Project: LIVERPOOL ESTATES - Proposed 13 storey residential condominium

Location: 1854/1858 Liverpool Road, Pickering

Submission #1 – April 30, 2020

Sustainability Development Matrix - Plan of Subdivision & Site Plan				
Guideline Details (R - Required O - Optional Credit)		**Response by Developer in the application**	**Points**	**Comments/Review Sustainability Section**
1. Pre-Consultation and Ongoing Consultation				
1.1	Completion of Extensive Pre-Consultation on Sustainability Elements (O)	*Development team intends to conduct extensive pre-consultation coordination with the City regarding sustainability.*	**3**	
1.2	On-going Education Program (O)	*Development intends to incorporate an on-going resident education program regarding sustainability practices.*	**5**	
2. Environmental Protection				
2.1	Watershed and Sub-Watershed Planning (R)	*N/A*		
2.2	Master Environmental Servicing Plan (MESP) (R)	*N/A*		
2.3	Conservation Authority Regulations(R)	*Development is outside of TRCA Screening Area*		
2.4	Oak Ridges Moraine Plan (R)	*N/A*		
2.5	Greenbelt Plan (R)	*N/A*		
2.6	Conformance to Provincial Policy Statement (PPS) for Building Strong Communities(R)	*The Neighbourhood Plan, including the subject property, reflects the requirements and intent of the PPS with respect to building strong communities.*		
2.7	Conformance to PPS for Wise Use and Management of Resources (R)	*The subject property, where possible, will meet the requirement and intent of the PPS with respect to Natural Heritage.*		
2.8	Conformance to PPS for Protecting Public Health and Safety (R)	*There are no natural or human made hazards affecting the property, hence, N/A.*		

2.9	Stormwater Quality (R)	*The Storm Water Management Plan for the property meets the criteria for storm water quality.*		
2.10	Maintain or Reduce Stormwater Runoff (R)	*The Storm Water Management Plan for the property will maintain the pre-development peak flows for storm water runoff.*		
2.11	Water Balance and Source Water Protection (R)	*Development will provide retention of 5 mm of rainfall*		
2.12	Ground Water Protection (R)	*According to the Ministry of Environment Conservation and Parks Source Protection Atlas, the site is not within a regulated area for Source Water Protection.*		
2.13	Integrated Environmental Protection (O)	*The development will propose innovative designs/ measures that complement and impact different sustainability concerns.*	**3**	
2.14	Exceeding Regulatory Requirements (O)	*N/A*		
2.15	Biodiversity Protection and enhancement (O)	*Some existing trees will be retained and additional trees will be planted along the property perimeter to off-set the removal of other trees, as per the Landscape Master Plan*		
2.16	Natural Heritage Protection (O)	*See comment above. Off-site and the remaining on-site trees will be protected as outlined in Section 3.2 Tree Protection of the Arborist Report*		
2.17	Required Residential Site Design to Maximize Permeability (R)	*N/A*		
2.18	Optional Residential Site Design to Maximize Permeability (O)	*Development will use permeable materials for paved areas (outside of basement footprint) that achieves 25% increase in permeability relative to conventional methods.*	**2**	
2.19	Commercial/Employment/Institutional Site Design to Maximize Permeability (R)	*N/A*		

2.20	N/A			
2.21	Native Species and Planting (O)	*The project will use at least 75% native species of the landscaped areas as per the Landscape Master Plan.*	**3**	
2.22	Landform Conservation (R)	*Development intends to retain natural topography of the site.*		
2.23	Net Environmental Gain (O)	*The loss of tree cover will be off-set or slightly exceeded through the proposed tree plantings.*		
2.24	Pesticide and Fertilizer Use (O)	*Development intends to implement reduced use of pesticides and fertilizers.*	**2**	
2.25	Minimize Construction Related Environmental Impacts (R)	*Development intends to limit disturbance due to construction through the creation of impact zones.*		
2.26	Compensation for Unavoidable Impacts (O)	*Any mortality of planted trees or on-site retained trees within 2 years of construction will be replaced*		
2.27	Erosion and Sedimentation Control (R)	*Development will implement sediment and erosion controls consistent with the Greater Golden Horseshoe Area Conservation Authorities Erosion and Sediment Control Guidelines for Urban Construction (ESC Manual) (TRCA, 2006)*		
3. Location of Development / Selection of Lands				
3.1	Site Typology (O)	*Project will be on previously developed land and will result to increased density.*	**3**	
4. Design of Development - Land Use and Distribution				
4.1	Diversity of Uses (R)	*The site is less than 3 ha in size.*		
4.2	Construction Phasing (R)	*N/A*		
4.3	Residential and Non-Residential Phasing (O)	*N/A*		
4.4	Proximity to Schools (R)	*Nearest school to the site is approximately 1.1 km.*		
4.5	Provision of Mixed Uses and	*Proposed project will be mixed-*		

	Commercial Streetscape Environments (R)	*use to include both residential and commercial uses.*		
4.6	Enhanced Access to Amenities (O)	*The residential development will be 400m from the following amenities:* - *Retail* - *Entertainment* - *Government services* - *Offices* - *Recreational facilities*	**5**	
4.7	Enhanced Housing Diversity (R)	*The project will provide a variety of residential types/ sizes.*		
4.8	Rental and For-Sale Housing Affordability (O)	*N/A*		
4.9	Retail Parcel Sizes (R)	*N/A*		
4.10	Commercial Concentration (R)	*N/A*		
4.11	Mixed Use Commercial Concentration (O)	*Street related commercial nodes will be within 400m from residential project.*	**1**	
4.12	Proximity to Public Spaces (R)	*The main entrance of the residential project will be 800m from the City Hall.*		
4.13	Apply Regional Precedents in Urbanism and Architecture (O)	*N/A*		
5. Design of Development – Density and Compact Built Form				
5.1	Residential Density (R)	*Development will implement net net density achieved at the Neighborhood Plan level.*		
5.2	Increased Residential Density (O)	*Development will achieve 60-80uph for medium density areas.*	**4**	
5.3	Commercial Density (R)	*N/A*		
5.4	Increased Density and Mixed-Use (O)	*N/A*		
5.5	Future Intensification (R)	*N/A*		
6. Design of Development – Connections				
6.1	Open and Connected Communities (R)	*The project design will have streets, sidewalks, and public spaces to be available for the general public, and not enclosed in a gated enclosure.*		
6.2	Protect Linked Open Space System (R)	*The project will promote and implement a linked open space*		

		system that will have community interconnection.		
6.3	Provision of Interconnected Transportation Network (R)	*The project supports the neighborhood plan for alternative methods of transportation by providing linkages to pedestrian, transit, cycle and vehicular traffic.*		
6.4	Support for Alternative Transportation (O)	*The project will have bicycle storage facilities.*	**3**	
6.5	Street Network (R)	*N/A*		
6.6	Block Perimeter (R)	*N/A*		
6.7	Lanes (O)	*N/A*		
6.8	Cycling Network (R)	*N/A*		
6.9	Transit Amenities (O)	*N/A*		
6.10	Transit Oriented Compactness (O)	*The residential project will be within 250m from an existing transit stop (bus shelter) at Kingston road.*	**3**	
6.11	Parking Management (O)	*N/A*		
6.12	Parking Location (R)	*Surface parking will be located at rear or sides of built areas.*		
6.13	Corridor Frontage (R)	*The building façade will be directly along the street.*		
7. Design of Development – Pedestrian Oriented Community				
7.1	Amenities in Proximity (R)	*The project will be within 400m from existing commercial establishments.*		
7.2	Pedestrian Network (R)	*Sidewalks will be minimum 1.5m in width.*		
7.3	Pedestrian Safety and Comfort (R)	*N/A*		
7.4	Pedestrian Oriented Streetscapes (R)	*The project will be mixed-use and the building frontage will be adjacent to the sidewalk along Liverpool Road.*		
8. Resource Efficiency				
8.1	Energy Performance for Residential Buildings (O)	*N/A*		
8.2	Energy Performance for	*The project aims to achieve 25%*		

	Commercial Buildings (O)	*energy use reduction relative to MNECB.*		
8.3	Energy Efficient Appliances (O)	*Appliances will be energy-Star compliant.*	**3**	
8.4	Passive Solar Gain (R)	*The project design will utilize passive solar gain considering building orientation and fenestration.*		
8.5	Private Outdoor Lighting (R)	*The project design will have private outdoor lighting to consider light pollution and energy conservation.*		
8.6	Required Water Efficiency in Buildings (R)	*Project to achieve the requiremens of fixture flow rates as recommended.*		
8.7	Optional Water Efficiency in Buildings (O)	*N/A*		
8.8	Waste Management – Operations (R)	*The residential project will utilize waste management best practices through on-site waste separation and storage.*		
8.9	Waste Reduction – Construction (R)	*The project will have an on site construction waste management plan which utilizes construction best practices .*		
8.10	Required Material Selection (R)	*The project design and material specifications will meet the intent of Material Selection (Attachment A).*		
8.11	Optional Material Selection (O)	*The project will have 8 optional items from the Materials Selection (Attachment A).*	**3**	
8.12	Green Upgrades Available to Home Buyers (O)	*N/A*		
8.13	On-Site Power Generation (O)	*N/A*		
8.14	On-Site Renewable Power Generation (O)	*N/A*		
8.15	District Energy (O)	*N/A*		
8.15	Green Building Certification (O)	*N/A*		
8.17	Waste Water Management (O)	*N/A*		
8.18	Heat Island Reduction (O)	*The project will use light*	**3**	

		coloured surfaces for parking areas and walkways to reduce heat-island effect.		
8.19	Heat Island Reduction Roofing (O)	*The project will use light coloured roof surfaces to reduce heat-island effect.*	**3**	
8.20	Durable Buildings (R)	*Design specifications for material selections intend to achieve durable building assemblies.*		
9. Monitoring and Process to Address Exceptions				
9.1	Monitoring Plan (O)	N/A		
9.2	Exceptions (O)	N/A		
Total Points			**49**	