

SUSTAINABILITY SCORE SNAPSHOT

APPLICATION DETAILS:

Project Name: Greenwin and Sweeny – 18-28 Elizabeth St N, 31-33 George St

City File Number: PRE-2022-0024

Plan Type: Site Plan



SUSTAINABILITY SCORE: **71**

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) 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 30m² at property planting depth of unobstructed growing medium per tree.

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

- [Minimum] 50% of sidewalks will have shade provided by trees within 10 years of development.

Parking – Bicycle Parking – Multi-Family Buildings

- [Minimum] 0.7 biking stalls per unit will be provided and 5% of the bike parking will be provided at grade.

Parking – Off-Street Parking

- [Aspirational] 100% of the surface parking will be consolidated into structured parking.

Parking – Surface Parking

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

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] All properties included in the Municipal Heritage Registers (listed and designated) have been evaluated.
- [Minimum] All of the cultural heritage resources that qualify for designation under the Ontario Heritage Act have been retained and protected.
- [Aspirational] 100% of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) and their associated landscapes and ancillary structures are conserved in-situ in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada".

Site Permeability – Connectivity

- [Aspirational] Amenities and street furniture (benches, bike racks, and 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 existing or planned commuter rail, light rail or subway with frequent stops or within 400 m walking distance to 1 or more bus stops with frequent service.
- [Aspirational] The site is within 800 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops or within 200 m walking distance to 1 or more bus stops with frequent service.

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 (wind breaks, seating, pedestrian oriented lighting, wide sidewalks, and shading) have been provided to further encourage walkable streets.

Stormwater – Stormwater Architecture/Features

- [Minimum] Stormwater amenities which provide functional and aesthetic benefits to the site have been included in the development plan.

Urban Agriculture – Dedicate Land For Local Food Production – Site Plan

- [Aspirational] 15% of roof space will be dedicated to local food production.

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

- [Minimum] 60% energy savings are expected compared to an MNECB compliant reference building.
- [Minimum] All buildings over 3 storeys will be commissioned.
- [Aspirational] Electricity sub-meters will be required in all residential suites.

Lighting – Reduce Light Pollution

- [Minimum] Uplighting is not included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.
- [Minimum] All architectural lighting will be shut off between 11 pm and 5 am.

Lighting – Energy Conserving Lighting

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

Bird Friendly Design

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

Materials and Solid Waste Management – Solid Waste

- [Minimum] Storage and collection areas for recycling and organic waste will be attached to the building.
- [Aspirational] A three-chute system will be provided.

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

- [Minimum] 75% of the site's hardscape will use Municipally approved heat island reduction techniques.

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

- [Minimum] 50% of the roof has been designed with a "cool" roof surface.
- [Aspirational] 50% of the roof will be vegetated with a green roof.