

# Sustainable New Communities Program: Sustainability Snapshot

City File Number: PRE-2022-0178

Municipal Address: 69 Bramalea Road

Applicant Name: Glen Schnarr and Associates Inc. (c/o Sebastian Alzamora)

Property Owner Name: 69 BRAMALEA HOLDINGS LIMITED

Application Type: Site Plan

**SUSTAINABILITY SCORE: 53**

**THRESHOLD ACHIEVED: Bronze**

<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
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
<b>Mixed-Use Development</b>			
BE-2	A mix of uses are provided on the same lot or block.	Good	1
<b>Housing Diversity</b>			
BE-3	At least 10% of affordable/low income or purpose-built rental housing is provided.	Good	2
BE-3	Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Good	1
BE-3	Three accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Great	1
<b>Cultural Heritage Conservation</b>			
BE-5	The cultural heritage resource is conserved, and no elements that contribute to its cultural heritage value are demolished, removed, or relocated (excluding temporary removal for restoration purposes).	Excellent	3
BE-5	A portion of the cultural heritage resource is retained, and the integrity of the cultural heritage resource is conserved.	Great	2
BE-5	A cultural heritage resource is relocated to a visually prominent location within the development.	Good	1
<b>Urban Tree Canopy and Shaded Walkways</b>			
BE-6	Trees will shade at least 50% of parking areas within 10 years.	Great	2
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>Surface Parking Footprint</b>			
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
BE-9	All new on-site parking is provided below grade or in structured parking, and no surface parking is provided.	Excellent	3
<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>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	25% more total soil volume compared to municipal standards is provided for each new tree.	Great	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>Infrastructure &amp; Building</b>			
Indicator	Metric	Level	Points
<b>Heat Island Reduction: Roof</b>			

IB-8	Green roof is provided for 50% of the available roof space.	Great	4
<b>Back-Up Power</b>			
IB-14	For mid-rise and high-rise buildings, a refuge area with heating, cooling, lighting, potable water, and power available for 72 hours is provided.	Good	1
IB-14	72 hours of back-up power to essential building systems is provided.	Great	3
<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 (m2) of floor space for the first 50 units plus an additional 13 square metres (m2) 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 (m2) of floor space is provided for bulky items and items eligible for special collection services.	Good	1

# Sustainable New Communities Program

## Sustainability Assessment Tool (SAT): For New Planning Applications Submitted After July 1, 2022

Welcome to the new Sustainability Assessment (SAT) for planning applications submitted as of July 1, 2022. During this Beta phase of the new SAT, you may encounter occasional glitches. If so, please let us know. This is what the Beta is intended for, and your feedback will enable us to improve the new SAT.

As of **January 1, 2023**, all applicable applications submitted on or after this date will be required to achieve a minimum 'Good' level for the Building Energy Efficiency, Greenhouse Gas Reduction, and Resilience metric (i.e., IB-12), in addition to the minimum Bronze threshold.

First time using the new SAT? Check out the [Quick Tips sheet](#) (link:

[/EN/residents/GrowGreen/Documents/SNCP/SAT\\_Quick\\_Tips\\_Sheet\\_for\\_Applicants\\_June2022.pdf](/EN/residents/GrowGreen/Documents/SNCP/SAT_Quick_Tips_Sheet_for_Applicants_June2022.pdf)) for guidance on how to use the tool.

Print Score and Summary

### City Planning Application File Number

(e.g. PRE-####-####, OZS-####-####, or SPA-####-####)

Not sure what your planning application file number is? Contact Planning & Development Services at 905-874-2050 or [planning.development@brampton.ca](mailto:planning.development@brampton.ca)

PRE-2022-0178

### Municipal Address

69 Bramalea Road

Municipal Address (if no street address is available, provide the closest major intersection)

### Applicant Name

Glen Schnarr and Associates Inc. (c/o Sebastian Alzamora)

### Property Owner Name

69 BRAMALEA HOLDINGS LIMITED

### Planning Application Type

Site Plan



### Development Type

Mixed Use



### Email Address



sebastiana@gsai.ca

### Confirm Email Address



sebastiana@gsai.ca

Last Modified: 5/15/2023 2:53:59 PM

For more information about the Sustainable New Communities Program and each Metric, please refer to the program guidebook available at [www.brampton.ca/measuring-sustainability](http://www.brampton.ca/measuring-sustainability) (link: [www.brampton.ca/measuring-sustainability](http://www.brampton.ca/measuring-sustainability)).

Please press the "Save" button at the bottom of each category tab to save your work. Press the "Finish" button once you have completed and saved your work for all the tabs.

## Built Environment

### Proximity to Amenities

**Indicator:** BE-1

**Description:** Three or more amenities are within 800 metres (i.e. 10 minute walk) of 75% of dwelling units.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to "Figure 2 - Surrounding Community Facilities" of the Planning Justification Report dated June 2023.

**Verifier:**  Urban Designer

**Indicator:** BE-1

**Description:** Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to "Figure 2 - Surrounding Community Facilities" of the Planning Justification Report dated June 2023.

**Verifier:**  Urban Designer

## Mixed-Use Development

**Indicator:** BE-2

**Description:** A mix of uses are provided on the same lot or block.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Site Plan (A-103) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Urban Designer

## Housing Diversity

**Indicator:** BE-3

**Description:** At least 10% of affordable/low income or purpose-built rental housing is provided.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to "Section 3.0 Description of Proposal" of the Planning Justification Report dated June 2023.

**Verifier:**  Urban Designer

**Indicator:** BE-3

**Description:** 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.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

**Indicator:** BE-3

**Description:** Three 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.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

**Indicator:** BE-3

**Description:** Four or more 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.

**Level:** Excellent

**Points:** 1

**Achieved:**

Yes  No

**Indicator:** BE-3

**Description:** Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Project Statistics (A-105) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Urban Designer

**Indicator:** BE-3

**Description:** Three accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Project Statistics (A-105) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Urban Designer

## Cultural Heritage Conservation

**Indicator:** BE-5

**Description:** *Does your site contain a cultural heritage resource?*

Qualifier

**Achieved?:**

Yes  No



**Indicator:** BE-5

**Description:** The cultural heritage resource is conserved, and no elements that contribute to its cultural heritage value are demolished, removed, or relocated (excluding temporary removal for restoration purposes).

**Level:** Excellent

**Points:** 3

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to "Section 4.4 Conservation Approach" (page. 34) of the Heritage Impact Assessment prepared by ERA Architects Ltd. dated May 26, 2023.

**Verifier:**  Heritage Planner

**Indicator:** BE-5

**Description:** A portion of the cultural heritage resource is retained, and the integrity of the cultural heritage resource is conserved.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to "Section 4.4 Conservation Approach" (page. 34) of the Heritage Impact Assessment prepared by ERA Architects Ltd. dated May 26, 2023.

**Verifier:**  Heritage Planner

**Indicator:** BE-5

**Description:** A cultural heritage resource is relocated to a visually prominent location within the development.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Site Plan (A-103) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Heritage Planner

**Indicator:** BE-5

**Description:** A portion of reusable materials from the cultural heritage resource being removed are being salvaged and reused on site.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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## Urban Tree Canopy and Shaded Walkways

**Indicator:** BE-6

**Description:** Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

**Indicator:** BE-6

**Description:** Trees will shade at least 75% of the walkway/sidewalk lengths within 10 years.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

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**Indicator:** BE-6

**Description:** Trees will shade at least 50% of parking areas within 10 years.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated May 17, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** BE-6

**Description:** Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** BE-6

**Description:** Street trees are provided on both sides of streets at intervals averaging 8 metres or less.

**Level:** Excellent

**Points:** 2

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Landscape Architect, Technologist

## Salt Management

**Indicator:** BE-7

**Description:** At least two salt management measures are provided.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

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## Carshare and Carpool Parking

**Indicator:** BE-8

**Description:** 3% of parking spaces on-site are dedicated to carpooling and/or carshare/zip car.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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## Surface Parking Footprint

**Indicator:** BE-9

**Description:** All surface parking on site is located at the side or rear of buildings.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Site Plan (A-103) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Traffic Planning Analyst, Technologist

**Indicator:** BE-9

**Description:** 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.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Site Plan (A-103) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Traffic Planning Analyst,Technologist

**Indicator:** BE-9

**Description:** All new on-site parking is provided below grade or in structured parking, and no surface parking is provided.

**Level:** Excellent

**Points:** 3

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Project Statistics (A-105) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Traffic Planning Analyst,Technologist

## Electric Vehicle Charging Stations

**Indicator:** BE-10

**Description:** Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.

**Level:** Good

**Points:** 3

**Achieved:**

Yes  No

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**Indicator:** BE-10

**Description:** Electric vehicle supply equipment (EVSE) is provided to serve 20% of parking spaces.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

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**Indicator:** BE-10

**Description:** At least 50% of the parking spaces permit future electric vehicle supply equipment (EVSE) installation (e.g. rough-ins).

**Level:** Excellent

**Points:** 2

**Achieved:**

Yes  No

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**Save Built Environment:**

Saved BUILT ENVIRONMENT details successfully

## Mobility

### Walkable Streets

**Indicator:** MB-4

**Description:** Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Urban Designer

## Pedestrian Amenities

**Indicator:** MB-5

**Description:** Pedestrian connections are provided between a building entry and other destinations on the site and to destinations on adjacent properties.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Plan (A-203) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** MB-5

**Description:** More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Plan (A-203) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Landscape Architect, Technologist

## Bicycle Parking

**Indicator:** MB-6

**Description:** Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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**Indicator:** MB-6

**Description:** 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.

**Level:** Excellent

**Points:** 2

**Achieved:**

Yes  No

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**Indicator:** MB-6

**Description:** *Does your proposal include non-residential landuses?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** MB-6

**Description:** 1 shower and change room is provided per 30 bicycle parking spaces associated with non-residential development.

**Level:** Excellent

**Points:** 1

**Achieved:**

Yes  No

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## Trails and Cycling Infrastructure

**Indicator:** MB-7

**Description:** The objectives of the municipal Active Transportation Master Plan and/or Trails/Pathways Master Plan are being implemented.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

See Section 2.1.1 of the Urban Design Brief (pg. 7) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Urban Designer



## Active Transportation Network

**Indicator:** MB-8

**Description:** 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).

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Figure 12 'SCHEDULE 'C1' - MAJOR PATH NETWORK of the Planning Justification Report dated June 2023.

**Verifier:**  Urban Designer

## Distance to Public Transit

**Indicator:** MB-9

**Description:** 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.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Figure 2 - Surrounding Community Facilities of the Planning Justification Report dated June 2023.

**Verifier:**  Urban Designer

**Indicator:** MB-9

**Description:** 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.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Figure 2 - Surrounding Community Facilities of the Planning Justification Report dated June 2023.

**Verifier:**  Urban Designer

## Traffic Calming residential

**Indicator:** MB-10

**Description:** *Does your proposal include new local residential streets/roads?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** MB-10

**Description:** 75% of new local streets/roads have traffic calming strategies.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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**Indicator:** MB-10

**Description:** 100% of new local streets/roads have traffic calming strategies.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

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## Traffic Calming non-residential

**Indicator:** MB-10

**Description:** *Does your proposal include new non-residential or mixed-use streets/roads?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** MB-10

**Description:** 50% of new non-residential and/or mixed-use streets have traffic calming strategies.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

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**Indicator:** MB-10

**Description:** 75% of new non-residential and/or mixed-use streets have traffic calming strategies.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

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**Save Mobility:**

Saved MOBILITY details successfully

## Natural Environment and Parks

### Tree Conservation

**Indicator:** NE-1

**Description:** *Does your site contain existing trees?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** NE-1

**Description:** 25% of healthy mature trees are preserved in-situ.

**Level:** Good

**Points:** 3

**Achieved:**

Yes  No

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**Indicator:** NE-1

**Description:** 50% of healthy mature trees are preserved in-situ or 100% of healthy hedgerows are preserved in situ.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

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## Soil Quantity & Quality for New Trees

**Indicator:** NE-2

**Description:** A minimum of 30 cubic metres (m<sup>3</sup>) of soil and a minimum of 100 centimetres (cm) of uncompact soil depth is provided for each new tree.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

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What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** NE-2

**Description:** 25% more total soil volume compared to municipal standards is provided for each new tree.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** NE-2

**Description:** 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.

**Level:** Excellent

**Points:** 2

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Landscape Architect, Technologist

## Healthy Soils

**Indicator:** NE-3

**Description:** A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** NE-3

**Description:** A minimum topsoil depth of 300 millimetres (mm) is provided across the entire site (excluding paved surfaces).

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

## Natural Heritage Connections

**Indicator:** NE-4

**Description:** *Does your site contain or abut a natural heritage feature?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** NE-4

**Description:** Physical public connections (e.g. public access blocks, single loaded roads, parks, sidewalks, etc.) are provided for 25% of the length of the natural heritage system that abuts the development.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** NE-4

**Description:** Physical public connections (e.g. public access blocks, single loaded roads, parks, sidewalks, etc.) are provided for 50% of the length of the natural heritage system that abuts the development.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

---

## Natural Heritage System Enhancements

**Indicator:** NE-5

**Description:** *Does your site contain a natural heritage feature?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** NE-5

**Description:** A Woodland Management Plan has been developed and will be implemented, where not already required by the municipality.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** NE-5

**Description:** An Invasive Species Management Plan was developed and will be implemented, where not already required by the municipality.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** NE-5

**Description:** Habitat structure(s) for species at risk are provided (e.g. bird structures, butterfly boxes, and hibernaculum).

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** NE-5

**Description:** A form of natural heritage restoration/enhancement that results in a net ecological gain, above municipal requirements, is provided.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** NE-5

**Description:** A linear continuous/uninterrupted naturalized corridor that creates a functional linkage between at least 2 natural heritage features is provided.

**Level:** Excellent

**Points:** 5

**Achieved:**

Yes  No

---

## Supporting Pollinators

**Indicator:** NE-6

**Description:** Native plants that support pollinators make up 25% of total quantity of plants proposed.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Landscape Plan (L101) prepared by Strybos Baron King dated June 5, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** NE-6

**Description:** Native plants that support pollinators make up 50% of the total quantity of plants proposed.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

## Dedicated Fruit/Veg Garden Space

**Indicator:** NE-7

**Description:** For multi-unit residential developments, 25 square metres (m2) of garden space, a shed for equipment, and a water source are provided. For ground-oriented residential development, a raised garden bed or container garden is provided for each lot/unit.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

## Parks Access

**Indicator:** NE-8

**Description:** *Does your proposal include or abut any parks?*

**Qualifier**

**Achieved?:**

Yes  No



**Indicator:** NE-8

**Description:** 2 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)

**Level:** Good

**Points:** 3

**Achieved:**

Yes  No

---

**Indicator:** NE-8

**Description:** 3 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)

**Level:** Great

**Points:** 3

**Achieved:**

Yes  No

---

## Stormwater Quantity

**Indicator:** NE-9

**Description:** Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** NE-9

**Description:** Runoff volume from the 15 millimetre (mm) rainfall event is retained on site.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

---

## Stormwater Quality

**Indicator:** NE-10

**Description:** Over 80% of Total Suspended Solids (TSS) are removed from all runoff leaving the site during a 25 millimetre (mm) rainfall event.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** NE-10

**Description:** Over 90% of Total Suspended Solids (TSS) are removed from all runoff leaving the site during a 25 millimetre (mm) rainfall event.

**Level:** Great

**Points:** 4

**Achieved:**

Yes  No

---

## Potable Water Use

**Indicator:** NE-11

**Description:** *Does your proposal include irrigation systems?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** NE-11

**Description:** Potable water used for irrigation is 50% less than a mid-summer baseline case.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** NE-11

**Description:** No potable water is used for irrigation.

**Level:** Great

**Points:** 4

**Achieved:**

Yes  No

---

## Multi-purpose Stormwater Management

**Indicator:** NE-12

**Description:** *Does your proposal include a stormwater management pond?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** NE-12

**Description:** Measures/amenities that beautify the stormwater management ponds are provided (e.g. public art, interpretive signage).

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Save Natural Environment:**

## Infrastructure & Building

### Buildings Designed/Certified under Green Rating Systems

**Indicator:** IB-1

**Description:** 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)

**Level:** Good

**Points:**

1 

**Achieved:**

Yes  No

---

**Indicator:** IB-1

**Description:** 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)

**Level:** Excellent

**Points:**

1 

**Achieved:**

Yes  No

---

**Indicator:** IB-1

**Description:** The development achieves LEED for Neighbourhood Development (ND) v4, or equivalent.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** IB-1

**Description:** The development achieves One Planet Living rating, or equivalent.

**Level:** Excellent

**Points:** 4

**Achieved:**

Yes  No

---

## Accessibility for Multi-unit Dwellings

**Indicator:** IB-2

**Description:** *Does your proposal include a multi-unit residential building?*

**Qualifier**

**Achieved?:**

Yes  No

**Indicator:** IB-2

**Description:** For multi-unit residential buildings, a minimum of 25% of the dwelling units incorporate accessibility features outlined in the Ontario Building Code (OBC).

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** IB-2

**Description:** For multi-unit residential buildings a minimum of 35% of the dwelling units incorporate accessibility features outlined in the Ontario Building Code (OBC).

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

## Building Accessibility

**Indicator:** IB-3

**Description:** 50% of emergency exits above the Ontario Building Code (OBC) requirements are barrier free.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

## Supplementary Cementitious Materials

**Indicator:** IB-4

**Description:** All concrete on site includes a minimum of 20% Supplementary Cementitious Materials (SCMs).

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** IB-4

**Description:** 40% of concrete on site includes a minimum of 40% Supplementary Cementitious Materials (SCMs).

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

## Life Cycle Assessment

**Indicator:** IB-5

**Description:** *Does your proposal include a large/complex building, four storeys or taller, and greater than 600 sq*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** IB-5

**Description:** 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.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** IB-5

**Description:** One or more carbon reduction strategies that results in a 10% reduction in embodied carbon of the development is being undertaken.

**Level:** Excellent

**Points:** 4

**Achieved:**

Yes  No

---

## Material Efficient Framing

**Indicator:** IB-6

**Description:** *Does your proposal include a building of less than six storeys?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** IB-6

**Description:** At least 3 advanced framing measures are used for lowrise wood-framed construction methods.

**Level:** Great

**Points:** 3

**Achieved:**

Yes  No

---

## Heat Island Reduction: Non-Roof

**Indicator:** IB-7

**Description:** 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.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** IB-7

**Description:** At least 1 strategy to reduce the heat island effect is applied to 75% of the site's non-roof landscaping.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

## Heat Island Reduction: Roof

**Indicator:** IB-8

**Description:** Cool roof treatment is provided for 100% of the available roof space.

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** IB-8

**Description:** Green roof is provided for 50% of the available roof space.

**Level:** Great

**Points:** 4

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Site Plan (A-103) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Landscape Architect, Technologist

**Indicator:** IB-8

**Description:** Green roof is provided for 75% of the available roof space.

**Level:** Excellent

**Points:** 2

**Achieved:**

Yes  No

---

## Solar Gain Control

**Indicator:** IB-9

**Description:** Exterior shading is provided by planting at least 1 deciduous tree per lot on the west side of each low density residential building.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

**Indicator:** IB-9

**Description:** 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).

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

---

## Solar Readiness

**Indicator:** IB-10

**Description:** All buildings are designed for solar readiness.

**Level:** Great

**Points:** 3

**Achieved:**

Yes  No

---

**Indicator:** IB-10

**Description:** 1% of the total energy is generated on-site by renewable energy sources (e.g. solar).

**Level:** Great

**Points:** 2

**Achieved:**

Yes  No

---

## Energy Strategy

**Indicator:** IB-11

**Description:** An Energy Strategy has been prepared that identifies and evaluates opportunities to reduce energy use intensity and greenhouse gas emissions intensity to a net-zero ready level.

**Level:** Great

**Points:** 3

**Achieved:**

Yes  No

---

**Indicator:** IB-11

**Description:** 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.

**Level:** Excellent

**Points:** 6

**Achieved:**

Yes  No

---



# Building Energy Efficiency, GHG Reduction, and Resilience

**Indicator:** IB-12

**Description:** • Part 9 Residential Buildings (3 storeys or less, and less than 600 m<sup>2</sup> 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 m<sup>2</sup> in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 170 kWh/m<sup>2</sup>.yr; Thermal Energy Demand Intensity (TEDI) = 70 kWh/m<sup>2</sup>.yr; Greenhouse Gas Emissions Intensity (GHGI) = 20 kgCO<sub>2</sub>/m<sup>2</sup>.yr

• All Other Part 3 Buildings achieve at least a 15% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.

**Level:** Good

**Points:** 3

**Achieved:**

Yes  No

**Mandatory Metric: As of January 1, 2023, IB-12 "Good" level must be achieved.**

---

**Indicator:** IB-12

**Description:** • Part 9 Residential Buildings (3 storeys or less, and less than 600 m<sup>2</sup> 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 m<sup>2</sup> in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 135 kWh/m<sup>2</sup>.yr; Thermal Energy Demand Intensity (TEDI) = 50 kWh/m<sup>2</sup>.yr; Greenhouse Gas Emissions Intensity (GHGI) = 15 kgCO<sub>2</sub>/m<sup>2</sup>.yr

• All Other Part 3 Buildings achieve at least a 25% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.

**Level:** Great

**Points:** 4

**Achieved:**

Yes  No

---

**Indicator:** IB-12

**Description:** Building commissioning will be conducted, per the requirements referenced in LEED BD+C v4 Fundamental Commissioning and Verification pre-requisite.

**Level:** Great

**Points:** 3

**Achieved:**

Yes  No

---

**Indicator:** IB-12

**Description:** Whole-building air leakage testing will be undertaken.

**Level:** Excellent

**Points:** 4

**Achieved:**

Yes  No

---

**Indicator:** IB-12

**Description:** 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.

**Level:** Good

**Points:** 3

**Achieved:**

Yes  No

---

## Rainwater and Greywater Use

**Indicator:** IB-13

**Description:** 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.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** IB-13

**Description:** Greywater is captured on site, treated, and used for toilet and urinal flushing, as well as priming flood drains within a home, or rainwater is captured on site and used for toilet and urinal flushing.

**Level:** Great

**Points:** 3

**Achieved:**

Yes  No

---

## Back-Up Power

**Indicator:** IB-14

**Description:** Rough-ins are provided that allow for the installation of external generators/auxiliary power supply at a later date.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

**Indicator:** IB-14

**Description:** *Does your proposal contain a multi unit building?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** IB-14

**Description:** For mid-rise and high-rise buildings, a refuge area with heating, cooling, lighting, potable water, and power available for 72 hours is provided.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Ground Floor Plan (A-203) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Development Planner

**Indicator:** IB-14

**Description:** 72 hours of back-up power to essential building systems is provided.

**Level:** Great

**Points:** 3

**Achieved:**

Yes  No

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Details to be provided during site plan stage.

**Verifier:**  Development Planner

## Extreme Wind Protection

**Indicator:** IB-15

**Description:** 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.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

## Sub-Metering of Thermal Energy and Water

**Indicator:** IB-16

**Description:** *Does your proposal contain a multi unit building?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** IB-16

**Description:** Buildings include thermal energy meters for each tenant in multi-tenant residential, commercial/retail buildings.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** IB-16

**Description:** Buildings include water meters for each tenant in multi-tenant residential and commercial/retail buildings.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

## Light Pollution Reduction

**Indicator:** IB-17

**Description:** All exterior light fixtures are Dark Sky Compliant.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

## Bird-Friendly Design

**Indicator:** IB-18

**Description:** A combination of Bird-Friendly Design strategies are applied to at least 85% of contiguous glass area greater than 2 square metres (m<sup>2</sup>) within the first 16 meters of the building above-grade (including interior courtyards) and above green roofs.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

**Indicator:** IB-18

**Description:** Bird-Friendly Design strategies are applied to ground-oriented residential development that is adjacent to natural heritage systems and open spaces.

**Level:** Good

**Points:** 2

**Achieved:**

Yes  No

---

## Solid Waste

**Indicator:** IB-19

**Description:** *Does your proposal contain a multi unit building?*

Qualifier

**Achieved?:**

Yes  No

**Indicator:** IB-19

**Description:** 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.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Concept Plan (A-104) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Urban Designer

**Indicator:** IB-19

**Description:** Residential: An accessible waste storage room with a minimum 25 square metres (m2) of floor space for the first 50 units plus an additional 13 square metres (m2) 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.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Concept Plan (A-104) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Urban Designer

**Indicator:** IB-19

**Description:** A minimum of 10 square meters (m2) of floor space is provided for bulky items and items eligible for special collection services.

**Level:** Good

**Points:** 1

**Achieved:**

Yes  No

---

What document submitted as part of the planning application illustrates achievement of this Metric? Please provide the document name, document date, and the page number that should be referred to (e.g. Planning Justification Report, dated July 1, 2022, page 13; or Landscape Plan, dated July 1, 2022, page L-100).

Refer to Concept Plan (A-104) prepared by Arcadis Architects Inc. dated May 26, 2023.

**Verifier:**  Urban Designer

**Indicator:** IB-19

**Description:** A dedicated collection area or room for the collection of household hazardous waste and/or electronic waste is provided.

**Level:** Great

**Points:** 1

**Achieved:**

Yes  No

---

**Save Infrastructure & Building:**

Saved INFRASTRUCTURE & BUILDING details successfully