
SUSTAINABILITY SCORE AND SUMMARY

Sustainable New Communities Program: Score & Summary

City File Number: OZS-2023-0018

Municipal Address: 137 Steeles Avenue West

Applicant Name: Weston Consulting

Property Owner Name: Avalon Developments Inc.

Application Type: Site Plan

SUSTAINABILITY SCORE: 49

THRESHOLD ACHIEVED: **Bronze**

Metric IB-12			
Metric		Level	Points
Building Energy Efficiency, GHG Reduction, and Resilience			
<ul style="list-style-type: none">• 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
Documentation: TBD			
Staff responsible for verifying this Metric: Development Planner			
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
Documentation: Urban Design Brief, Page 2, Figure 2 - Context Map			
Staff responsible for verifying this Metric: Urban Designer			
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Documentation: Urban Design Brief, Page 2, Figure 2 - Context Map			
Staff responsible for verifying this Metric: Urban Designer			
Mixed-Use Development			
BE-2	A mix of uses are provided on the same lot or block.	Good	1

Documentation: Site Statistics, Page 1, Gross Floor Area Summary

Staff responsible for verifying this Metric: Urban Designer

Housing Diversity

BE-3	Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Good	1
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Documentation: Site Statistics, Page 1, Unit Breakdown Table (Building 1 and Building 2)

Staff responsible for verifying this Metric: Urban Designer

BE-3	Three accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Great	1
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Documentation: Site Statistics, Page 1, Unit Breakdown Table (Building 1 and Building 2)

Staff responsible for verifying this Metric: Urban Designer

Urban Tree Canopy and Shaded Walkways

BE-6	Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.	Good	1
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Documentation: Landscape Package, Page 1, Ground Floor Landscape Plan

Staff responsible for verifying this Metric: Landscape Architect,Technologist

BE-6	Street trees are provided on both sides of streets at intervals averaging 8 metres or less.	Excellent	2
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Documentation: Landscape Package, Page 1, Ground Floor Landscape Plan

Staff responsible for verifying this Metric: Landscape Architect,Technologist

Surface Parking Footprint

BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
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Documentation: Architectural Package, Site Plan

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

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
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Documentation: Architectural Package, Site Plan

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

BE-9	All new on-site parking is provided below grade or in structured parking, and no surface parking is provided.	Excellent	3
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Documentation: Architectural Package, Page 4-5 - NORTH BLOCK UNDERGROUND LEVEL 1; NORTH BLOCK UNDERGROUND LEVELS 2-4

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

Electric Vehicle Charging Stations

BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
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Documentation: Architectural Set, Page 6-7, Underground Levels 2-4

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 20% of parking spaces.	Great	2
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Documentation: Architectural Set, Page 6-7, Underground Levels 2-4

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

BE-10	At least 50% of the parking spaces permit future electric vehicle supply equipment (EVSE) installation (e.g. rough-ins).	Excellent	2
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Documentation: Architectural Set, Page 6-7, Underground Levels 2-4

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

Mobility

Indicator	Metric	Level	Points
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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
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Documentation: Urban Design Brief, Page 11, Figure 9 - Linkages and Connections Map

Staff responsible for verifying this Metric: Landscape Architect,Technologist

MB-5	More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.	Great	1
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Documentation: Urban Design Brief, Page 11, Figure 9 - Linkages and Connections Map

Staff responsible for verifying this Metric: Landscape Architect,Technologist

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
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Documentation: The appropriate conveyances will be provided for the development of protected bicycle lanes or a complete street along Steeles.

Staff responsible for verifying this Metric: Urban Designer

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
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Documentation: Urban Design Brief, Page 2, Figure 2 - Surrounding Context Map

Staff responsible for verifying this Metric: Urban Designer

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
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Documentation: Urban Design Brief, Page 2, Figure 2 - Surrounding Context Map

Staff responsible for verifying this Metric: Urban Designer

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
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Documentation: Urban Design Brief, Page 2, Figure 2 - Surrounding Context Map

Staff responsible for verifying this Metric: Urban Designer

Natural Environment and Parks

Indicator	Metric	Level	Points
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Parks Access

NE-8	2 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)	Good	3
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Documentation: Landscape Package - there is a parkette located on site

Staff responsible for verifying this Metric: Landscape Architect, Technologist

NE-8	3 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)	Great	3
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Documentation: Landscape Package - there is a parkette located on site

Staff responsible for verifying this Metric: Landscape Architect, Technologist

Infrastructure & Building

Indicator	Metric	Level	Points
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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
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Documentation: Architectural Package, Page 4-5, NORTH BLOCK UNDERGROUND LEVELS 2-4; NORTH BLOCK UNDERGROUND LEVEL 1

Staff responsible for verifying this Metric: Landscape Architect, Technologist

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
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Documentation: Urban Design Brief, Page 13, Figure 11 - Landscape Plan Prepared by The MBTW Group

Staff responsible for verifying this Metric: Landscape Architect, Technologist

Heat Island Reduction: Roof

IB-8	Green roof is provided for 50% of the available roof space.	Great	4
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Documentation: Landscape Package, Page 3 - MPH Green Roof Plans

Staff responsible for verifying this Metric: Landscape Architect, Technologist

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
Documentation: Exterior Elevations - 3D Views, Page 14 of Architectural Set			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: Urban Design Brief, Page 5, Figure 2: Surrounding Context Map			
Staff responsible for verifying this Metric: Urban Designer			

Points Achieved by Category	
Built Environment	22
Mobility	7
Natural Environment and Parks	6
Infrastructure & Building	14