

Sustainable New Communities Program: Score & Summary

City File Number: OZS-2024-0040

Municipal Address: 137 Steeles Avenue West

Applicant Name: Weston Consulting

Property Owner Name: Avalon Development Inc.

Application Type: Site Plan

SUSTAINABILITY SCORE: 42

THRESHOLD ACHIEVED: Bronze

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
Documentation: Phase 1 & Phase 2 Architecture Package & Landscape Package to be provided at Site Plan Stages.			
Staff responsible for verifying this Metric: Development Planner			
Built Environment			
	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
Documentation: Urban Design Brief, Page 2, Figure 2 - Context Map			
Staff responsible for verifying this Metric: Urban Designer			
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Documentation: Urban Design Brief, Page 2, Figure 2 - Context Map			
Staff responsible for verifying this Metric: Urban Designer			
Mixed-Use Development			
BE-2	A mix of uses are provided on the same lot or block.	Good	1

Documentation: Concept Site Plan Statistics, Page 1, Phase 1 & Phase 2, Gross Floor Area Summary

Staff responsible for verifying this Metric: Urban Designer

Housing Diversity

BE-3	Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Good	1
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Documentation: Concept Site Plan Statistics, Page 1, Phase 1 & Phase 2, Unit Breakdown

Staff responsible for verifying this Metric: Urban Designer

BE-3	Three accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Great	1
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Documentation: Concept Site Plan Statistics, Page 1, Phase 1 & Phase 2, Unit Breakdown

Staff responsible for verifying this Metric: Urban Designer

Urban Tree Canopy and Shaded Walkways

BE-6	Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.	Good	1
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Documentation: Phase 1 & Phase 2, Ground Floor Landscape Plan

Staff responsible for verifying this Metric: Landscape Architect, Technologist

BE-6	Street trees are provided on both sides of streets at intervals averaging 8 metres or less.	Excellent	2
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Documentation: Phase 1 & Phase 2, Ground Floor Landscape Plan

Staff responsible for verifying this Metric: Landscape Architect, Technologist

Surface Parking Footprint

BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
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Documentation: Architectural Package, Phase 1 & 2, Site Plans

Staff responsible for verifying this Metric: Traffic Planning Analyst, Technologist

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
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Documentation: Architectural Package, Phase 1 & 2, Site Plans

Staff responsible for verifying this Metric: Traffic Planning Analyst, Technologist

Electric Vehicle Charging Stations

BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
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Documentation: Architectural Package, Phase 1 & 2, Underground Parking Levels Plans

Staff responsible for verifying this Metric: Traffic Planning Analyst, Technologist

Mobility

Indicator	Metric	Level	Points
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Walkable Streets			
MB-4	Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.	Good	2
Documentation: Architectural Package, Phase 1 & 2, Ground Floor Plan			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: Architectural Package, Phase 1 & 2, Ground Floor Plan			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
MB-5	More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.	Great	1
Documentation: Urban Design Brief, Page 12, Figure 10 - Linkages and Connections Map			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
Bicycle Parking			
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
Documentation: Urban Design Brief, Page 12, Figure 10 - Linkages and Connections Map			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: The Block 1 Plan is in keeping with the area's Master Block Plan, and it includes proposed public and private road conveyances.			
Staff responsible for verifying this Metric: Urban Designer			
Distance to Public Transit			
MB-9	The site is within 800 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with frequent stops.	Good	1
Documentation: Urban Design Brief, Page 2, Figure 2 - Surrounding Context Map			
Staff responsible for verifying this Metric: Urban Designer			
MB-9	The site is within 400 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops.	Great	1
Documentation: Urban Design Brief, Page 2, Figure 2 - Surrounding Context Map			
Staff responsible for verifying this Metric: Urban Designer			
Natural Environment and Parks			

Indicator	Metric	Level	Points
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
Documentation: Phase 1 & 2, Landscape Package			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
Documentation: Phase 1&2, Landscape Plans			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
Parks Access			
NE-8	2 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)	Good	3
Documentation: Landscape Package - there is a parkette located on site			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
NE-8	3 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)	Great	3
Documentation: Landscape Package - there is a parkette located on site			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
Infrastructure & Building			
Indicator	Metric	Level	Points
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
Documentation: Architectural Package, Phase 1 & 2, Underground Parking Plans			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
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
Documentation: Urban Design Brief, Page 14, Figure 12, Master Landscape Plan by The MBTW Group			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
Back-Up Power			
IB-14	Rough-ins are provided that allow for the installation of external generators/auxiliary power supply at a later date.	Good	1
Documentation: Architectural Package, Phase 1 & Phase 2, Underground Parking Plans			
Staff responsible for verifying this Metric: Development Planner			
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1

Documentation: Phase 1 & Phase 2, Architectural Package

Staff responsible for verifying this Metric: Development Planner

Bird-Friendly Design

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
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Documentation: Urban Design Brief, Page 5, Figure 2: Surrounding Context Map

Staff responsible for verifying this Metric: Urban Designer

Points Achieved by Category	
Built Environment	15
Mobility	9
Natural Environment and Parks	8
Infrastructure & Building	10