



Planning & Development

SUSTAINABILITY SCORE SNAPSHOT

General Information

User Name:*

primont

Company Name:*

Primont Homes

Project Name:*

Primont (M3 Condos) Inc.

City File Number:*

OZS-2021-0002

Type of Development Site:*

Greenfield

Plan Type:*

Site Plan

Type of Development Properties:

Ground Related Residential:

Yes

Multi-Unit Buildings (4 stories or greater):

Yes

Commercial / Industrial / Institutional:

Yes

Email Address:*

@ marib@primont.com

Confirm Email Address:*

@ marib@primont.com

Last Modified:

Feb 14, 2023

Sustainability Score

- 20 of 21 Mandatory Metrics Are Satisfied
- 27 of 80 Minimum Targets Are Satisfied
- 22 of 87 Aspirational Targets Are Satisfied

Application

Overall	39 of 151
25%	
Energy	0 of 55
0%	
Water	8 of 28
28%	
Walkability	23 of 38
60%	
Natural Systems	2 of 4
50%	

Community

Overall	49 of 167
29%	
Energy	0 of 55
0%	
Water	8 of 28
28%	
Walkability	37 of 54
68%	
Natural Systems	2 of 4
50%	

FINAL SUSTAINABILITY SCORE 39



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).

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 - 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.

Parking - Surface Parking

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

Pedestrian Connections - Proximity to School

- [Minimum] 50% of dwelling units are within 800 m walking distance of public/private elementary, Montessori, and middle schools.

- [Aspirational] 75% of dwelling units are within 400 m walking distance of public/private elementary, Montessori, and middle 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.

Stormwater - Rainwater Re-Use

- [Aspirational] Rainwater is collected on site and used for low-grade functions.

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

- [Minimum] There is expected energy savings of 5% 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.

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.

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