

Sustainable New Communities Program: Snapshot

City File Number: OSZ-2024-0001

Municipal Address: 55,57,59,61,63,65 Park Street

Applicant Name: Maurizio Rogato

Property Owner Name: Sugrim Enterprises Inc.

Application Type: Site Plan

SUSTAINABILITY SCORE: 50

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 (TEDl) = 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
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
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
BE-3	Three accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Great	1
Surface Parking Footprint			
BE-9	All new on-site parking is provided below grade or in structured parking, and no surface parking is provided.	Excellent	3

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
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
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
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
Natural Environment and Parks			
Indicator	Metric	Level	Points
Soil Quantity & Quality for New Trees			
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
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
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
Dedicated Fruit/Veg Garden Space			
NE-7	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.	Good	2
Stormwater Quantity			
NE-9	Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.	Good	2
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
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
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
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 (m2) within the first 16 meters of the building above-grade (including interior courtyards) and above green roofs.	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	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
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	9
Mobility	12
Natural Environment and Parks	15
Infrastructure & Building	14