M)

Do visual markers on the glass have spacings equal to or less than 10 cm x 10 cm?



For green roofs with adjacent glass surfaces, has the glass been treated with Bird Friendly Design strategies on the 12m above the green roof surface? 



Materials and Solid Waste Management - Solid Waste

Have the applicable Municipal Standards been satisfied?



Mandatory

For Multi-Family, Commercial, Retail and Institutional buildings, are storage and collection areas for recycling and organic waste within or attached to the building? Alternatively, deep collection recycling and organic waste storage facilities are provided.




1 Point (M)

Is a three-chute system provided on each floor for all multi-family developments?




1 Point (A)

Materials and Solid Waste Management - Material Re-used and Recycled Content

What percentage of reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? 



Up to 2 points (M and A)

What percentage of recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? 




Up to 2 points (M and A)

Materials and Solid Waste Management - Recycled/Reclaimed Materials

Have all applicable Municipal Standards been satisfied?




Mandatory

What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. 



Up to 2 points (M and A)

Heat Island - Reduce Heat Island Effect From the Built Form - Non Roof

What percentage of the site's hardscape uses Municipally approved heat island reduction techniques? 



Up to 3 points (M and A)

Heat Island - Reduce Heat Island Effect From the Built Form - Roof

What percentage of the roof has been designed with a "cool" roof surface?



Up to 8 points (M and A)

What percentage of the roof is vegetated with a green roof?