

Sustainable New Communities Program: Sustainability Snapshot

City File Number: SPA-2022-0138

Municipal Address: 8386 & 8412 Highway 50

Applicant Name: Weston Consulting c/o Michael Vani

Property Owner Name: HIGHWAY 50 & 7 SOUTH EQUITIES INC.; PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; GREYCAN 9 P

Application Type: Site Plan

SUSTAINABILITY SCORE: **41**

THRESHOLD ACHIEVED: **Bronze**

Built Environment			
Indicator	Metric	Level	Points
Salt Management			
BE-7	At least two salt management measures are provided.	Good	2
Remark	To verify the points regarding Salt Management (BE-7), refer to the methods for treatment of on-site drainage as referred to in the Functional Servicing and Stormwater Management Report, prepared by Ware Malcomb, dated July 2022.		
Carshare and Carpool Parking			
BE-8	3% of parking spaces on-site are dedicated to carpooling and/or carshare/zip car.	Good	1
Remark	Refer to Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022 and Traffic Impact Study, prepared by JD Engineering, dated July 2022.		
Surface Parking Footprint			
BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
Remark	Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022.		
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
Remark	Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022		
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
Remark	refer to Landscape Plans (MP1, L1 to L5), prepared by Landscape Planning, dated July 22, 2022; Planning Justification Report, prepared by Weston Consulting, dated July 2022; and Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022		

MB-5	More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.	Great	1
Remark	refer to Landscape Plans (MP1, L1 to L5), prepared by Landscape Planning, dated July 22, 2022; Planning Justification Report, prepared by Weston Consulting, dated July 2022; and Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022		
Bicycle Parking			
MB-6	Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.	Good	1
Remark	Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022		
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
Remark	Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022		
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
Remark	Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022.		
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
Remark	Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022		
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
Remark	Development is located 400m south of Queen Street East. Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022		
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
Remark	Development is located 400m south of Queen Street East. Refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022		
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Natural Environment and Parks			
Indicator	Metric	Level	Points
Tree Conservation			
NE-1	25% of healthy mature trees are preserved in-situ.	Good	3
Remark	refer to Arborist Report, prepared by Landscape Planning, dated July 12, 2022		
NE-1	50% of healthy mature trees are preserved in-situ or 100% of healthy hedgerows are preserved in situ.	Great	2

Remark	refer to Arborist Report, prepared by Landscape Planning, dated July 12, 2022		
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
Remark	Refer to Landscape Plans (MP1, L1, L2, L3, L4 and L5), prepared by Landscape Planning, dated July 22, 2022.		
NE-2	25% more total soil volume compared to municipal standards is provided for each new tree.	Great	2
Remark	Refer to Landscape Plans (MP1, L1, L2, L3, L4 and L5), prepared by Landscape Planning, dated July 22, 2022.		
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
Remark	refer to Landscape Plans (MP1, L1, L2, L3,L4 and L5), prepared by Landscape Planning, dated July 22, 2022		
Natural Heritage Connections			
NE-4	Physical public connections (e.g. public access blocks, single loaded roads, parks, sidewalks, etc.) are provided for 25% of the length of the natural heritage system that abuts the development.	Good	2
Remark	refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022.		
NE-4	Physical public connections (e.g. public access blocks, single loaded roads, parks, sidewalks, etc.) are provided for 50% of the length of the natural heritage system that abuts the development.	Great	2
Remark	refer to Planning Justification Report, prepared by Weston Consulting, dated July 2022; Architectural Site Plan drawing A1.0, prepared by Ware Malcomb, dated July 27, 2022.		
Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
Remark	refer to the master plant list on Landscape Plans (MP1, L1, L2, L3, L4 and L5), prepared by Landscape Planning, dated July 22, 2022		
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
Remark	refer to Stormwater Management Report, prepared by Ware Malcomb, dated July 2022		
Multi-purpose Stormwater Management			
NE-12	Measures/amenities that beautify the stormwater management ponds are provided (e.g. public art, interpretive signage).	Good	1
Remark	refer to Landscape Plans (MP1, L1, L2, L3, L4 and L5), prepared by Landscape Planning, dated July 22, 2022		
Infrastructure & Building			
Indicator	Metric	Level	Points
Heat Island Reduction: Roof			
IB-8	Cool roof treatment is provided for 100% of the available roof space.	Great	2
Remark	Refer to Architectural Roof Plan A3.1, prepared by Ware Malcomb, dated July 27, 2022		
Extreme Wind Protection			

IB-15	Roof rafters, roof trusses or roof joists are tied to load-bearing wall framing in a manner that will resist a factored uplift load of 3 kN, and metal straps or connectors to connect lower storey wall studs to the sill plate are provided.	Good	2
Remark	Refer to Commitment Letters provided by Dorlan Engineering, dated July 18, 2022; and Panattoni Development Company, dated July 25, 2022		
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Remark	Refer to Photometric Plans E-1L & E-2L, prepared by Lapas, dated July 13, 2022		
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
Remark	Refer to Architectural Elevations drawing A4.1, prepared by Ware Malcomb, dated July 27, 2022		
Solid Waste			
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
Remark	Refer to Architectural Floor Plan drawing A2.1, prepared by Ware Malcomb, dated July 27, 2022		