

Sustainable New Communities Program: Score & Summary

City File Number: PRE-2022-0134

Municipal Address: 30 Peel Centre Drive

Applicant Name: Sneha Ramaprasad

Property Owner Name: Lev Living

Application Type: Site Plan

SUSTAINABILITY SCORE: 44

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: Letter of commitment at ZBA review and detailed energy model at SPA.			
Staff responsible for verifying this Metric: Development Planner			
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.		Good	3
Documentation: Details to be provided at SPA			
Staff responsible for verifying this Metric: Development Planner			
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
Documentation: This will be provided in the planning justification report			
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: This will be provided in the planning justification report			
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: This will be within the Planning Justification Report.			
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
Documentation: This is illustrated in the architectural drawings			
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
Documentation: This is illustrated in the architectural drawings			
Staff responsible for verifying this Metric: Urban Designer			
Urban Tree Canopy and Shaded Walkways			
BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1
Documentation: Can be verified through landscape design submitted at SPA.			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
BE-6	Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.	Good	1
Documentation: Details will be provided at SPA in landscape design			
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
Documentation: This will be shown at ZBA in the landscape plan.Details can be verified at SPA			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
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
Documentation: This will be shown at ZBA in the traffic plan and site plan.			
Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist			
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

Documentation: This will be shown at ZBA in the Site Plan.

Staff responsible for verifying this Metric: Urban Designer

Bicycle Parking

MB-6	Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.	Good	1
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Documentation: Details will be provided at SPA.

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
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Documentation: Detailed documentation will be provided at SPA

Staff responsible for verifying this Metric: Urban Designer

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
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Documentation: Detailed information will be provided at SPA

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
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Documentation: This will be shown at ZBA in the planning justification report

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
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Documentation: This will be shown at ZBA in the Planning Justification Report.

Staff responsible for verifying this Metric: Urban Designer

Natural Environment and Parks

Indicator	Metric	Level	Points
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Healthy Soils

NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
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Documentation: Details will be provided at SPA.

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
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Documentation: Details will be shown in the landscape plan at SPA.

Staff responsible for verifying this Metric: Landscape Architect,Technologist

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
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Documentation: Details will be provided at SPA.

Staff responsible for verifying this Metric: Environmental Engineer,Technologist

Infrastructure & Building

Indicator	Metric	Level	Points
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Building Accessibility

IB-3	50% of emergency exits above the Ontario Building Code (OBC) requirements are barrier free.	Good	1
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Documentation: This will be shown at ZBA in the Architectural Drawings. Letter of commitment provided with this application.

Staff responsible for verifying this Metric: Development Planner

IB-3	100% of all entries and exits above the Ontario Building Code (OBC) requirements are barrier free.	Great	1
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Documentation: This will be shown at ZBA in the Architectural Drawings. All exists are barrier free except for emergency stairs.

Staff responsible for verifying this Metric: Development Planner

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
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Documentation: Details will be provided at SPA.

Staff responsible for verifying this Metric: Landscape Architect,Technologist

Heat Island Reduction: Roof

IB-8	Cool roof treatment is provided for 100% of the available roof space.	Great	2
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Documentation: Details will be provided at SPA

Staff responsible for verifying this Metric: Urban Designer

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
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Documentation: Rainwater reuse for irrigation is planned. Details will be provided at SPA

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: Details will be provided at SPA. Letter of commitment provided with this submission			
Staff responsible for verifying this Metric: Development Planner			
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Documentation: Details will be provided at SPA. Letter of commitment provided with this submission.			
Staff responsible for verifying this Metric: Development Planner			
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
Documentation: Details will be provided at SPA			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: This will be shown at ZBA in the Architectural Drawings.			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: This will be shown at ZBA in the Architectural Drawings.			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: This will be shown at ZBA in the Architectural Drawings.			
Staff responsible for verifying this Metric: Urban Designer			

Points Achieved by Category	
Built Environment	13
Mobility	8

Natural Environment and Parks	3
Infrastructure & Building	20