WESTON CONSULTING

454-462 Cumberland Ave & 3255, 3259 & 3265 New Street Sustainability Checklist

Weston File: 11463

September 2023

	Sustainable Building and Development Guidelines – Section 1: SITE DESIGN					
#	Required or Voluntary	Guideline	Implementation	Consultant	Achieved	How was it achieved
1.6	Voluntary	Site Disturbance: On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 12 metres beyond the building perimeter, 1.5 m beyond primary roadway curbs, walkways, and main utility branch trenches, and 7.5 m beyond constructed areas with permeable surfaces (such as pervious paving areas) that require additional staging areas in order to limit compaction in the constructed area. Or on previously developed sites, restore a minimum of 50% of the site area (excluding the building footprint) by replacing impervious surfaces with native or adapted vegetation.	OPA/ZBLA	MCL	No	The subject site will be assessed as a previously developed site. The minimum site landscaped area required is 50% of (0.36Ha Site Area– 0.13Ha Building area) = 0. 12Ha.This criteria is achieved through the landscaped areas of the proposed site, which amount to at least 0.12 Ha. Refer to the Site Plan.
1.7	Voluntary	Adaptive Reuse: Development includes adaptive reuse or rehabilitation of any non-designated heritage buildings with cultural heritage value or potential.	OPA/ZBLA		N/A	N/A

Sustainable Building and Development Guidelines – Section 2: TRANSPORTATION						
#	Required or Voluntary	Guideline	Implementation	Consultant	Achieved	How was it achieved
2.1	Required	Site Connections: Provide pedestrian and cycling connections from on-site buildings to off-site public sidewalks, pedestrian paths, trails, open space, active transportation pathways, transit stops and adjacent buildings and sites in accordance with Official Plan policies.	OPA/ZBLA	MCL and Traffic	Yes	Pedestrian connections are provided from site buildings to public sidewalks, pedestrian paths, and open spaces.
2.3	Required	Bicycle Storage: Provide bicycle parking spaces in accordance with the Zoning By-law and Official Plan Policies.	OPA/ZBLA	MCL	No	Given the type of use (retirement and long term care) bicycles will not be utilized by residents.
2.4	Voluntary	Transportation Demand Management: Provision and implementation of a Transportation Demand Management Plan. Required for parking reductions and required in Primary, Secondary and Employment Growth areas as per Official Plan policy.	OPA/ZBLA	Traffic	N/a	Parking demand is based on usage of similar facilities. Parking justification is provided with submitted TIS
2.5	Voluntary	Bicycle Storage (Occupants): Locate occupant/employee bicycle parking near the main entrance or easy to identify area, in a weather protected area with controlled access or secure enclosures, at no extra charge to the occupant/employee.	OPA/ZBLA	MCL	No	Given the type of use (retirement and long term care) bicycles will not be utilized by residents. There may be an opportunity to add some racks along the Cumberland Ave. entry Not provided at this time
2.6	Voluntary	Bicycle Storage (Visitor): Provision of bicycle parking spaces in a weather protected area at grade near the main entrance or easy to identify area.	OPA/ZBLA	MCL	No	

Sustainable Building and Development Guidelines – Section 3: NATURAL ENVIRONMENT						
#	Required or Voluntary	Guideline	Implementation	Consultant	Achieved	How was it achieved
3.8	Voluntary	Enhanced Tree Preservation: Maintain existing on-site trees that are 30 cm or more DBH (diameter at breast height) OR Maintain 75% of healthy mature trees greater than 20 cm DBH. Note: Tree preservation requirements will be determined by Official Plan urban forestry policies.	OPA/ZBLA	Cohan & Master	No	
3.9	Voluntary	Restoration and Enhancement: Complete and implement a restoration and/or enhancement plan that demonstrates net gain for Natural Heritage System areas, including a management and monitoring plan. May be required as a result of Environmental Impact Assessment recommendations.	OPA/ZBLA	Rubicon Environmental Inc		EIA/ EIS is not a requirement of this development as there are no natural heritage features that require restoration or enhancement.

Sustainable Building and Development Guidelines – Section 4: WATER CONSERVATION AND QUALITY						
#	Required or Voluntary	Guideline	Implementation	Consultant	Achieved	How was it achieved
4.1	Required	Stormwater Quality: Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	OPA/ZBLA	Counterpoint		Achieved through the use of an oil grit separator. Refer to the Functional Servicing and Stormwater Management Report (FSSR)
4.3	Voluntary	Pervious Surfaces: minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID) measures, such as: • permeable pavement; • bioswales; • infiltration trenches/bioretention areas; • rain gardens; • draining roofs to pervious areas, and; • other innovative stormwater management strategies	OPA/ZBLA	Counterpoint		Will be achieved through permeable pavers and green roofs where possible and water reuse cistern inside the building. Refer to the Functional Servicing and Stormwater Management Report (FSSR).

Sustainable Building and Development Guidelines – Section 5: ENERGY AND EMISSIONS						
#	Required or Voluntary	Guideline	Implementation	Consultant	Achieved	How was it achieved
5.1	Required	Urban Heat Island: Provide vegetated landscape areas in hard surfaces area as per the Zoning By-law.	OPA/ZBLA	SDG	Yes	Landscape treatments (planted, boxed) and been incorporated into hardscaped areas such as the ground floor and rooftop terraces.

	Sustainable Building and Development Guidelines – Section 6: WASTE AND BUILDING MATERIALS					
#	Required or Voluntary	Guideline	Implementation	Consultant	Achieved	How was it achieved
6.1	Required	Waste Management Plan: Provide and implement a waste management plan in accordance with Regional requirements.	OPA/ZBLA	N/a		A Waste Management Plan was not requested by the City or the Region given the type of use proposed. Specialized waste collection is needed for hazardous waste. Collection will be managed by the retirement facility.

	Sustainable Building and Development Guidelines – Section 8: INNOVATION					
#	Required or Voluntary	Guideline	Implementation	Consultant	Achieved	How was it achieved
8.1	Voluntary	Innovative design or performance features not listed that receive approval from the City.	Various			LID will for stormwater management be evaluated and coordinated for approval with the City during detail design/SPA approval.