

Sustainable New Communities Program: Sustainability Snapshot

City File Number: PRE-2022-0115

Municipal Address: 150 First Gulf Boulevard

Applicant Name: J.L. Richards and Associates Ltd.

Property Owner Name: 2849150 Ontario Inc

Application Type: Site Plan

SUSTAINABILITY SCORE: **47**

THRESHOLD ACHIEVED: **Bronze**

Built Environment			
Indicator	Metric	Level	Points
Proximity to Amenities			
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Surface Parking Footprint			
BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Mobility			
Indicator	Metric	Level	Points
Bicycle Parking			
MB-6	Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.	Good	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
MB-6	1 shower and change room is provided per 30 bicycle parking spaces associated with non-residential development.	Excellent	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Remark: Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022			
Natural Environment and Parks			
Indicator	Metric	Level	Points
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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Stormwater Quantity			
NE-9	Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.	Good	2
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Infrastructure & Building			
Indicator	Metric	Level	Points
Supplementary Cementitious Materials			
IB-4	All concrete on site includes a minimum of 20% Supplementary Cementitious Materials (SCMs).	Good	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Life Cycle Assessment			
IB-5	Embodied carbon emissions for the structural and envelope materials of every Part 3 building have been estimated. Three methods to reduce the embodied carbon content of each building are being considered.	Great	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Heat Island Reduction: Non-Roof			

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	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Heat Island Reduction: Roof			
IB-8	Cool roof treatment is provided for 100% of the available roof space.	Great	2
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Solar Gain Control			
IB-9	Exterior shading is provided by planting at least 1 deciduous tree per lot on the west side of each low density residential building.	Good	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Solar Readiness			
IB-10	All buildings are designed for solar readiness.	Great	3
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
IB-10	1% of the total energy is generated on-site by renewable energy sources (e.g. solar).	Great	2
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Building Energy Efficiency, GHG Reduction, and Resilience			
IB-12	• Part 9 Residential Buildings (3 storeys or less, and less than 600 m2 in GFA) achieve ENERGY STAR for New Homes v.17.1 or R-2000 requirements (or equivalent). • Part 3 Buildings: Multi-Unit Residential, Office and Retail (more than 3 storeys, or more than 600 m2 in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 170 kWh/m2.yr; Thermal Energy Demand Intensity (TEDI) = 70 kWh/m2.yr; Greenhouse Gas Emissions Intensity (GHGI) = 20 kgCO2/m2.yr • All Other Part 3 Buildings achieve at least a 15% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.	Good	3
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
IB-12	• Part 9 Residential Buildings (3 storeys or less, and less than 600 m2 in GFA) achieve and are certified/labelled per ENERGY STAR for New Homes v.17.1 or R-2000 requirements (or equivalent). • Part 3 Buildings: Multi-Unit Residential, Office and Retail (more than 3 storeys, or more than 600 m2 in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 135 kWh/m2.yr; Thermal Energy Demand Intensity (TEDI) = 50 kWh/m2.yr; Greenhouse Gas Emissions Intensity (GHGI) = 15 kgCO2/m2.yr • All Other Part 3 Buildings achieve at least a 25% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.	Great	4
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
IB-12	Whole-building air leakage testing will be undertaken.	Excellent	4
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
IB-12	Electricity and/or thermal sub-meters for all energy end-uses that represent more than 10% of the building's total energy consumption is provided.	Good	3
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		
Back-Up Power			
IB-14	Rough-ins are provided that allow for the installation of external generators/auxiliary power supply at a later date.	Good	1
Remark	Review Sustainability Metrics Cover letter		
Light Pollution Reduction			

IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Remark	Review the attached Sustainability Metrics Cover Letter, dated November 4, 2022		