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File: P-3111

July 19, 2023

City of Vaughan
2141 Major Mackenzie Dr. W.
Vaughan, ON L6A 1T1

Attention: Ms. Carol Birch
Planner, Development Planning

Re: 3rd Submission: Sustainability Performance Metrics Summary Letter
File No: OP.21.024 & Z.21.048
8940 Bathurst Street Ltd.
8940 Bathurst Street
City of Vaughan, Region of York

Dear Ms. Birch,

KLM Planning Partners Inc. is the land use planner on behalf of 8940 Bathurst Street Inc. (the “**Client**”) with respect to the above noted lands. We are pleased to submit a revised Sustainability Performance Metrics (“**SPM**”) Summary along with an updated SPM Scoring Tool for the Official Plan Amendment (“**OPA**”) and Zoning By-law Amendment (“**ZBA**”) applications. The proposed development will be facilitated through a future Site Plan Application, which will be submitted at a later date.

This Summary Letter and Scoring Tool have been updated and revised based on comments received from the City of Vaughan Urban Design Department, provided by Shirin Rohani, dated March 01, 2023, whereby the following comment was provided:

The development is marginally missing the bronze threshold at this stage. Additional effort should be put in place at the site plan stage to achieve the required minimum points.

We would like to note that this project is only in the OPA and ZBA stage, despite the level of detail that has been provided to date in the Sustainability Scoring Tool. Further, based on the Sustainability Metrics Performance Threshold Scores (2018) below, it is our understanding that our 2nd Submission of the Sustainability Metrics Scoring Tool resulted in a score of 40 points, which exceeds the minimum score required for the Bronze level. Further details will be provided with the future Site Development Application to the City of Vaughan.

Sustainability Metrics Performance Threshold Scores (2018)

SUSTAINABILITY METRICS THRESHOLD SCORES			
PERFORMANCE LEVEL	SITE PLAN	DRAFT PLAN OF SUBDIVISION	BLOCK PLAN
BRONZE	31 to 45 points	21 to 30 points	31 to 40 points
SILVER	46 to 60 points	31 to 40 points	41 to 50 points
GOLD	61 or more points	41 or more points	51 or more points

Notwithstanding, the purpose of this Sustainability Letter is to summarize how the proposed development satisfies the mandatory, minimum, and aspirational targets as mandated by the City of Vaughan. The Sustainability Performance Metrics Scoring Tool has been completed by various members of the consultancy team for this project based on their area of professional expertise. The below summarizes the findings of the Scoring Tool.

In the second submission of the application (January 2023), the proposed development achieved an Overall Application Score of **40 points (26%)**, and an Overall Community Score of **49 points (29%)**, landing within the Bronze Performance Level. In accordance with the Sustainability Assessment Tool, the following scores were originally identified:

- All Mandatory Metrics were satisfied
- 32 of 79 Minimum Targets were satisfied
- 17 of 95 Aspirational Targets were satisfied

	Application	Community
Energy	5 of 47 (11%)	5 of 47 (11%)
Water	0 of 29 (0%)	0 of 29 (0%)
Walkability	20 of 37 (54%)	33 of 53 (62%)
Natural Systems	4 of 6 (67%)	4 of 6 (67%)

As a result of revisions to the plan based on comments received from the Vaughan Urban Design Department and a re-evaluation of the Sustainability Performance Metrics Scoring Tool was undertaken. The proposed development now achieves an Overall Application Score of **42 points (27%)**, and an Overall Community Score of **51 points (30%)**, landing within the Bronze Performance Level. In accordance with the Sustainability Assessment Tool, the following scores have been achieved:

- All Mandatory Metrics are satisfied
- 32 of 79 Minimum Targets are satisfied
- 19 of 95 Aspirational Targets are satisfied

	Application	Community
Energy	5 of 47 (11%)	5 of 47 (11%)
Water	0 of 29 (0%)	0 of 29 (0%)
Walkability	22 of 37 (59%)	31 of 53 (58%)
Natural Systems	4 of 6 (67%)	4 of 6 (67%)

Updates to the Sustainability Scoring Tool from the previous submission are as follows:

Mobility: Site Permeability – Connectivity

Metric: Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?

January 2023 response:	No (0 Aspirational Points)
July 2023 response:	Yes (2 Aspirational Points)

This metric can be confirmed on the drawings prepared by Strybos Barron King, whereby an amenity area is identified between Blocks A and B, inclusive of bench seating, landscaping and other pedestrian amenities. Street furniture and landscaping is also provided between Blocks B and C, and landscaping is continued along the north and south sides of Blocks C, D and E, along with additional bike parking, decorative paving and plantings. Each of these amenity areas and their associated street furniture are connected through the proposed internal/external pedestrian network.

As per the Sustainability Assessment Tool, the proposed development achieves an Overall Application Score of **42 points (27%)**, and an Overall Community Score of **51 points (30%)**, and all mandatory metrics are satisfied, respectfully. Therefore, the proposed development successfully satisfies the City of Vaughan Sustainability Metric Threshold Score with a Bronze Performance Level.

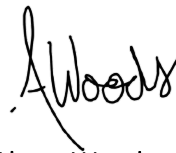
We trust that you will find this information satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM Planning Partners Inc.



Aidan Pereira
Senior Planner



Alyssa Woods
Intermediate Planner

GENERAL INFORMATION

Date:	2023-07-19	
User Name:	KLM Planning Partners Inc.	
Company Name:	8940 Bathurst Street Limited	
Project Name:	8940 Bathurst Street Limited	
Municipality:	Vaughan	
Type of Development Site:	Intensification	
Plan Type:	Site Plan	
Type of Development Properties:	Low-Rise Residential (< 3 Storeys)	Yes
	Multi-Unit Residential (> 3 Storeys)	Yes
	Commercial/Industrial/Office/Institutional	No

All Mandatory Metrics Have Been Satisfied
32 of 79 Minimum Targets Are Satisfied
19 of 95 Aspirational Targets Are Satisfied

RESULTS	POINTS ACHIEVED		
OVERALL (Application)	42 of 154		27%
OVERALL (Community)	51 of 170		30%
ENERGY (Application)	5 of 47		11%
ENERGY (Community)	5 of 47		11%
WATER (Application)	0 of 29		0%
WATER (Community)	0 of 29		0%
WALKABILITY (Application)	22 of 37		59%
WALKABILITY (Community)	31 of 53		58%
NATURAL SYSTEMS (Application)	4 of 6		67%
NATURAL SYSTEMS (Community)	4 of 6		67%

BUILT ENVIRONMENT

Compact Development: Floor Space Index		
Have the Municipal Official Plan Floor Space Index or Floor Area Ratio requirements been satisfied?	Yes	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	<select>	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	<select>	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)

Case 2 - Aspirational Target	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	
	Grocery Store/Farmer's Market	No
	Community/Recreation Centre	Yes
	Pharmacy	No
	Library	Yes
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
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
	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)	Golf Club (Richmond Hill Golf Club)	Yes
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
	Convenience Store	No
	Theatre	No
	Coffee Store	Yes
	Hair/Nail Salon	No
	Bank	No
	Place of Worship	Yes
	Daycare	No
	Restaurant/Pub	No
Other (Please Specify)	Golf Club (Richmond Hill Golf Club)	Yes
<i>Landscape and Street Tree Planting/Preservation - Urban Tree Diversity</i>		
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?		<select>
Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees		
Are there any trees on site?		Yes
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
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
Have 75% of the healthy mature trees greater than 20cm DBH been preserved in situ on site?		N/A
Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality		
Have all the City's mandatory Tree Planting Standards been satisfied?		Yes
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

Green Building - Third Party Green Standards						
Are there more than 5 buildings in your development application?					Yes	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?		Yes	Mandatory
Are 100% of emergency exits Universally Accessible?		Yes	1 Point (M)
Are 100% of all entrances and exits Universally Accessible?		Yes	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	
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	10%	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	90%	1 Bedroom/Studio	60%
NOTE: 2 bedroom units are intentionally omitted from the accommodations section					>2 Bedroom	40%
						Up to 7 Points (M)

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

Ownership -
 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

Affordable	0%	Attached	0%	Live Work	0%	Up to 7 Points (M)
Market	0%	Detached	0%	Multi-Generational Living	0%	
		Townhomes/Stacked	0%	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)	50%	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>	<select>	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?	Yes	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?	Yes	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)
Pedestrian Connections - Traffic Calming		
Are new residential only roads being created within your development application?	No	Qualifier
Are new non-residential roads being created within your development application?	No	Qualifier
What percentage of new residential-only streets are designed with traffic calming strategies? (75%=1 Point, 100%=2 Points)	100%	Up to 2 Points (M and A)
What percentage of new non-residential and/or mixed-use streets are designed with traffic calming strategies? (50%=1 Point, 75%=2 Points)	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?	No	2 Points (A)
Are 75% of Dwelling Units within 1000 meters of public/private high schools?	No	1 Point (A)
Cultural Heritage Resources - Cultural Heritage Conservation		
Are there any potential Cultural Heritage Resources on site?	No	Qualifier
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	Yes	Mandatory
Have all properties included in the Municipal Heritage Inventory and/or Register been evaluated?	Yes	2 Points (M)
Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?	Yes	
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?	Yes	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?	<select>	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		
Site Permeability - Connectivity		
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)?	Yes	Mandatory
Are outdoor waiting areas (located on the site) providing protection from weather?	Yes	
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?	Yes	
Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?	Yes	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.	<select>	2 Points (M)
Verify the following statement, 100% of block perimeters do not exceed 550m and 100% of block lengths do not exceed 250m.	<select>	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)	<select>	Up to 4 Points (M and A)
Transit Supportive - Distance to Public Transit - Site Plans		
Is the site within 800m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops?	Yes	3 Points (M)
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)		

Is the site within 400m walking distance to an existing or planned commuter rail, light rail , bus rapid transit, or subway with frequent stops? Alternatively, is the site within 200m walking distance to 1 or more bus stops with frequent service?	Yes	3 Points (A)		
<i>Transit Supportive - Distance to Public Transit - Block and Draft Plans</i>				
Have the Official Plan targets been satisfied?	<select>	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?	<select>	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?	<select>	3 Points (A)		
Active Transportation - Proximity to Cycle Network				
Does the development plan include any anticipated or existing trails or cycling networks?	No	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)	<select>	2 Points (M)		
Are 100% of residents/jobs within 400 meters of existing or approved by council path/network?	<select>	2 Points (A)		
<i>Active Transportation - Creation of Trail and Bike Paths</i> (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?	<select>	Mandatory		
Have the objectives of the applicable Pedestrian and Cycling Master Plan been advanced?	<select>	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:	<table border="1" style="width:100%; text-align:center;"> <tr> <td>Wind Breaks</td> <td>Seating</td> <td>Pedestrian Oriented Lighting</td> </tr> </table>		Wind Breaks	Seating
Wind Breaks	Seating	Pedestrian Oriented Lighting		
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 2 Points (M and A)		
<i>Natural Heritage System - Natural Heritage System Enhancements</i> 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?	<select>	Mandatory		
Has the development plan demonstrated ecological gain above and beyond the City's Natural Heritage System requirements?	<select>	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)?	Yes	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)	<select>	1 Point (M)		

Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15mm rainfall event?	<select>	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)	<select>	1 Point (M)										
Is rainwater collected on site and used for low-grade functions?	<select>	3 Points (A)										
Storm water - Storm water Architecture/Features												
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.	<select>	2 Points (M)										
<table border="0"> <tr> <td>DU Density</td> <td>Garden Space/DU</td> <td></td> </tr> <tr> <td>17-35DU/ha</td> <td>18.6m² (200ft²)</td> <td rowspan="4" style="vertical-align: middle;"><select></td> </tr> <tr> <td>36-54DU/ha</td> <td>9.3 m² (100ft²)</td> </tr> <tr> <td>>54DU/ha</td> <td>7.4m² (80ft²)</td> </tr> </table>	DU Density	Garden Space/DU		17-35DU/ha	18.6m ² (200ft ²)	<select>	36-54DU/ha	9.3 m ² (100ft ²)	>54DU/ha	7.4m ² (80ft ²)		2 Points (A)
DU Density	Garden Space/DU											
17-35DU/ha	18.6m ² (200ft ²)	<select>										
36-54DU/ha	9.3 m ² (100ft ²)											
>54DU/ha	7.4m ² (80ft ²)											
Urban Agriculture - Dedicate Land for Local Food Production - Site Plan												
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?	<select>	Mandatory										
Have recommendations from a Topsoil Fertility Test been implemented for the entire site? (Must satisfy this target to earn aspirational points)	<select>	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	<select>	2 Points (A)										
A minimum topsoil depth of 200mm has been provided across the entire site	<select>	2 Points (A)										
INFRASTRUCTURE AND BUILDINGS												
Energy Conservation - Solar Readiness												
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)										
Energy Conservation - Passive Solar Alignment												
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)										
Energy Conservation - Building Energy Efficiency - Single Family												
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)	EnerGuide 83	Up to 4 Points (M and A)										
Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional												
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?	<select>	3 Points (A)										
Will building electricity sub-meters be required for all office tenants and residential suites?	<select>	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?	<select>	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)
Potable Water - Reduce Potable Water Used for Irrigation		
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)	0%	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	<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: center; margin-right: 20px;"> <p>Current Percentage Reduction</p> <div style="border: 1px solid black; padding: 2px 10px; background-color: #e0e0e0;">0%</div> </div> <div style="font-size: 0.8em;"> <p>Toilets: (6LPM Baseline)</p> <p>Private Faucets: (8.3LPM Baseline)</p> <p>Showerhead: (9.5LPM Baseline)</p> <p>Public Faucets: (1.9LPM Baseline)</p> <p>Urinals: (3.8LPM Baseline)</p> </div> </div>	Up to 6 Points (M and A)
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. (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?	Yes	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?	<select>	1 Point (A)
Will all architectural lighting be shut off between 11:00pm and 5:00am?	<select>	
Lighting - Reduce Light Pollution - Draft Plan		
Have all applicable Municipal Standards been satisfied?	<select>	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.	<select>	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)	<select>	2 Points (M)
Do visual markers on the glass have spacings equal to or less than 5cm (vertically) x 10cm (horizontally)?	<select>	
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?	<select>	
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?	<select>	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)	0%	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)

Heat Island - Reduce Heat Island Effect From the Built Form - Roof

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?

Point Allocation

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

0%

Up to 8 Points (M and A)