



**WESTON
CONSULTING**

planning + urban design

Sustainability Metrics Summary

**Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (File Nos.: OP.17.006, Z.17.015 and 19T-22V003)
158 and 166 Wallace Street, City of Vaughan**

In accordance with the City's Sustainability Assessment process, please find below a summary relating to the Sustainability Score for the above noted applications.

- 13 out of 15 Mandatory Metrics have been satisfied.
- 27 out of 55 Minimum Targets have been satisfied.
- 19 out of 53 Aspirational Targets have been satisfied.

1. Introduction and Declaration of Sustainability Scores

This Summary Letter is being prepared on behalf of King Home Construction Inc. for the proposed residential development located at 158 and 166 Wallace Street in the City of Vaughan (herein referred to as the "subject lands"). The Summary Letter and completed Sustainability Metrics are being submitted in support of applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.

2. Built Environment

The following summarizes how the proposed development addresses the Built Environment mandatory, minimum and aspirational targets.

2.1 Mandatory Requirements

The proposed development satisfies the following mandatory requirements for the Built Environment:

1. *"Have all Municipal Official Plan Requirements been satisfied?"* The applications propose an increase in the maximum height and FSI for the subject lands to achieve appropriate intensification on lands with access to community services, transit and servicing infrastructure.
2. *"In an urban area, where trees are planted in a row (i.e. street trees, trees in parks, parking area, etc...) have tree species been alternated every two trees, or in accordance with approved municipal standards?"* The proposed plantings in the front yards adjacent to Wallace Street provide for three different species of shrubs.

3. *“Has an Arborist’s Report been generated that identifies and evaluates where on-site healthy mature trees will be protected (in-situ or moved) or removed?”* An Arborist Report and Tree Inventory and Protection Plan have been prepared by 7 Oaks and assesses which trees are to be preserved or removed.
4. *“Have all the City’s mandatory Tree Planting Standards been satisfied?”* The required municipal standards have been satisfied.

The proposed development does not satisfy the following mandatory requirements for the Built Environment:

5. *“Have street trees been provided on both sides of streets according to the Municipal Standards?”* No, the applications do not propose any plantings on the public road, the road is existing and contains trees on the east side. New plantings are proposed on the front yard of the dwellings along the west side of Wallace Street.

2.2 Minimum and Aspirational Targets

The following summarizes how the minimum and aspirational targets for the Built Environment are or are not satisfied:

6. *Land Use Diversity Mix: Proximity to Basic Amenities.* The subject lands are located within 400 metres of a grocery store/farmers market, and a community/recreation centre, and within 800 metres of a pharmacy and library.
7. *Land Use Diversity Mix: Proximity to Lifestyle Amenities.* The subject lands are located within 400 metres of a hair/nail salon, a bank, daycare facility and restaurant, and located within 800 metres of general retail, a convenience store, coffee store, and place of worship. Unfortunately, the lands are further from a theatre.
8. *Landscape and Street Tree Planting/Preservation – Maintain Existing Healthy Trees.* Where healthy mature trees are being removed, new trees are being provided at a ratio of 3 to 1. For the proposed development, a total of 61% of healthy mature trees greater than 20cm DBH are being preserved, which is less than the 75% requirement. It is our understanding the TRCA planting does not count towards the compensation; however, the planting enhancement area in the rear of the subject lands does provide for adequate plantings and it is our opinion meets the intent of this policy.
9. *Landscape and Street Tree Planting/Preservation – Soil Quantity and Quality.* The proposed development satisfies all mandatory Tree Planting Standards, and all pits, trenches and/or planting beds have a topsoil layer greater than 60cm with an organic matter content of 10% to 15 % by dry weight and a pH of 6.0 to 8.0. The proposed development meets a total uncompacted soil depth of 90, and a minimum soil volume of 30 cubic meters per tree.

10. *Housing Unit Mix – Design for Life Cycle Housing – Block and Draft Plan.* The proposed development provides eight townhouses and although a mix is not proposed on site, the applications will provide for greater variety within the neighbourhood which is predominantly single detached dwellings.
11. *Pedestrian Connections – Traffic Calming.* The proposed development does not include any new roads.
12. *Pedestrian Connections – Proximity to School.* The proposed development is located within less than 800 metres of a public school, public high school, and Christian high school.

3. Mobility

The following summarizes how the proposed development addresses the Mobility mandatory, minimum and aspirational targets.

3.1 Mandatory Requirements

The proposed development satisfies the following mandatory requirements for Mobility:

1. *“Have the Official Plan targets been satisfied?”* The applications propose an amendment to the Official Plan to provide for appropriate intensification on the subject lands and to broaden the type of dwellings within the neighbourhood.
2. *“Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5m in width”* The applications do not propose to alter the existing sidewalk on Wallace Street which is 1.5m wide.

3.2 Minimum and Aspirational Targets

The following summarizes how the minimum and aspirational targets for Mobility are or are not satisfied:

3. *Street Networks/Blocks – Block Perimeter/Length.* The proposed block lengths do not exceed 250 metres.
4. *Street Networks/Blocks – Intersection Density.* The proposed development does not include any additional intersections.
5. *Transit Supportive – Distance to Public Transit – Block and Draft Plans.* The proposed dwellings (100% of future residents) are located within 200 metres of 1 bus stop serviced by the VIVA Bus Rapid Transit system.

6. *Active Transportation – Proximity to Cycle Network:* The proposed development plan does not include additional active transportation infrastructure; however, it does anticipate existing trails which are located less than 400 metres from the subject lands. The nearby active transportation trails are identified in the Pedestrian and Bicycle Master Plan as well as the Woodbridge Centre Secondary Plan.
7. *Active Transportation – Creation of Trail and Bike Paths.* The Master Plan has been complied with and the objectives have been advanced, as reviewed in the Community Services and Facilities Study.
8. *Walkability – Pedestrian Amenities.* The existing sidewalks are in accordance with applicable municipal standards and are 1.5m in width. No additional pedestrian amenities have been provided.

4. Natural Environment and Open Space

The following summarizes how the proposed development addresses the Natural Environment and Open Space mandatory, minimum and aspirational targets.

4.1 Mandatory Requirements

The proposed development satisfies the following mandatory requirements for Natural Environment and Open Space:

1. *“Have quantity or flood control been provided in accordance with applicable municipal and conservation authority requirements?”* The stormwater strategy includes eight underground stormwater management chambers responsible for reduction in peak flow rates. The site can retain runoff of the 5mm rainfall event.
2. *“Has a Topsoil Fertility Test been conducted according to Municipal Standards?”* Yes, the details of the Topsoil can be found within the Landscape Drawing set.

The proposed development does not satisfy the following mandatory requirements for Natural Environment and Open Space:

3. *“Will 80% of the Total Suspended Solids be removed from all runoff leaving the site on an annual basis?”* The proposed development is not expected to generate significant TSS runoff, as such, quality treatment is not proposed.

4.2 Minimum and Aspirational Targets

The following summarizes how the minimum and aspirational targets for Natural Environment and Open Space are or are not satisfied:

4. *Stormwater – Stormwater Quality.* The proposed development does not meet the aspirational or minimum targets for TSS as the site is not expected to generate significant TSS runoff.
5. *Urban Agricultural – Dedicate Land for Local Food Production – Block and Draft.* The proposed development has not contemplated providing land for local food production i.e., a community garden space.
6. *Soils and Topography – Restore and Enhance Solids.* A Topsoil Fertility Test was undertaken, with details found within the Landscape drawing set. Additionally, recommendations have been implemented where possible. A topsoil depth of 200mm has not been provided within the front yard or for the revegetated slope which provides a topsoil depth of 150mm.

5. Infrastructure and Buildings

The following summarizes how the proposed development addresses the Infrastructure and Buildings mandatory, minimum and aspirational targets.

5.1 Mandatory Requirements

The proposed development satisfies the following mandatory requirements for Infrastructure and Buildings:

1. *“Have all single family homes buildings been designed in accordance with the Ontario Building Code?”* The proposed dwellings are not single-family homes but the townhouses have been designed in accordance with the Ontario Building Code.
2. *Lighting – Reduce Light Pollution – Draft Plan “Have all applicable Municipal Standards been satisfied?”* Yes, municipal standards have been met for lighting fixtures. Exterior lighting is not proposed.
3. *Lighting – Energy Conserving Lighting “Have all applicable Municipal Standards been satisfied?”* Yes, municipal standards have been met for lighting fixtures. Exterior lighting is not proposed.
4. *Materials and Solid Waste Management “Have all Municipal Standards been satisfied?”* All municipal standards have been satisfied; waste collection is to be provided by the city. Please see the previously submitted Waste Collection form for additional information.

5.2 Minimum and Aspirational Targets

The following summarizes how the minimum and aspirational targets for Infrastructure and Buildings are or are not satisfied:

5. *Energy Conservation – Building Energy Efficiency – Draft Plan.* The townhouses are above three-storeys.
6. *Energy Conservation – Energy Management.* An energy management strategy and energy feasibility study have not been submitted for the proposed development. These were not items required in support of the proposed development.
7. *Lighting – Reduce Light Pollution – Draft Plan.* The proposed development does not contemplate exterior lighting, as such, night sky lighting is prevented.
8. *Lighting – Energy Conservation Lighting.* The proposed development does not contemplate exterior lighting.

6. Conclusion

The proposed development has achieved an overall application score of 30 out of 88 and an overall community score of 46 out of 108, and has satisfied the mandatory requirements, where applicable. This Letter and the Metrics provides an overview of the indicators including those that have not been met at this time, additional information and further processes may result in increased scores moving forward.

Sustainability Performance Metrics - Scoring Tool Instructions

Introduction:

The Sustainability Performance Metrics Scoring Tool was developed by the Cities of Vaughan, Brampton and the Town of Richmond Hill, in partnership with Halsall Associates as part of the Sustainability Performance Metrics Program. The purpose of the tool is to quantify the sustainability performance of relevant Site Plan, Draft Plan of Subdivision, and Block Plan development proposals, by providing an efficient platform for applicants (i.e. developer/planning consultant) to fill out the appropriate fields indicating the target level achieved for applicable metrics. The order of the metrics presented in the tool is generally aligned with the order and grouping presented in the Sustainability Performance Metrics Tables.

Getting Started:

The General Information section of the dynamic tool defines the information that applies specifically to the development proposal and is to be populated by the applicant. The first three fields (User Name, Company Name, Project Name) are intended solely for recording purposes.

The following fields require the applicant to answer various questions about the proposed plan/project by selecting from a drop-down menu, including:

- The Plan Type (Site Plan, Draft Plan or Block Plan); and
- The Development Properties of the proposed plan/project (i.e. does the plan/project include: single family homes (yes/no), multi-family buildings (yes/no), commercial, retail, or institutional buildings (yes/no)?).
- The Type of Development Site (Greenfield, Intensification, Employment Lands);
 - “Greenfield” should be selected where the proposed plan/project is located outside of or on the edge of the existing built-up area of the municipality.
 - “Intensification” should be selected where the proposed plan/project is for the development of lands at a higher density than currently exists. Examples include: redevelopment of a site, including brownfields or greyfields; development of vacant or underutilized lands in the built up area of the municipality; infill developments; and the expansion or conversion of existing buildings.
 - “Employment lands” should be selected where the proposed plan/project is located on lands designated in an “Employment” designation in the municipal Official Plan.

Based on the information entered by the applicant in the above four fields, the applicable sustainability metrics and their associated point allocation will be filtered specifically for the proposed plan/project. **These fields must be filled in order for the sustainability score to automatically tabulate.**

Filling out the Tool:

The scoring tool provides an efficient platform for the applicant to enter information about the target level achieved for applicable sustainability performance metrics provided in the proposed plan/project. The applicant will only be able to enter information in the applicable sustainability metrics fields (highlighted in the tool). All non-applicable sustainability metrics are greyed-out or hidden and their associated points are not considered in the “Application” or “Community” score (see “Point Allocation” section below).

Generally, the answers to each of the questions are either Yes, No, Not Applicable (N/A) or entered as a percentage. A Sustainability Performance Metrics Guidebook has been developed to accompany the dynamic tool. The Guidebook provides instructions for applicants to follow, describing how to quantify various sustainability metrics. The applicant is expected to fill out the scoring tool including which of the applicable sustainability metrics they have decided to provide in the proposed plan/project.

Mandatory Metrics:

As shown within the Sustainability Metrics table, Mandatory requirements are listed for many of the metrics. These Mandatory requirements reflect the Municipalities’ Official Plan, Municipal Standards or the Ontario Building Code. These requirements are considered mandatory and do not have a point allocation.

Should a plan/project not comply with a Mandatory requirement, the specific metric will be flagged red. The counter in the top right hand corner of the dynamic tool keeps track of the total number of Mandatory Metrics that are unsatisfied. In order for a proposed plan/project to be approved by the municipality, all of the Mandatory Metrics must be satisfied.

Point Allocation:

The points allocated for the metrics are listed in the Sustainability Metric table. The point structure for the Recommended Minimum and Aspirational targets align with the Municipalities’ sustainability priorities, namely:

- 1) Energy conservation/District energy;
- 2) Water conservation;
- 3) Stormwater management;
- 4) Walkability and Mobility;
- 5) Natural heritage/Community stewardship; and
- 6) Local food production/distribution.

Based on the information entered by the applicant, the point tally only reflects those sustainability metrics that are applicable to the proposed plan/project. The point allocation for the greyed-out metrics is not counted as part of the point tally. As the applicant fills in which of the applicable sustainability metrics is being provided in the proposed plan/project, the point tally is automatically updated to reflect the entry.

The dynamic tool outputs two scores for the plan: an Overall Application score and an Overall Community score. In addition, it breaks the Overall Community score out into the municipal sustainability priority areas (i.e. energy, water, walkability, natural systems). The Overall Application score only considers design elements that the applicant has control over/the ability to do as part of their proposed plan/project. The Overall Community score includes the Application score, along with those sustainability metrics that are typically controlled/influenced by the municipality or the region (i.e. proximity to schools, transit, proximity to cycling network, etc...). Only the Application score will be used when considering whether a proposed plan/project’s should be considered for any municipal incentives. The Overall Community score will be used to monitor the implementation of the sustainability metrics and may influence future policies or implementation projects (e.g. refining engineering standards) that the municipalities or region may need to develop to further the implementation of the sustainability metrics as part of the planning application review process.

GENERAL INFORMATION

Date:	10-Jun-22	
User Name:	Bruno Bressi	
Company Name:	King Home Construction Inc.	
Project Name:	158 and 166 Wallace Street	
Municipality:	Vaughan	
Type of Development Site:	Intensification	
Plan Type:	Draft Plan	
Type of Development Properties:	Low-Rise Residential (< 3 Storeys)	<select>
	Multi-Unit Residential (> 3 Storeys)	Yes
	Commercial/Industrial/Office/Institutional	<select>

13 of 15 Mandatory Metrics Are Satisfied
27 of 55 Minimum Targets Are Satisfied
19 of 53 Aspirational Targets Are Satisfied

RESULTS	POINTS ACHIEVED	PERCENTAGE
OVERALL (Application)	30 of 88	34%
OVERALL (Community)	46 of 108	43%
ENERGY (Application)	3 of 12	25%
ENERGY (Community)	3 of 12	25%
WATER (Application)	0 of 11	0%
WATER (Community)	0 of 11	0%
WALKABILITY (Application)	22 of 38	58%
WALKABILITY (Community)	38 of 58	66%
NATURAL SYSTEMS (Application)	5 of 12	42%
NATURAL SYSTEMS (Community)	5 of 12	42%

BUILT ENVIRONMENT

<i>Compact Development: Floor Space Index</i>		
Have the Municipal Official Plan Floor Space Index or Floor Area Ratio requirements been satisfied?	No	Mandatory
<i>Compact Development: Persons and Jobs per Hectare</i>		
Has the plan conformed to the following relevant minimum density targets? Places to Grow - 50 ppl+jobs/ha OR, York Region - 70 ppl+jobs/ha OR, Targets set within the Municipal Official Plan/Secondary Plan	Yes	Mandatory
<i>Compact Development: Location Efficiency</i>		
Building heights and/or densities conform to the minimum or maximum targets established in the applicable Municipal Official Plan	Yes	Mandatory
Input the percent increase in density along existing or planned mid block collectors planned for transit (50% to 79% = 1 point, 80% to 100% = 2 points)	0%	Up to 3 Points (M and A)
Land use Diversity Mix: Proximity to Basic Amenities		
Please Populate Both Cases		
Case 1 - Minimum Target	Select amenities (2 points each) which are within 800m walking distance of 50% or more of the Dwelling Units for residential uses and within 800m walking distance from the centre of the site for non-residential uses (this minimum metric must be satisfied to earn aspirational points)	
	Grocery Store/Farmer's Market	Yes
	Community/Recreation Centre	Yes
	Pharmacy	Yes
	Library	Yes
		Up to 6 Points (M)
	Select amenities (2 points each) which are within 400m walking distance of 75% or more of the Dwelling Units for residential uses and within 400m walking distance from the centre of the site for non-residential uses	

Case 2 - Aspirational Target	Grocery Store/Farmer's Market	Yes	Up to 6 Points (A)
	Community/Recreation Centre	Yes	
	Pharmacy	No	
	Library	No	
Land use Diversity Mix: Proximity to Lifestyle Amenities			
Please Populate All Cases			
Case 1 - Mandatory Requirement	Have all Municipal Official Plan Requirements been satisfied?	Yes	Mandatory
Case 1 - Minimum Target	Select amenities (1 point each) that are within 800m walking distance of 50% or more of the Dwelling Units for residential uses or within 800m walking distance from the centre of the site for non-residential uses (this minimum metric must be satisfied to earn aspirational points)		
	General Retail	Yes	Up to 3 Points (M)
	Convenience Store	Yes	
	Theatre	No	
	Coffee Store	Yes	
	Hair/Nail Salon	Yes	
	Bank	Yes	
	Place of Worship	Yes	
	Daycare	Yes	
	Restaurant/Pub	Yes	
Other (Please Specify)	Specify		
Case 2 - Aspirational Target	Select amenities (1 point each) that are within 400m walking distance of 75% or more of the Dwelling Units for residential uses or within 400m walking distance from the centre of the site for non-residential uses		
	General Retail	No	Up to 3 Points (A)
	Convenience Store	No	
	Theatre	No	
	Coffee Store	No	
	Hair/Nail Salon	Yes	
	Bank	Yes	
	Place of Worship	No	
	Daycare	Yes	
	Restaurant/Pub	Yes	
Other (Please Specify)	Specify		
Landscape and Street Tree Planting/Preservation - Urban Tree Diversity			
In an urban area, where trees are planted in a row (i.e. street trees, trees in parks, parking area, etc...), have tree species been alternated every two trees, or in accordance with approved municipal standards?		Yes	Mandatory
Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees			
Are there any trees on site?		Yes	Qualifier
Has an Arborist's Report been generated that identifies and evaluates where on-site healthy mature trees will be protected (in-situ or moved) or removed?		Yes	Mandatory
When healthy mature trees are removed, are new trees provided at a ratio of 3 to 1 on site (or as determined by the municipality) to mitigate the lost canopy coverage? (does not including street trees or park trees)		Yes	2 Points (M)
Have 75% of the healthy mature trees greater than 20cm DBH been preserved in situ on site?		No	3 Points (A)
Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality			
Have all the City's mandatory Tree Planting Standards been satisfied?		Yes	Mandatory
All pits, trenches and/or planting beds have a topsoil layer greater than 60cm with an organic matter content of 10% to 15 % by dry weight and a pH of 6.0 to 8.0. The subsoil has a total uncompacted soil depth of 90 cm. There is a minimum soil volume of 30 cubic meters per tree.		Yes	2 Points (M)
Green Building - Third Party Green Standards			
Are there more than 5 buildings in your development application?		No	Qualifier
Have all municipal buildings over 500m2 been designed to LEED Silver or equivalent?		N/A	Mandatory

How many buildings are certified under third party Green Standards? (2 Points if One or More)	0	Please Select Applicable Certification Standards:	<select>	<select>	<select>	2 Points (M)
What percentage of buildings will be certified under third party Green Standards? (2 Points if 50-75%, 4 Points if 76-100%. Site must have 5 or more buildings.)	0%	Please Select Applicable Certification Standards:	<select>	<select>	<select>	Up to 4 Points (A)

Site Accessibility - Universal Design

Have 10% of multi-residential units been designed to provide a barrier-free path of travel from the suite entrance door to the doorway of at least one bedroom at the same level, and at least one	Yes	Mandatory
What percentage of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent) (1 point for 20% and 2 points for 30%)	0%	Up to 2 Points (M and A)

Site Accessibility - Number of Universally Accessible Points of Entry to Buildings and Sites

Are 100% of primary entrances Universally Accessible?	<select>	Mandatory
Are 100% of emergency exits Universally Accessible?	No	1 Point (M)
Are 100% of all entrances and exits Universally Accessible?	<select>	1 Point (A)

Housing Unit Mix - Design for Life Cycle Housing - Site Plan

Input the percentage of housing types that fall under the following categories	Ownership			Housing Type			Accommodations			Up to 7 Points (M)
Point Allocation	Affordable	0%	Attached	0%	Live Work	0%				
Ownership - More than 10% of Development properties are affordable = 1 Point	Market	100%	Detached	0%	Multi-Generational Living	0%				
Housing Type - Two of Four Housing Types = 1 points Three of Four Housing Types = 2 points Four of Four Housing Types = 3 points			Townhomes/Stacked	100%	Mixed Use	0%				
Accommodation Type - Two of Five Accommodation Types = 1 point Three of Five Accommodation Types = 2 points Four of Five Accommodation Types = 3 Points			Mid/Hi-Rise	0%	1 Bedroom/Studio	0%				
NOTE: 2 bedroom units are intentionally omitted from the accommodations section					>2 Bedroom	100%				

Housing Unit Mix - Design for Life Cycle Housing - Block and Draft Plan

Input the percentage of housing types that fall under the following categories	Ownership			Housing Type			Accommodations		
Point Allocation	Affordable	0%	Attached	0%	Live Work	0%			
Ownership - More than 10% of Development properties are affordable = 2 Points									

more than 10% of development properties are affordable= 2 Points

Housing Type -
 Two of Four Housing Types = 1 points
 Three of Four Housing Types = 2 points
 Four of Four Housing Types = 3 points

Accommodation Type -
 Two of Three Accommodation Types = 1 point
 Three of Three Accommodation Types = 2 points

Market	100%	Detached	0%	Multi-Generational Living	0%	Up to 7 Points (M)
		Townhomes/Stacked	100%	Mixed Use	0%	
		Mid/Hi-Rise	0%			

Landscape and Street Tree Planting/Preservation - Per Cent Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

Have all the City's mandatory planting requirements been satisfied?	Yes	Mandatory
What percentage of sidewalks will have shade provided by trees within 10 years of development? All trees should be selected from the applicable municipal tree list. (50%=2 Points, 75%=4 Points)	0%	Up to 4 Points (M and A)

Community Form - Community and Neighborhood Scale

<p>Has the community form been based on a hierarchy of the following: Community - formed by a clustering of neighborhoods, typically 6 to 9 (depending on topography and natural features), to sustain a viable mixed use node and public transit. Neighborhood - shape and size defined by 400 meters (5 minute walk) from center to perimeter with a distinct edge or boundary defined by other neighborhoods or larger open spaces. Neighborhood center - acts as a distinct center or focus with a compatible mix of uses that include medium and high-density, retail or community facilities, and a parkette/village square. Mixed use node - central to the cluster of neighborhoods the node should include higher residential densities, retail, employment opportunities, be accessible, and served by public transit.</p>	Yes	4 Points (M)
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Parking - Bicycle Parking - Multi-Family Buildings

Have Municipal Standards been satisfied?	Yes	Mandatory
Have a minimum of 0.6 biking stalls per Dwelling Unit been provided? Additionally, has a minimum of 5% of the bike parking been provided at grade?	No	1 Point (M)
Have a minimum of 0.8 biking stalls per Dwelling Unit been provided? Additionally, has a minimum of 10% of the bike parking been provided at grade?	No	1 Point (A)

Parking - Bicycle Parking - Commercial/Residential/Institutional

Have Municipal Standards been satisfied?	<select>	Mandatory
Does the development plan include any office or institutional buildings?	<select>	Qualifier
For FULL-TIME EMPLOYEES, have 0.13 bicycle parking spots been provided per 100m2 of Gross Floor Area?	<select>	1 Point (M)
For VISITORS, have 0.15 bicycle parking spots been provided per 100m2 of Gross Floor Area?	<select>	1 Point (A)
Are the bicycle parking spots weather protected and close to building entrance?	<select>	1 Point (A)
For OFFICE or INSTITUTIONAL buildings, has one shower and change room (per gender) been provided for each 30 bicycle parking spots?	<select>	2 Points (A)

Parking - Off-Street Parking

All new off-street parking has been located beside or behind a building?	No	1 Point (M)
Is less than 20% of the total developmental area dedicated to new off-street surface parking facilities?	Yes	1 Point (A)
Has 85% or more of the surface parking been consolidated to be structured parking?	No	5 Points (A)

Parking - Surface Parking

Has a strategy been developed to minimize surface parking for permanent employees and residents?	Yes	1 Point (M)
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Parking - Carpool and Efficient Vehicle Parking

What percentage of site parking spots been dedicated to car pooling and/or fuel efficient/hybrid vehicles and/or car share/zip car (does not apply to compact cars). Dedicated parking spots must be located in preferred areas close to building entries. A minimum of 4 spots are required. (3%=1 Point, 5%=2 Points)	0%	Up to 2 Points (M and A)
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Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?	No	Qualifier
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Are new non-residential roads being created within your development application?	No	Qualifier
<i>What percentage of new residential-only streets are designed with traffic calming strategies? (75%=1 Point, 100%=2 Points)</i>	0%	Up to 2 Points (M and A)
<i>What percentage of new non-residential and/or mixed-use streets are designed with traffic calming strategies? (50%=1 Point, 75%=2 Points)</i>	0%	Up to 2 Points (M and A)
Pedestrian Connections - School Proximity to Transit Routes and Bikeways		
For all schools, what is the shortest walking distance to transit routes and/or bikeways? (400m=2 Points, 200m=4 Points)	0	Up to 4 Points (M and A)
Pedestrian Connections - Proximity to School		
Are 50% of Dwelling Units within 800 meters walking distance of public/private elementary, Montessori, and middle schools? (Must satisfy this minimum target to earn aspirational points)	Yes	2 Points (M)
Are 50% of Dwelling Units within 1600 meters of public/private high schools? (Must satisfy this minimum target to earn aspirational points)	Yes	1 Point (M)
Are 75% of Dwelling Units within 400 meters walking distance of public/private elementary, Montessori, and middle schools?	Yes	2 Points (A)
Are 75% of Dwelling Units within 1000 meters of public/private high schools?	Yes	1 Point (A)
Cultural Heritage Resources - Cultural Heritage Conservation		
Are there any potential Cultural Heritage Resources on site?	No	Qualifier
<i>Have the following policies been adhered to? Cultural Heritage Conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Standards and Guidelines</i>	Yes	Mandatory
<i>Have all properties included in the Municipal Heritage Inventory and/or Register been evaluated?</i>	<select>	2 Points (M)
<i>Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?</i>	<select>	
<i>Are 100% of cultural heritage resources identified in the Municipal Heritage Register or Inventory and their associated landscapes and ancillary structures conserved in-situ in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada?</i>	<select>	2 Points (A)
% of Tree Canopy Within Proximity to Building/Pedestrian Infrastructure - % Canopy Coverage		
Have street trees been provided on both sides of streets according to the Municipal Standards?	No	Mandatory
At what distance have street trees been provided on both sides of new and existing streets, within the project and on the project side of bordering streets, between the vehicle travel lane and walkway (in meters)? (9m or Less=1 Point, 6m or Less=2 Points)	0	Up to 2 Points (M and A)
What percentage of sidewalks will be shaded by trees within 10 years of development? All trees should be selected from the applicable municipal tree list. (50%=1 Point, 75%=2 Points)	0%	Up to 2 Points (M and A)
MOBILITY		
<i>Site Permeability - Connectivity</i>		
<i>Have buildings on the site been connected to off-site pedestrian paths, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools)?</i>	Yes	Mandatory
<i>Are outdoor waiting areas (located on the site) providing protection from weather?</i>	Yes	
<i>Where a transit stop is located within walking distance of the project site boundary, does the building main entrance have a direct pedestrian linkage to that transit stop?</i>	Yes	
<i>Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?</i>	No	2 Points (A)
Street Networks/Blocks - Block Perimeter/Length		
Verify the following statement, 75% of block perimeters do not exceed 550m and 75% of block lengths do not exceed 250m.	Yes	2 Points (M)
Verify the following statement, 100% of block perimeters do not exceed 550m and 100% of block lengths do not exceed 250m.	Yes	2 Points (A)
Street Networks/Blocks - Intersection Density		
How many street intersections are there per square kilometer? (40-50=2 Points, 51-60=3 Points, >60=4 Points)	<40	Up to 4 Points (M and A)
Transit Supportive - Distance to Public Transit - Site Plans		
<i>Is the site within 800m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops?</i>	Yes	3 Points (M)
<i>Alternatively, is the site within 400m walking distance to 1 or more bus stops with frequent service? (This Minimum Target must be met in order to earn Aspirational Points)</i>		
<i>Is the site within 400m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops?</i>	Yes	3 Points (A)
<i>Alternatively, is the site within 200m walking distance to 1 or more bus stops with frequent service?</i>		
Transit Supportive - Distance to Public Transit - Block and Draft Plans		
Have the Official Plan targets been satisfied?	Yes	Mandatory

Are 50% of residents/employment within 800m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 50% of residents/employment within 400m walking distance to 1 or more bus stops with frequent service?	Yes	3 Points (M)
Are 75% of residents/employment within 400m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 75% of residents/employment within 200m walking distance to 1 or more bus stops with frequent service?	Yes	3 Points (A)
Active Transportation - Proximity to Cycle Network		
Does the development plan include any anticipated or existing trails or cycling networks?	Yes	Qualifier
Are 75% of residents/jobs within 400 meters of existing or approved by council path/network? (This Minimum Target must be met in order to earn Aspirational Points)	Yes	2 Points (M)
Are 100% of residents/jobs within 400 meters of existing or approved by council path/network?	Yes	2 Points (A)
Active Transportation - Creation of Trail and Bike Paths (This metric will only populate if the presence of a Cycling Networks has been declared in the previous metric "Proximity to Cycle Network")		
Has the Master Plan been complied with?	Yes	Mandatory
Have the objectives of the applicable Pedestrian and Cycling Master Plan been advanced?	Yes	2 Points (A)
Walkability - Ped. Amenities		
Are all sidewalks in accordance with applicable Municipal Standards? Side walks must be at least 1.5m in width.	Yes	Mandatory
What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by municipal standards? (75%=2 points, 100%=4 Points) (Must meet this minimum target to earn aspirational points)	0%	Up to 4 Points (M and A)
Have pedestrian amenities been provided to further encourage walkable streets?	No	2 Points (A)
Please list pedestrian amenities provided:	<select> <select> <select> <select>	
NATURAL ENVIRONMENT AND OPEN SPACE		
Natural Heritage - Connection to Natural Heritage		
Is a Natural Heritage System included within, or adjacent to, the development boundary?	No	Qualifier
What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)? (Block/Draft - 25%=2 Points, 50%=4 Points, Site - 25%=1 Point, 50%=2 Points)	0%	Up to 4 Points (M and A)
Natural Heritage System - Natural Heritage System Enhancements		
This metric will only populate if the presence of a Natural Heritage System has been declared in the previous metric "Natural Heritage - Connection to Natural Heritage"		
Does the application conform to the City's Natural Heritage System policies in the Official Plan?	Yes	Mandatory
Has the development plan demonstrated ecological gain above and beyond the City's Natural Heritage System requirements?	Yes	2 Points (A)
Parks - Park Accessibility		
Does the development plan include any parks?	No	Qualifier
Have two or more road frontages been provided for each urban square, parkette, and neighborhood parks? Additionally, have three road frontages been provided for each community park?	<select>	3 Points (M)
Have three or more road frontages been provided for each park?	<select>	3 Points (A)
Stormwater - Stormwater Quantity		
Have quantity or flood control been provided in accordance with applicable municipal and conservation authority requirements?	Yes	Mandatory
What is the most intense rainwater event that the site can retain runoff from (in mm)? (5mm=Mandatory, 10mm=3 Points, 15mm=6 Points)	5	Mandatory and Up to 6 Points (M and A)
Stormwater - Stormwater Quality		
Will 80% of the Total Suspended Solids be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhance Level of Protection (Level 1)?	No	Mandatory
Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10mm rainfall event? (This Minimum Target must be satisfied in order to earn Aspirational Points)	No	1 Point (M)
Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15mm rainfall event?	No	4 Points (A)
Storm water - Rain Water Re-Use		
Have residential (multi-family only), commercial, and institutional buildings been designed for rain water re-use readiness? (This Minimum Target must be satisfied in order to earn Aspirational Points)	Yes	1 Point (M)
Is rainwater collected on site and used for low-grade functions?	Yes	3 Points (A)

<i>Storm water - Storm water Architecture/Features</i>		
Have storm water amenities which provide functional and aesthetic benefits to the site been included in the development plan?	No	2 Points (M)
Urban Agriculture - Dedicate Land for Local Food Production - Block and Draft		
Has 7.4m ² (80ft ²) of community garden space been provided per Dwelling Unit (DU)? Has the applicable community garden space per DU been satisfied? See table below.	No	2 Points (M)
DU Density Garden Space/DU	No	2 Points (A)
17-35DU/ha 18.6m ² (200ft ²)		
36-54DU/ha 9.3 m ² (100ft ²)		
>54DU/ha 7.4m ² (80ft ²)		
<i>Urban Agriculture - Dedicate Land for Local Food Production - Site Plan</i>		
Has 7.4m ² (80ft ²) of community garden space been provided per development unit?	No	2 Points (M)
Has 15% of roof space been dedicated to local food production?	No	2 Points (A)
Soils and Topography - Restore and Enhance Soils		
Has a Topsoil Fertility Test been conducted according to Municipal Standards?	Yes	Mandatory
Have recommendations from a Topsoil Fertility Test been implemented for the entire site? (Must satisfy this target to earn aspirational points)	Yes	1 Point (M)
Development on highly permeable soils is avoided and follows TRCA and CVC Low Impact Development Storm water Management Planning and Design Guides	No	2 Points (A)
A minimum topsoil depth of 200mm has been provided across the entire site	No	2 Points (A)
INFRASTRUCTURE AND BUILDINGS		
<i>Energy Conservation - Solar Readiness</i>		
Have 100% of all new buildings been designed for solar readiness?	No	1 Point (M)
What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%)	0%	Up to 7 Points (A)
<i>Energy Conservation - Passive Solar Alignment</i>		
What percentage of blocks have one axis within 15 degrees of East/West? East/West lengths of those blocks must be at least as long as the North/South lengths. (50%=3 Points, 75%=6 points)	0%	Up to 6 Points (M and A)
<i>Energy Conservation - Building Energy Efficiency - Single Family</i>		
Have all building been designed in accordance with the Ontario Building Code?	Yes	Mandatory
What EnerGuide, or equivalent, rating have single family homes and multi-unit residential buildings (<3 storeys) been built to? (EnerGuide 83=2 Points, EnerGuide 85=4 Points)	<select>	Up to 4 Points (M and A)
<i>Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional</i>		
Have all building been designed in accordance with the Ontario Building Code?	Yes	Mandatory
Relative to an Model National Energy Code of Canada for Buildings (MNECB) 1997 compliant reference building, what is the expected energy savings of the proposed building design? (35%=3 Points, Each additional 5% up to total 75%=1 Point) (This Minimum Target must be satisfied in order to earn Aspirational Points)	0%	Up to 11 Points (M and A)
Will all commercial, institutional and multi residential buildings over three storeys be commissioned?	No	3 Points (A)
Will building electricity sub-meters be required for all office tenants and residential suites?	Yes	3 Points (A)
Energy Conservation - Building Energy Efficiency - Draft Plan		
Have all single family homes buildings been designed in accordance with the Ontario Building Code?	Yes	Mandatory
What EnerGuide rating have 75% of single family homes and multi-unit residential buildings (<3 storeys) been built to? (Energuide 83 or Energuide 85=2 Points) (This Minimum Target must be satisfied in order to earn Aspirational Points)	0	2 Points (M)
What EnerGuide rating have 90% of single family homes and multi-unit residential buildings (<3 storeys) been built to? (Energuide 85=2 Points)	0	2 Points (A)
Energy Conservation - Energy Management		
Has an energy management strategy been created for the development?	No	2 Points (M)
In an Intensification Area, where district energy is deemed viable by the municipality, has a district energy feasibility study been conducted?	No	3 Points (A)
<i>Potable Water - Reduce Potable Water Used for Irrigation</i>		

What percentage has potable water for irrigation been reduced as compared to a mid-summer baseline? (50% to 89%=2 Point, 90% to 100%=6 Points)	100%	Up to 6 Points (M and A)															
Potable Water - Water Conserving Fixtures																	
Have the applicable municipal standards been satisfied?	Yes	Mandatory															
Input applicable flow rates for water consuming fixtures	<table border="1"> <tr> <td>Toilets: (6LPM Baseline)</td> <td>4.2</td> <td>LPM</td> </tr> <tr> <td>Private Faucets: (8.3LPM Baseline)</td> <td>5.7</td> <td>LPM</td> </tr> <tr> <td>Showerhead: (9.5LPM Baseline)</td> <td>5.7</td> <td>LPM</td> </tr> <tr> <td>Public Faucets: (1.9LPM Baseline)</td> <td>1.9</td> <td>LPM</td> </tr> <tr> <td>Urinals: (3.8LPM Baseline)</td> <td>3.8</td> <td>LPM</td> </tr> </table>	Toilets: (6LPM Baseline)	4.2	LPM	Private Faucets: (8.3LPM Baseline)	5.7	LPM	Showerhead: (9.5LPM Baseline)	5.7	LPM	Public Faucets: (1.9LPM Baseline)	1.9	LPM	Urinals: (3.8LPM Baseline)	3.8	LPM	Up to 6 Points (M and A)
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Urinals: (3.8LPM Baseline)	3.8	LPM															
NOTE: "Current Percentage Reduction" box will automatically tabulate based on input in right-hand columns. NOTE: If certain fixture type is not applicable, leave baseline measurement in cell.	<table border="1"> <tr> <td>Current Percentage Reduction</td> <td>0%</td> </tr> </table>	Current Percentage Reduction	0%														
Current Percentage Reduction	0%																
(10-20% Reduction=3 Points, Over 20% Reduction=6 points)																	
Lighting - Parking Garage Lighting																	
Has a minimum illumination of 50 lux been implemented in all parking areas?	<select>	Mandatory															
Have occupancy sensors been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux?	<select>	1 Point (M)															
Lighting - Reduce Light Pollution - Site Plan																	
Have all applicable Municipal Standards been satisfied?	Yes	Mandatory															
Confirm that up lighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.	Yes	1 Point (M)															
Have lighting controls been implemented to reduce light spillage from buildings by 50% from 11:00pm to 5:00am?	Yes	1 Point (A)															
Will all architectural lighting be shut off between 11:00pm and 5:00am?	Yes																
Lighting - Reduce Light Pollution - Draft Plan																	
Have all applicable Municipal Standards been satisfied?	Yes	Mandatory															
Confirm that no "up lighting" isn't included in the design and that all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.	Yes	1 Point (M)															
Lighting - Energy Conserving Lighting																	
Have all applicable Municipal Standards been satisfied?	Yes	Mandatory															
Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)	Yes	2 Points (M)															
Bird Safe Design																	
Have Bird Safe Design strategies been applied on 85% of the exterior glazing located within the first 16m of the building above-grade? (Includes interior courtyards)	Yes	2 Points (M)															
Do visual markers on the glass have spacings equal to or less than 5cm (vertically) x 10cm (horizontally)?	No																
For green roofs with adjacent glass surfaces, has the glass been treated with Bird Safe Design strategies on the 16m above the green roof surface?	N/A																
Materials and Solid Waste Management - Solid Waste																	
Have the applicable Municipal Standards been satisfied?	Yes	Mandatory															
For Multi-Family, Commercial, Retail and Institutional buildings, are storage and collection areas for recycling and organic waste within or attached to the building? Alternatively, deep collection recycling and organic waste storage facilities are provided.	Yes	1 Point (M)															
Is a three-chute system provided on each floor for all multi-family developments?	No	1 Point (M)															
Materials and Solid Waste Management - Material Re-used and Recycled Content																	
What percentage of reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? (5%=1 Point, 10%=2 Points)	0%	Up to 2 Points (M and A)															
What percentage of recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? (10%=1 Point, 15%=2 Points)	15%	Up to 2 Points (M and A)															
Materials and Solid Waste Management - Recycled/Reclaimed Materials																	
Have all applicable Municipal Standards been satisfied?	Yes	Mandatory															
What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc.? (25%=1 Point, 30%=2 Points)	0%	Up to 2 Points (M and A)															
Heat Island - Reduce Heat Island Effect From the Built Form - Non Roof																	

What percentage of the site's hardscape uses municipally approved heat island reduction techniques? (50%=2 Points, 75%=3 Points)	0%	Up to 3 Points (M and A)
<i>Heat Island - Reduce Heat Island Effect From the Built Form - Roof</i>		
What percentage of the roof has been designed with a "cool" roof surface?	0%	
What percentage of the roof is vegetated with a green roof?		
<i>Point Allocation</i>		
75% Cool Roof = 2 Points		
90% Cool Roof = 3 Points		
50% Green Roof = 4 Points		
75% Green Roof = 6 Points		
50% Green Roof + 50% Cool Roof = 6 Points		
75% Green Roof + 25% Cool Roof = 8 Points		Up to 8 Points (M and A)