

LIST OF SUSTAINABILITY AGE FRIENDLY AND AFFORDABLE HOUSING MEASURES

1. Land Development Sustainability Measures

- Wetland and woodlands preservation;
- Transit supportive densities along Hwy 7 frontage;
- The development provides a diversity of uses – low, medium and high density residential, commercial and employment;
- Dark sky compliance practices for streetlights and exterior lighting;
- Waste management program focusing on waste diversion strategies to reduce the amount of waste during operations and maintenance;
- Integrated stormwater management planning and strategies based on; (i) protecting natural heritage features; (ii) mimicking a natural process; and (iii) LID practices focusing on the control and management of smaller rainfall events to mitigate the impacts of development on downstream resources;
- Project plantings including street trees;
- Native species where feasible, proposed for the SWM ponds; Specify tree/shrub species;
- Preservation/reuse of existing heritage buildings;
- Reduction of infill and infiltration through the use of PVC DR28 pipe, colour coded service pipes (storm and sanitary), temporary caps on vertical service connection risers;
- Balanced cut/fill to minimize the import/export of soils;
- Public spaces located adjacent to natural features;
- Multiuse trails connecting to surrounding neighbourhoods; and
- Proximity to parks, multiuse trails, retail, transit and healthcare (i.e. Markham Stouffville Hospital).

2. Housing Unit Sustainability Measures

- Dark sky compliance practices for exterior lighting on dwellings (included);
- LED or other energy efficient lighting (included);
- Use of low emissivity windows, eco-paint (low VOCs), insulated/better than code air tightness (included);
- Low and medium density units to include solar ready rough-in conduit (included);
- High-tech “smart” thermostats and HVAC systems (i.e. minimum 96% efficiency furnace, 75% efficiency HRV or ERV, high efficiency condensing hot water tank);
- tank-less water heaters, optional;
- Energy Star Appliances;
- Increased topsoil depth from 6” to 12”;
- Drain water heat recovery system;
- Continuous exterior insulated sheathing; and
- Low flow toilets and plumbing fixtures.

3. Age In Place Flexibility Measures

- Two to three house designs with optional ground floor bedrooms;
- Two single family house designs and two townhouse designs with optional closet configurations to facilitate future installation of elevators;
- 36-inch front, rear and garage entry doors. Minimum 30-inch bathroom doors. All other doorways (minimum 32") (included);
- Reinforced walls in bathrooms for grab bars (included);
- Optional comfort height light switches;
- Optional comfort height cabinets for kitchens/bathrooms;
- Optional clustered control center to operate multiple light fixtures/thermostat/rooms from a central location – reduces excessive travel throughout the home;
- Optional comfort height toilets;
- Avoid stair winders whenever possible;
- Walk-in showers with optional seat;
- Limit carpeted areas to promote hard surface flooring;
- Optional comfort height closet rods/shelving/bunks;
- Lever style door handles included;
- House designs with furniture placement consideration to help provide adequate space for travel/movement, strive for straight paths of travel included;
- Provide sufficient lighting in all corridor/high traffic areas;
- Pocket/barn doors to improve space and maneuverability in tight areas (optional);
- Layout of kitchen appliances for ease of use/access;
- Smart Home Technology; and
- Near-zero interior thresholds to minimize potential tripping hazards.

4. Affordable Housing Options

- Some models designed to include optional coach houses; and
- Optional side doors on single family dwellings for future second suite opportunities.

5. Accessibility Measures Being Included In High Density Blocks (Building Code Part Three)

- Suitable parking areas;
- Barrier-free path of travel, including ramps, leading to main entrance;
- Power assist entrance doors into building;
- Adequate lighting, signage and clearly visible emergency exits;
- Accessible elevators & controls with two-way emergency call system;
- Beveled thresholds;
- Proper lighting for vision disabilities so that people can clearly see colours patterns and signage; and
- Optional comfort counter height cabinets / shelves, light-switches and toilets.