

Sustainable New Communities Program: Snapshot

City File Number: PRe-2022-0033

Municipal Address: 2036 Bovaird Drive West

Applicant Name: Corbett Land Strategies

Property Owner Name: Carom Management Inc.

Application Type: Site Plan

SUSTAINABILITY SCORE: 77

THRESHOLD ACHIEVED: Gold

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
Whole-building air leakage testing will be undertaken.		Excellent	4
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
Mixed-Use Development			
BE-2	A mix of uses are provided on the same lot or block.	Good	1
Housing Diversity			
BE-3	Two of the housing typologies listed are provided: Single Detached, Semi Detached, Townhouse, Mid-rise, High-rise, and/or additional dwelling unit within a Single Detached, Semi Detached or Townhouse dwelling.	Good	1
BE-3	Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Good	1
Cultural Heritage Conservation			

BE-5	A portion of reusable materials from the cultural heritage resource being removed are being salvaged and reused on site.	Good	1
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 surface parking on site is located at the side or rear of buildings.	Good	1
BE-9	Less than 15% of the total developable area is provided to parking at grade and it is located at the rear or side of buildings.	Great	2
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
Bicycle Parking			
MB-6	Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.	Good	1
MB-6	Bicycle parking spaces are provided at a rate 50% higher than municipal standards/guidelines.	Great	1
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
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
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
Traffic Calming residential			
MB-10	75% of new local streets/roads have traffic calming strategies.	Good	1
Traffic Calming non-residential			
MB-10	50% of new non-residential and/or mixed-use streets have traffic calming strategies.	Good	1

MB-10	75% of new non-residential and/or mixed-use streets have traffic calming strategies.	Great	2
Natural Environment and Parks			
Indicator	Metric	Level	Points
Soil Quantity & Quality for New Trees			
NE-2	A minimum of 30 cubic metres (m ³) of soil and a minimum of 100 centimetres (cm) of uncompact soil depth is provided for each new tree.	Good	2
NE-2	An uncompact 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 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
NE-6	Native plants that support pollinators make up 50% of the total quantity of plants proposed.	Great	1
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
Infrastructure & Building			
Indicator	Metric	Level	Points
Accessibility for Multi-unit Dwellings			
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
IB-2	For multi-unit residential buildings a minimum of 35% of the dwelling units incorporate accessibility features outlined in the Ontario Building Code (OBC).	Great	1
Building Accessibility			
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
Supplementary Cementitious Materials			
IB-4	All concrete on site includes a minimum of 20% Supplementary Cementitious Materials (SCMs).	Good	1
IB-4	40% of concrete on site includes a minimum of 40% Supplementary Cementitious Materials (SCMs).	Great	1
Material Efficient Framing			
IB-6	At least 3 advanced framing measures are used for lowrise wood-framed construction methods.	Great	3
Heat Island Reduction: Non-Roof			
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
Solar Gain Control residential and mixed use only			

IB-9	Exterior shading by planting at least one deciduous tree (50 to 70 millimeter DBH) per lot on the east, west, or south side of each low density residential dwelling	Good	1
Solar Gain Control			
IB-9	Exterior shading is provided for all east and west facing windows (e.g. operable shutters, overhangs, brise soleil canopy, awnings, solar blinds, screens, horizontal louvers, or jalousies).	Great	2
Solar Readiness			
IB-10	All buildings are designed for solar readiness.	Great	3
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
Back-Up Power			
IB-14	72 hours of back-up power to essential building systems is provided.	Great	3
Extreme Wind Protection			
IB-15	Roof rafters, roof trusses or roof joists are tied to load-bearing wall framing in a manner that will resist a factored uplift load of 3 kN, and metal straps or connectors to connect lower storey wall studs to the sill plate are provided.	Good	2
Bird-Friendly Design			
IB-18	A combination of Bird-Friendly Design strategies are applied to at least 85% of contiguous glass area greater than 2 square metres (m ²) 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
Solid Waste			
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	A minimum of 10 square meters (m ²) 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	16
Mobility	15
Natural Environment and Parks	8
Infrastructure & Building	38