



Appendix	B
SRPRS	20, 057
File(s)	006-15679

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April 27, 2020

Planning and Regulatory Services Department
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Attention: Mr. Jeff Healy, Senior Planner

Re: Sustainability Metrics Summary
Elgin House Properties Limited
Part of Lot 26, Concession 2 E.Y.S.
1000 Elgin Mills Road East

Dear Mr. Healy,

KLM Planning Partners Inc. is the land use planner on behalf of Elgin House Properties Limited ('the client') with respect to their lands located at 1000 Elgin Mills Road East in the City of Richmond Hill. On behalf of our client, we are pleased to submit a Site Plan Sustainability Performance Metrics Summary for a proposed residential development.

The proposed development achieves an Overall Application Score of 34 points (23%), and an Overall Community Score of 48 points (27%). In accordance with the Sustainability Assessment Tool, the following scores have been achieved:

- 19 of 20 Mandatory Metrics are satisfied
- 33 of 84 Minimum Targets are satisfied
- 17 of 94 Aspirational Targets are satisfied

		Application	Community
Energy		3 of 46 (7%)	3 of 49 (6%)
Water		0 of 29 (0%)	0 of 29 (0%)
Walkability		13 of 41 (32%)	33 of 57 (58%)
Natural Systems		6 of 13 (46%)	6 of 13 (46%)

This summary is presented in chronological order, as each metric appears in the Implementation Tool.

1.B.1 Land Use Diversity Mix: Proximity to Basic Amenities (4 Points)

The proposed development is located within proximity to the following basic amenities:

Amenities within 800m: Grocery Store, Pharmacy

1.B.2 Land Use Diversity Mix: Proximity to Lifestyle Amenities (2 Points)

As shown on the Land Use Diversity Map, the proposed draft plan of subdivision is within proximity to the following lifestyle amenities:

Amenities within 800m: Designated Commercial Lands, General Retail, Place of Worship

1.C.2 Landscape and Street Tree Planting/Preservation – Maintain Existing Healthy Trees (2 Points)

An arborist's reports has been prepared which identifies and evaluates where existing trees will be protected and/or removed. Mitigation planting will be provided, as shown on the submitted landscape plans.

1.C.3 Landscape and Street Tree Planting/Preservation – Soul Quantity and Quality (Required)

All tree plantings to be completed in accordance with City of Richmond Hill standards.

1.E.1 Site Accessibility – Universal Design (Required)

10% of units have been design to provide a barrier free path of travel from the suite entrance door to at least one bedroom and one bathroom on the same level, as per the submitted floor plans.

1.F.1 Housing Unit Mix – Design for Life Cycle Housing – Site Plan (2 Points)

A total of 600 residential dwelling units are proposed; broken down as 284 mid/high rise units (47%) and 316 townhouse/stacked townhouse units (53%). Of the units proposed 17% are one bedroom/studio units, while the remaining 83% are 2 bedroom or greater units. All units are proposed to be sold at market rate.

1.H.1 Parking – Bicycle Parking – Multi-Family Buildings (2 Points)

A minimum of 0.8 bike stalls/storage lockers will be provided per unit, with a minimum of 10% provided at grade, as shown on the submitted Site Plan, Underground Parking Plan and Landscape Plans.

1.H.2 Parking – Off Street Parking (2 Points)

All off-street parking spaces are located underground.

1.I.1 Pedestrian Connections – Traffic Calming (2 Points)

All private roads have been proposed with traffic calming strategies.

1.J.1 Natural Heritage – Connection to Natural Heritage (2 Points)

50% of the NHS located on the subject lands will be connected via public access block(s).

1.J.2 Cultural Heritage Resource – Cultural Heritage Conservation (4 Points)

A designated heritage building exists on the lands. These building are proposed to remain in-situ and rehabilitated as a detached dwelling unit.

2.A.1 Site Permeability – Connectivity (2 Points)

Proposed buildings will be connected through a private sidewalk network that will also provide connections to the abutting public road network. Pedestrian amenities (benches, landscaping, bike parking) will be provided along the pedestrian network.

The development is also located within 200 m of a series of public transit stops along Elgin Mills Road East.

2.E.1 Walkability – Promote Walkable Streets (6 Points)

All sidewalks will be at least 1.5 metres in width. 100% of private streets will have continuous sidewalks on both sides of the street. Pedestrian amenities (benches, landscaping, bike parking) will be provided along the pedestrian network.

3.B.1 Storm water – Storm water Quantity (Required)

As outlined in the Functional Servicing, Stormwater Management and Water Balance Report prepared by TMIG, the most intense rainfall event that the site will be able to retain is 5 mm.

3.B.2 Storm water – Storm water Quantity (Required)

As outlined in the Functional Servicing, Stormwater Management and Water Balance Report prepared by TMIG, 80% of total suspended solids will be removed from all runoff.

4.C.1 Lighting – Parking Garage Lighting (Required)

A minimum illumination of 50 lux will be provided in all parking areas.

4.C.2 Lighting – Reduce Light Pollution (1 Point)

All lighting will meet Town of Richmond Hill standards. Up lighting will not be included in the design and all fixtures greater than 1000 lumens will be shielded.

4.C.3 Lighting – Energy Conserving Lighting (2 Points)

All Town of Richmond Hill standards will be adhered to. LEDs and/or photocells will be used on all lighting fixtures exposed to the exterior.

4.E.1 Materials & Solid Waste Management – Solid Waste (1 Point)

Storage areas of the collection of recycling/waste are provided in the underground parking facility.

TOTAL = 34 Points

Based on the above analysis and our completion of the Implementation Tool, the proposed development will score 34 points, equivalent to a “Good” rating, for Site Plan applications.

We trust that this is sufficient for the continued processing of our development applications. If you have further questions, please feel free to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Billy Tung, BES, MCIP, RPP
PARTNER