Sustainable New Communities Program: Sustainability Snapshot

City File Number: PRE-2022-0153
Municipal Address: 150 First Gulf Boulevard
Applicant Name: J.L. Richards & Associates
Property Owner Name: 2849150 Ontario Inc
Application Type: Site Plan

SUSTAINABILITY SCORE: **67**

THRESHOLD ACHIEVED: **Silver**

Built Environment			
Indicator	Metric	Level	Points
Proximity to Amenities			
BE-1	Three or more amenities are within 800 metres (i.e. 10 minute walk) of 75% of dwelling units.	Good	1
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Urban Tree Canopy and Shaded Walkways			
BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1
Salt Management			
BE-7	At least two salt management measures are provided.	Good	2
Carshare and Carpool Parking			
BE-8	3% of parking spaces on-site are dedicated to carpooling and/or carshare/zip car.	Good	1
Surface Parking Footprint			
BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
Electric Vehicle Charging Stations			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 20% of parking spaces.	Great	2
BE-10	At least 50% of the parking spaces permit future electric vehicle supply equipment (EVSE) installation (e.g. rough-ins).	Excellent	2
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
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

MB-6	1 shower and change room is provided per 30 bicycle parking spaces associated with non-residential development.	Excellent	1
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
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
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
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
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
NE-2	25% more total soil volume compared to municipal standards is provided for each new tree.	Great	2
NE-2	An uncompacted topsoil layer for tree pits, trenches, or planting beds is provided with the following properties: organic matter content of 10-15% by dry weight and a pH of 6.0-8.0; a minimum depth of 100 cm or in accordance with municipal standards, whichever is higher; and adequate drainage.	Excellent	2
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
NE-3	A minimum topsoil depth of 300 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Great	1
Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
NE-6	Native plants that support pollinators make up 50% of the total quantity of plants proposed.	Great	1
Stormwater Quantity			
NE-9	Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.	Good	2
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
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
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
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
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
Heat Island Reduction: Roof			
IB-8	Cool roof treatment is provided for 100% of the available roof space.	Great	2
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
IB-9	Exterior shading is provided for all east and west facing windows (e.g. operable shutters, overhangs, brise soleil canopy, awnings, solar blinds, screens, horizontal louvers, or jalousies).	Great	2
Solar Readiness			
IB-10	All buildings are designed for solar readiness.	Great	3
IB-10	1% of the total energy is generated on-site by renewable energy sources (e.g. solar).	Great	2
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
IB-12	Building commissioning will be conducted, per the requirements referenced in LEED BD+C v4 Fundamental Commissioning and Verification pre-requisite.	Great	3
IB-12	Whole-building air leakage testing will be undertaken.	Excellent	4
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
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
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1