1062 and 1074 Cooke Boulevard
Sustainable Building and Development Guidelines Checklist
September 2022

Sustainable Building and Development Guidelines Checklist					
Section 1: Site Design					
#	**Required or Voluntary**	**Guideline**	**Implementation**	**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 buildings 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 previous 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 and Site Plan	N/A	Not applicable. Subject lands are not Greenfield.
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 and Site Plan	N/A	Not applicable.
Section 2: Transportation					
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	OPA/ZBLA and Site Plan	Yes	The proposed building has been oriented to have front entrances facing the public sidewalk along Masonry Court and Cooke Boulevard. At-grade retail space has also been located along both

		and sites in accordance with Official Plan policies.			frontages. This allows for pedestrian access to transit, public sidewalks, and bicycle connections.
2.3	Required	**Bicycle Storage**: Provide bicycle parking spaces in accordance with the Zoning By-law and Official Plan Policies.	OPA/ZBLA and Site Plan	Yes	Bicycle parking is proposed as part of the development. Refer to Traffic Impact Study for further information.
2.4	Voluntary (see exception)	**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 and Site Plan	Yes	A Transportation Demand Management Plan has been prepared for the proposed development. Refer to Traffic Impact Study for further information.
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 and Site Plan	Yes	Bicycle storage is provided near the main entrances and in underground storage. Refer to Architectural Plans and Landscape Plans for further information.
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 and Site Plan	Yes	Bicycle storage has been provided near the main entrances. Refer to Landscape Plans for further information.
Section 3: Natural Environment					
3.8	Voluntary (see exception)	**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 and Site Plan	N/A	Tree preservation plan has been prepared in accordance with this requirements. Refer to Arborist Report for additional information.

3.9	Voluntary (see exception)	**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 and Site Plan	N/A	Not applicable. The Subject Lands is not affected by Natural Hazard Lands. An Environmental Impact Assessment is not required as part of this submission.
Section 4: Water Conservation and Quality					
4.1	Required	**Stormwater Quality**: Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	OPA/ZBLA and Site Plan	Yes	A level one/enhanced stormwater treatment approach will be proposed. Refer to Functional Servicing Report for more information.
4.3	Voluntary	**Previous 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 previous areas, and; • Other innovative stormwater management strategies.	OPA/ZBLA and Site Plan	Yes	Additional opportunities for LID measures to be explored at the Site Plan application stage.
Section 5: Energy and Emissions					
5.1	Required	**Urban Heat Island**: Provide vegetated landscape areas in hard surface areas as per the Zoning By-law.	OPA/ZBLA and Site Plan	Yes	Landscape buffers have been provided along all lot lines. In addition, landscaped areas have been provided in the amenity spaces.
Section 6: Waste and Building Materials					

6.1	Required	**Waste Management Plan:** Provide and implement a waste management plan in accordance with Regional requirements.	OPA/ZBLA and Site Plan	Yes	A waste management plan has been prepared to accommodate waste collection within the properties. Refer to Waste Management Plan for more information.
Section 8: Innovation					
8.1	Voluntary	Innovative design or performance features not listed that receive approval from the City.	Various	N/A	Innovative design features have not been considered at this stage.