

Sustainable New Communities Program: Sustainability Snapshot

City File Number: PRE-2021-0231

Municipal Address: 1724 Queen Street West

Applicant Name: Marshall Smith

Property Owner Name: Cal-Markell Developments Inc.

Application Type: Site Plan

SUSTAINABILITY SCORE: **38**

THRESHOLD ACHIEVED: **Minimum threshold (Bronze) not achieved.**

Built Environment			
Indicator	Metric	Level	Points
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
Remark	Planning Justification Report, dated July 2022, page 5.		
BE-3	Three 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.	Great	1
Remark	Urban Design Brief, July 2022.		
BE-3	Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Good	1
Remark	Urban Design Brief, dated July 2022, page 27.		
Urban Tree Canopy and Shaded Walkways			
BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1
Remark	Conceptual Landscape Plan, July 2022.		
BE-6	Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.	Good	1
Remark	Conceptual Landscape Plan, July 2022.		
Surface Parking Footprint			
BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
Remark	Architectural Drawings, July 5, 2022, Sheet A 1.1		
BE-9	Less than 15% of the total developable area is provided to parking at grade and it is located at the rear or side of buildings.	Great	2
Remark	Architectural Drawings, July 5, 2022, Sheet A 1.1		
Electric Vehicle Charging Stations			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
Remark	To be detailed at site plan stage.		

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	Urban Design Brief, July 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	Conceptual Landscape Plans, July 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	Conceptual Landscape Plans, July 2022.		
Bicycle Parking			
MB-6	Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.	Good	1
Remark	Architectural Drawings, July 5, 2022, Sheet A 1.1 Conceptual Landscape Plans, July 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	Transportation Impact Study, July 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	Architectural Drawings, July 5, 2022, Sheet A 1.1		
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	Urban Design Brief, 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	Urban Design Brief, July 2022.		
Remark: Urban Design Brief, July 2022.			
Natural Environment and Parks			
Indicator	Metric	Level	Points
Infrastructure & Building			
Indicator	Metric	Level	Points
Accessibility for Multi-unit Dwellings			
IB-2	For multi-unit residential buildings, a minimum of 25% of the dwelling units incorporate accessibility features outlined in the Ontario Building Code (OBC).	Good	2
Remark	Not included in conceptual design at this stage, but will be included in a future building permit.		
Material Efficient Framing			

IB-6	At least 3 advanced framing measures are used for lowrise wood-framed construction methods.	Great	3
Remark	Not included in conceptual design at this stage, but will be included in a future building permit.		
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
Remark	Conceptual Landscape Plan, July 2022.		
IB-7	At least 1 strategy to reduce the heat island effect is applied to 75% of the site's non-roof landscaping.	Great	1
Remark	Conceptual Landscape Plan, July 2022.		
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
Remark	To be confirmed through site plan stage.		
Sub-Metering of Thermal Energy and Water			
IB-16	Buildings include water meters for each tenant in multi-tenant residential and commercial/retail buildings.	Good	2
Remark	Functional Servicing Report, June 2022,		
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Remark	Not included in conceptual design at this stage, but will be included at the site plan stage.		
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	Not included in conceptual design at this stage, but will be included at the site plan stage.		
IB-18	Bird-Friendly Design strategies are applied to ground-oriented residential development that is adjacent to natural heritage systems and open spaces.	Good	2
Remark	Not included in conceptual design at this stage, but will be included at the site plan stage.		
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	Architectural Plan, July 5, 2022, Sheet A 2.3		