

Sustainability Score Snapshot

SUSTAINABILITY SCORE SNAPSHOT

APPLICATION DETAILS:

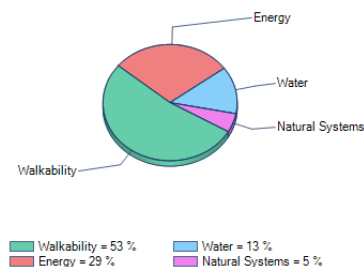
Project Name: ozs-2021-0003

City File Number: Toronto

Plan Type: Site Plan

SUSTAINABILITY SCORE: **87**

THRESHOLD ACHIEVED: **GOLD**



Land use Diversity Mix: Proximity to Basic Amenities

- [Minimum] Select amenities are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs.
- [Aspirational] Select amenities are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs.

Land use Diversity Mix: Proximity to Lifestyle Amenities

- [Minimum] Select amenities are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs.
- [Aspirational] Select amenities are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs.

Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

- [Minimum] All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity), 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.

Site Accessibility - Universal Design

- [Minimum] 20% of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent).
- [Aspirational] 30% of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent).

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

- [Minimum] 100% of Emergency Exits are Universally Accessible.
- [Aspirational] 100% of All Entrances and Exits are Universally Accessible.

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

- [Minimum] 50% 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).

Parking - Bicycle Parking - Multi-Family Buildings

- [Minimum] A minimum of 0.6 biking stalls per unit have been provided. Additionally, a minimum of 5% of the bike parking been provided at grade.
- [Aspirational] A minimum of 0.8 biking stalls per unit have been provided. Additionally, a minimum of 10% of the bike parking has been provided at

grade.

Parking - Off-Street Parking

- [Minimum] All new off-street parking has been located beside or behind a building.
- [Aspirational] Less than 20% of the total developmental area has been dedicated to new off-street surface parking facilities.
- [Aspirational] Structure parking has been consolidated for 85% or more of the surface parking.

Parking - Surface Parking

- [Minimum] A strategy has been developed to minimize surface parking for permanent employees and residents.

Parking - Carpool and Efficient Vehicle Parking

- [Aspirational] 5% of site parking spots have been dedicated to carpooling and/or fuel efficient/hybrid vehicles and/or car share/zip car.

Pedestrian Connections - Proximity to School

- [Minimum] 50% of dwelling units are within 800 m walking distance of public/private elementary, Montessori, and middle schools.
- [Minimum] 50% of dwellings units are within 1600 m of public/private high schools.
- [Aspirational] 75% of dwelling units are within 400 m walking distance of public/private elementary, Montessori, and middle schools.
- [Aspirational] 75% of dwellings units are within 1000 m of public/private high schools.

Cultural Heritage Resources - Cultural Heritage Conservation

- [Minimum] 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" have been adhered to.

Site Permeability - Connectivity

- [Aspirational] Amenities and street furniture (benches, additional bike parking, landscaping) have been provided along connections on the site and between the site and adjacent destinations.

Transit Supportive - Distance to Public Transit - Site Plans

- [Minimum] The site is within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or the site is within 400 m walking distance to 1 or more bus stops with frequent service.
- [Aspirational] The site is within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or, the site within 200 m walking distance to 1 or more bus stops with frequent service

Active Transportation - Proximity to Cycle Network

- [Minimum] 75% of residents/jobs are within 400 m of existing or approved by council path/network.
- [Aspirational] 100% of residents/jobs are within 400 m of existing or approved by council path/network.

Walkability - Promote Walkable Streets

- [Aspirational] 100% of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards.
- [Aspirational] Pedestrian amenities have been provided to further encourage walkable streets.

Stormwater - Stormwater Management Quality and Quantity

- [Minimum] The most intense rainwater event that the site can retain runoff from (in mm) is 5mm.
- [Minimum] 81%-90% of Total Suspended Solids from all runoff leaving site will be removed during a 10 mm rainfall event.

Stormwater - Rainwater Re-Use

- [Minimum] Residential (multi-family only), commercial, and institutional buildings have been designed for rainwater re-use readiness.

Energy Conservation - Solar Readiness

- [Minimum] 100% of all new buildings have been designed for solar readiness.
- [Aspirational] 1% of the building's annual energy consumption is offset from on-site renewable energy generation.

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

- [Aspirational] There is expected energy savings of 20% for the proposed building relative to MNECB compliance.
- [Aspirational] All commercial, institutional and multi-residential buildings over three storeys are commissioned.
- [Aspirational] Building electricity sub-meters will be required for all office tenants and residential suites.

Energy Conservation - Energy Management

- [Minimum] An energy management strategy has been developed for the development.

Potable Water - Reduce Potable Water Used for Irrigation

- [Minimum] 50% of potable water for irrigation has been reduced as compared to a mid-summer baseline.

Lighting - Parking Garage Lighting

- [Minimum] Occupancy sensors have been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux.

Lighting - Reduce Light Pollution

- [Minimum] Exterior light fixtures greater than 1000 lumens have been shielded to prevent night shy lighting, and there is no uplighting.
- [Aspirational] Lighting controls have been implemented to reduce light spillage from buildings by 50% from 11 pm to 5 am.

Lighting - Energy Conserving Lighting

- [Minimum] LEDs and/or photocells have been used on all lighting fixtures exposed to the exterior.

Bird Friendly Design

- [Minimum] Bird Friendly Design strategies have been applied to 85% of the exterior glazing located within the first 12 m of the building above-grade.
- [Minimum] Visual markers on the glass have spacings equal to or less than 10 cm x 10 cm.
- [Minimum] Glass has been treated with Bird Friendly Design strategies on the 12m above the green roof surface for green roofs with adjacent glass surfaces.

Materials and Solid Waste Management - Solid Waste

- [Minimum] For Multi-Unit, Commercial, Retail and Institutional buildings, storage and collection areas for recycling and organic waste are within or attached to the building. Alternatively, deep collection recycling and organic waste storage facilities are provided
- [Aspirational] A three-chute system is provided on each floor for all multi-unit developments.

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

- [Minimum] 5% of reused content in building materials and/or landscaping materials has been used.
- [Minimum] 10% of reused content in building materials and/or landscaping materials has been used.

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

- [Aspirational] 75% of the site's hardscape uses municipally approved heat island reduction techniques.

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

- [Minimum] 25% of the roof has been designed with a "cool" roof surface.
- [Aspirational] 75% of the roof is vegetated with a green roof.