



Planning & Development

Sustainability Assessment Tool (for applications submitted before July 1, 2022)

General Information

User Name:*
Manni Chauhan

Company Name:*
G-force Urban Planners \$ Consultants

Project Name:*
9445 Clarkway Drive

City File Number:*
OZS-2022-0019

Type of Development Site:*
Intensification

Plan Type:*
Site Plan

Type of Development Properties:

Ground Related Residential:
No

Multi-Unit Buildings (4 stories or greater):
No

Commercial / Industrial / Institutional:
Yes

Email Address:*
gforceplanners@gmail.com

Confirm Email Address:*
gforceplanners@gmail.com

Last Modified:
Mar 25, 2024

Sustainability Score

17 of 18 Mandatory Metrics Are Satisfied

40 of 65 Minimum Targets Are Satisfied

15 of 89 Aspirational Targets Are Satisfied

Application

Overall

Energy

Water

Walkability

Natural Systems

Community

Overall

Energy

Water

Walkability

Natural Systems

49 of 148

10 of 48

2 of 29

24 of 48

6 of 9

55 of 154

10 of 48

2 of 29

30 of 54

6 of 9

FINAL SUSTAINABILITY SCORE 49

Bronze

Reminder: Please complete all four sections and make sure to press "Save" at the end of each.

Built Environment

Compact Development: Floor Space Index

Have the Municipal Official Plan Floor Space Index (FSI) or Floor Area Ratio requirements been satisfied?

Yes

Mandatory

Help (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Built-Environment.aspx)

Land use Diversity Mix: Proximity to Basic Amenities

Please Populate Both Cases

Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (2 Points Each) (This minimum metric must be satisfied to earn aspirational points)

Up to 6 points (M)

Grocery Store/Farmers' Market/Place to purchase fresh produce

Yes

Community/Recreation Centre

Yes

Pharmacy

Yes

Library

No

Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (2 Points Each)

Up to 6 points (M)

Grocery Store/Farmers' Market/Place to purchase fresh produce

No

Community/Recreation Centre

No

Pharmacy

No

Library

<select>

Land use Diversity Mix: Proximity to Lifestyle Amenities

Please Populate Both Cases

Case 1 - Mandatory Requirement

Have all Municipal Official Plan requirements been satisfied?

Yes

Mandatory

Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (1 Point Each) (This minimum metric must be satisfied to earn aspirational points)

Up to 3 points (M)

General Retail

Yes

Convenience Store

No

Theatre

No

Coffee Store

No

Hair Salon

Yes

Bank

Yes

Place of Worship

Yes

Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (1 Point Each) Up to 3 points (A)

Daycare	<div>No</div>	
Restaurant/Pub	<div>No</div>	
Other (Please Specify)	<div><select></div>	
General Retail	<div><select></div>	
Convenience Store	<div><select></div>	
Theatre	<div><select></div>	
Coffee Store	<div><select></div>	
Hair Salon	<div><select></div>	
Bank	<div><select></div>	
Place of Worship	<div><select></div>	
Daycare	<div><select></div>	
Restaurant / Pub	<div><select></div>	
Other (Please Specify)	<div><select></div>	

Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

Are there any trees on site?	<div>Yes</div>	Qualifier
Has a Tree Evaluation Report (Arborist report) been prepared that identifies and evaluates where on-site healthy trees will be protected or removed, and has compensation for removal of healthy tableland trees been proposed in accordance with the City's requirements?	<div>Yes</div>	Mandatory
Where healthy tableland trees are proposed for removal, has enhanced compensation is provided based on basal area?	<div>Yes</div>	2 Points (M)
Have 75% or more of the healthy mature trees greater than 20 cm DBH been preserved in-situ on site?	<div>No</div>	3 points (A)
Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality		
Have all Municipal Planting Standards been satisfied as they pertain to soils?	<div>Yes</div>	Mandatory

All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity) and organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m² at proper planting depth of unobstructed growing medium per tree.

Green Building

Are there more than five non-residential buildings in your development application?	<div>No</div>	Qualifier
Have all Municipal buildings over 500 m ² been designed to LEED Silver or equivalent?	<div>No</div>	Mandatory
How many buildings are enrolled in a third party Green Standards? (2 Points if One or More)	<div></div>	2 Points (M)
Please Select: Applicable Certification Standards		
	<div><select></div>	
	<div><select></div>	
	<div><select></div>	

Site Accessibility - Number of Universally Accessible Points of Entry to Buildings and Sites

Are 100% of Primary Entrances Universally Accessible?	<div>Yes</div>	Mandatory
Are 100% of Emergency Exits Universally Accessible?	<div>No</div>	1 Point (M)
Are 100% of All Entrances and Exits Universally Accessible?	<div><select></div>	1 Point (A)

Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

Have all Municipal Tree Planting Requirements been satisfied?	<div>Yes</div>	Mandatory
What percentage of sidewalks will have shade provided by trees within 10 years of development? If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees). All trees should be selected from the applicable Municipal tree list.	<div>50%</div>	Up to 4 Points (M and A)

Parking - Bicycle Parking - Commercial/Office/Institutional

Have Municipal Standards been satisfied?	<div>Yes</div>	Mandatory
Does the development plan include any office or institutional buildings?	<div>Yes</div>	Qualifier
For FULL-TIME EMPLOYEES, have 0.13 bicycle parking spots been provided per 100 m ² of Gross Floor Area?	<div>No</div>	1 Point (M)
For VISITORS, have 0.15 bicycle parking spots been provided per 100 m ² of Gross Floor Area?	<div>No</div>	
Are the bicycle parking spots weather protected and close to building entrance?	<div>No</div>	1 Point (A)

For OFFICE or INSTITUTIONAL buildings, has one shower and change room (per gender) been provided for each 30 bicycle parking spots?

No

2 Points (A)

Parking - Off-Street Parking

Has all new off-street parking been located beside or behind a building?

Yes

1 Point (M)

Is less than 20% of the total developmental area dedicated to new off-street surface parking facilities?

No

1 Point (A)

Has 85% or more of the surface parking been consolidated to be structured parking?

No

5 Points (A)

Parking - Surface Parking

Has a strategy been developed to minimize surface parking for permanent employees and residents?

Yes

1 Point (M)

Parking - Carpool and Efficient Vehicle Parking

What percentage of site parking spots has been dedicated to carpooling and/or fuel efficient / hybrid vehicles and/or car share/zip car (does not apply to compact cars). Dedicated parking spots must be located in preferred areas close to building entries. A minimum of 4 spots are required.

5%

Up to 2 Points (M and A)

Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?

No

Qualifier

Are new non-residential roads being created within your development application?

Yes

Qualifier

What percentage of new non-residential and/or mixed-use streets is designed with traffic calming strategies?

75%

Up to 2 points (M and A)

Cultural Heritage Resources - Cultural Heritage Conservation

Have the following policies been adhered to? Cultural heritage conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Municipal Official Plan, Municipal By-laws, and "The Standards and Guidelines for the Conservation of Historic Places in Canada". Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory.

Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?

NA

2 Points (M)

Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?

<select>

Are 100% of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) and their associated landscapes and ancillary structures conserved in-situ in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada"?

<select>

2 Points (A)

Help (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Mobility.aspx)

Mobility

Site Permeability - Connectivity

Have buildings on the site been connected to off-site pedestrian paths, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools)?

Yes

Mandatory

Are outdoor waiting areas (located on the site) providing protection from weather?

Yes

Mandatory

Where a transit stop is located within walking distance of the project site boundary, does the building main entrance have a direct pedestrian linkage to that transit stop?

Yes

Mandatory

(all the above three mandatory questions must be answered "yes" or "NA" to receive a Mandatory point in your Sustainability Score)

Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?

Yes

2 Points (A)

Transit Supportive - Distance to Public Transit - Site Plans

Is the site within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops? Alternatively, is the site within 400 m walking distance to 1 or more bus stops with frequent service? (This Minimum Target must be met in order to earn Aspirational Points)

Yes

3 Points (M)

Is the site within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops? Alternatively, is the site within 200 m walking distance to 1 or more bus stops with frequent service?

Yes

3 points (A)

Active Transportation - Proximity to Cycle Network

Does the development plan include any anticipated or existing trails or cycling networks?

No

Qualifier

Walkability - Promote Walkable Streets

Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5 m in width.

Yes

Mandatory

What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards?

100%

Up to 4 points (M and A)

Have pedestrian amenities been provided to further encourage walkable streets?

Yes

2 points (A)

Please list pedestrian amenities provided:

☐ Wind Breaks

☒ Seating

☒ Pedestrian Oriented Lighting

☒ Wide Sidewalks (Urban Areas)

☒ Shading

Other (Please Specify)

[Help](#) ([link](#) / [EN/Business/planning-development/Land-Development-Application/Pages/Welcome.aspx?PROFILEID=68E4C8CD-4A96-4D10-9241-F718F83F41AB](#))

Natural Environment and Parks

Natural Heritage - Connection to Natural Heritage

Is a natural heritage system included within, or adjacent to, the development boundary?

Yes

Qualifier

What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)? 

50%

Up to 4 points (M and A)

Parks - Park Accessibility

Does the development plan include any parks?

No

Qualifier

Stormwater - Stormwater Management Quality and Quantity

Have quantity or flood control been provided in accordance with applicable Municipal and conservation authority requirements?

Yes

Mandatory

What is the most intense rainwater event that the site can retain runoff from (in mm)? 

5 mm

Mandatory and Up to 6 points (M and A)

Will 80% of the Total Suspended Solids (TSS) be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhanced Level of Protection (Level 1)?

Yes

Mandatory

Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10 mm rainfall event? (This Minimum Target must be satisfied in order to earn Aspirational Points)

No

1 Point (M)

Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15 mm rainfall event?

<select>

4 points (A)

Stormwater - Rainwater Re-Use

Have residential (multi-family only), commercial, and institutional buildings been designed for rainwater re-use readiness? (This Minimum Target must be satisfied in order to earn Aspirational Points)

No

1 Point (M)

Is rainwater collected on site and used for low-grade functions?

<select>

3 points (A)

Stormwater - Stormwater Architecture/Features

Have stormwater amenities which provide functional and aesthetic benefits to the site been included in the development plan?

Yes

2 Points (M)

 [Help](#) (link: /EN/Business/planning-development/Land-Development/Application/Pages/Help-Infrastructure.aspx)

Infrastructure and Buildings

Energy Conservation - Solar Readiness

Have 100% of all new buildings been designed for solar readiness?

No

1 Point (M)

What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%)

0

Up to 7 points (A)

Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional

Have all building been designed in accordance with the Ontario Building Code?

Yes

Mandatory

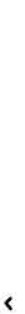
Relative to an MNECB compliant reference building, what is the expected energy savings of the proposed building design? 

25

Up to 11 points (M and A)

Will all commercial, institutional and multi residential buildings over three storeys be commissioned?

No



3 points (A)

Will building electricity sub-meters be required for all office tenants and residential suites?

No



3 points (A)

Energy Conservation - Energy Management

Has an energy management strategy been developed for the development?

Yes



2 Points (M)

In an Intensification Area, where district energy is deemed viable by the Municipality, has a district energy feasibility study been conducted?

NA



3 points (A)

Potable Water - Reduce Potable Water Used for Irrigation

What percentage has potable water for irrigation been reduced as compared to a mid-summer baseline?

<select>



Up to 6 points (M and A)

Potable Water - Water Conserving Fixtures

Have the applicable Municipal Standards been satisfied?

Yes



Mandatory

Input applicable flow rates for water consuming fixtures:

Toilets: (6LPF Baseline)

6



LPF

Up to 6 Point (M and A)

Private Faucets: (8.3 LPM Baseline)

8.3



LPM

Showerheads: (9.5 LPM Baseline)

8.3



LPM

Public Faucets: (1.9 LPM Baseline)

1.9



LPM

Urinals: (3.8 LPF Baseline)

3.8



LPF

Current Percentage Reduction:

4



%

Lighting - Parking Garage Lighting

Has a minimum illumination of 50 lux been implemented in all parking garages?

NA



Mandatory

Have occupancy sensors been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux?

NA



1 Point (M)

Lighting - Reduce Light Pollution

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

Confirm that uplighting isn't included in the design and all exterior lighting fixtures > 1,000 lumens are shielded to prevent night sky lighting.

Yes



1 Point (M)

Have lighting controls been implemented to reduce light spillage from buildings by 50% from 11 pm to 5 am?

Yes



1 point (A)

Will all architectural lighting be shut off between 11 pm and 5 am?

Yes



Lighting - Energy Conserving Lighting

Have all applicable Municipal Standards been satisfied?

Yes

Mandatory

Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)

Yes

2 Point (M)

Bird Friendly Design

Have Bird Friendly Design strategies been applied to 85% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards)?

Yes

2 Points (M)

Do visual markers on the glass have spacings equal to or less than 10 cm x 10 cm?

Yes

For green roofs with adjacent glass surfaces, has the glass been treated with Bird Friendly Design strategies on the 12m above the green roof surface?

NA

Materials and Solid Waste Management - Solid Waste

Have the applicable Municipal Standards been satisfied?

Yes

Mandatory

For Multi-Family, Commercial, Retail and Institutional buildings, are storage and collection areas for recycling and organic waste within or attached to the building? Alternatively, deep collection recycling and organic waste storage facilities are provided.

Yes

1 Point (M)

Materials and Solid Waste Management - Material Re-used and Recycled Content

What percentage of reused content in building materials and/or landscaping materials (landscaping such as paving or walkways) has been used?

5%

Up to 2 points (M and A)

What percentage of recycled content in building materials and/or landscaping materials (landscaping such as paving or walkways) has been used?

10%

Up to 2 points (M and A)

Materials and Solid Waste Management - Recycled/Reclaimed Materials

Have all applicable Municipal Standards been satisfied?

Yes

Mandatory

What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc.

25%

Up to 2 points (M and A)

Heat Island - Reduce Heat Island Effect From the Built Form - Non Roof

What percentage of the site's hardscape uses Municipally approved heat island reduction techniques?

<select>

Up to 3 points (M and A)

Heat Island - Reduce Heat Island Effect From the Built Form - Roof

What percentage of the roof has been designed with a "cool" roof surface?

> =90%

Up to 8 points (M and A)

What percentage of the roof is vegetated with a green roof?

0%

▼