236 Plains Road East Sustainability Checklist

Weston File : 10593

April 2024

	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.	ZBLA	Cosburn Nauboris	No	Voluntary guideline cannot be met due to site size and configuration.
1.7	Voluntary	**Adaptive Reuse**: Development includes adaptive reuse or rehabilitation of any non-designated heritage buildings with cultural heritage value or potential.	ZBLA	Megan Hobson	Yes	The subject property does not have a heritage property however the neighbouring property to the east is designated as a heritage dwelling. A Cultural Heritage Assessment was prepared and included with this submission to understand the heritage components of the neighbouring heritage dwelling and the potential impact of the proposed development. The proposed development includes heritage features to compliment the existing heritage of the neighbourhood and heritage dwelling, including traditional elements of the roof and window shape and facades materials.

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.	ZBLA	MMP	Yes	The proposed development includes a private pedestrian sidewalk with direct access to the public sidewalk on Plains Road East to promote active transportation and provides connection to a transit stop 20m to the east. The proposed development is oriented towards the road to promote a pedestrian realm and active transportation.
2.3	Required	**Bicycle Storage:** Provide bicycle parking spaces in accordance with the Zoning By-law and Official Plan Policies.	ZBLA	MMP Urban Trans	Yes	Bicycle parking is not required in the Zoning By-law or Official Plan, however, space is provided in each unit's respective garage.
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.	ZBLA	Urban Trans	Yes	A Transportation Demand Management Plan has been included in this submission within the Traffic Impact Brief. A reduction to the required parking rate is not requested. Required resident parking (2 spaces/ unit) and visitor parking (0.2 spaces/ unit) has been provided.
2.5	Voluntary	**Bicycle Storage (Occupants):** Locate occupant/employee bicycle parking near the main entrance or easy to identify area, in a	ZBLA	MMP Urban Trans	Yes	Each unit includes a garage with covered storage space for bicycles at grade and near the main entrance.

		weather protected area with controlled access or secure enclosures, at no extra charge to the occupant/employee.				
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.	ZBLA	MMP Urban Trans	Yes	Each unit includes a garage with covered storage space for bicycles at grade and near the main entrance.

Sustainable Building and Development Guidelines – Section 3: NATURAL ENVIRONMENT						
#	Required or Voluntary	Guideline	Implementation		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.	ZBLA	Urban Arboretum	No	Due to the site configuration, not all on-site mature trees can be preserved. However, 12 trees will be re-planted.
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.	ZBLA	Weston	Not applicable.	Not applicable.

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.	ZBLA	S. Llewellyn & Associates Limited	Yes	Adequate quality control has been achieved by proposing a treatment train, consisting of inlet filter, catchbasin inserts, and an oil/grit separator. See the Functional Servicing Report for details.
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	ZBLA	S. Llewellyn & Associates Limited	Yes	The proposed development has incorporated a perforated pipe system for stormwater infiltration, as well as quality control treatment for all pervious catchment areas. See civil design drawings and Functional Servicing Report for details.

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.	ZBLA	Cosburn Nauboris	Yes	Trees are provided or proposed to remain at the perimeter of the site to provide shade to the site and reduce the effects of Urban Heat Island. 12 trees will be re-planted on site.

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.	ZBLA	Weston	Yes	The submitted application includes a Waste Management Plan in the Planning Justification Report. Collection of all solid waste/ green waste storage bins will be placed along Plains Road East by each unit resident.

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	All	Not Applicable	Not Applicable