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.