



TO: Mayor and Members of Council

FROM: Central District Team 

DATE: May 19th, 2009

Re: **Main Street Residence (Unionville) Inc.
(The Rockport Group)
Site Plan Application (SC 08 128054)
Proposed Retirement Residence at 34 Main Street Unionville South**

BACKGROUND

On April 21, 2009, Development Services Committee deferred site plan approval of the proposed retirement residence at 34 Main Street. Committee's discussion focussed on proposed sustainable measures to be incorporated into the proposed development and a future potential connection to Markham District Energy. Committee directed Staff to report back on this item on May 19th, and it is listed on today's agenda.

UPDATE

The applicant has met with the York Region District School Board and Markham District Energy and are still in the process of coordinating information respecting the connection to District Energy and cost-sharing arrangements for sanitary and storm sewers with the School Board. Staff can report back to Committee upon resolution of these matters.

The applicant has indicated that the proposed development will contain sufficient sustainable features to qualify for LEED silver equivalent, however, they will not be pursuing LEED status. The applicant has updated the attached list of sustainable measures to be incorporated into the proposed development. In addition to the points identified on the attached list, the applicant has added points for reduced site disturbance, water use reduction, low emitting materials and bird friendly design.

Staff will continue to work with the applicant to resolve these matters as part of the site plan approval process.

LEED® Scorecard for 34 Main Street, Unionville

Sustainable Site		CREDIT PURSUED			PROPOSED METHOD
		YES	TBD	NO	
Prerequisite 1	Erosion & Sedimentation Control	Y			Silt fence around site, temporary seeding stabilize soils, stormwater sediment trap
Credit 1	Site Selection	X			
Credit 2	Development Density	1		N	Buildings, roads and parking areas are not develop on prohibited criteria
Credit 3	Redevelopment of Contaminated Site				Total building area/Property area is greater than 13,800m ² per hectare
Credit 4.1	Alternative Transportation: Public Transportation Access	1		N	Site not defined as contaminated
Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1			Site is within 800m from GO train station, 400m from 2 bus lines, shuttle bus service
Credit 4.3	Alternative Transportation: Hybrid and Alternative Fuel Vehicles	1			34 outdoor bicycle storage area with roof near entrances/exits to the building (for 15% of building occupants)
Credit 4.4	Alternative Transportation: Parking Capacity	1			Provide hybrid vehicles for autoshare program
Credit 5.1	Reduced Site Disturbance: Protect or Restore Open Space			N	Provide designated parking for carpools and autoshare
Credit 5.2	Reduced Site Disturbance: Development Footprint			N	
Credit 6.1	Stormwater Management: Rate and Quantity	1			Storm management plan to prevent exceeding pre-development 1.5 year, 24 hour peak discharge rate
Credit 6.2	Stormwater Management: Treatment				
Credit 7.1	Heat Island Effect: Non-Roof	1			50% parking spaces are provided underground
Credit 7.2	Heat Island Effect: Roof	1			ENERGY STAR® compliant and high emissivity roof (>0.9) roofing
Credit 8	Light Pollution Reduction	1			Lighting design to meet requirement
		TOTAL: 10			

Water Efficiency		CREDIT PURSUED			PROPOSED METHOD
		YES	TBD	NO	
Credit 1.1	Water Efficient Landscaping: Reduce by 50%	1			
Credit 1.2	Water Efficient Landscaping: No Potable Water Use or No Irrigation				for? landscape?
Credit 2	Innovative Wastewater Technologies			N	

Credit 3.1	Water Use Reduction: 20% Reduction	1	Ultra low flow showerheads, faucets
Credit 3.2	Water Use Reduction: 30% Reduction	N	
TOTAL:		1	

Energy & Atmosphere		CREDIT PURSUED			PROPOSED METHOD
		YES	TBD	NO	
Prerequisite 1	Fundamental Building Systems Commissioning	Y			
Prerequisite 2	Minimum Energy Performance	Y			
Prerequisite 3	CFC Reduction in HVAC&R and Elimination of Halons	Y			
Credit 1 (1-10pts)	Optimize Energy Performance	2			Low-E windows, increase walls and roofs insulation, occupancy sensor lighting and ventilation controls, HRV and heat pump system for all amenities, VFD on all pumps, high efficiency boilers, ENERGY STAR® appliances
Credit 2.1	Renewable Energy: 5%			N	
Credit 2.2	Renewable Energy: 10%			N	
Credit 2.3	Renewable Energy: 20%			N	
Credit 3	Best Practice Commissioning			N	
Credit 4	Ozone Protection	1			HVAC and refrigeration equipment contain HFC refrigerant only
Credit 5	Measurement and Verification	1			BAS installed to continuously meter lighting systems, VFD operation, Chiller efficiency, cooling load, HRV ventilation, boiler efficiencies, and total annual building energy/water
Credit 6	Green Power			N	
TOTAL:		4			

Materials & Resources		CREDIT PURSUED			PROPOSED METHOD
		YES	TBD	NO	
Prerequisite 1	Storage & Collection of Recyclables	Y			
Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof			N	No existing building on site
Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof			N	
Credit 1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements			N	
Credit 2.1	Construction Waste Management: Divert 50% From Landfill	1			Develop and implement waste management plan to recycle/salvage 50% of construction and land clearing waste

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Nov 25, 2008

Credit 2.2	Construction Waste Management: Divert 75% From Landfill	N		
Credit 3.1	Resource Reuse: 5%	1		Use salvaged, refurbished, reused materials, products and furnishings (off-site) for 5% of the total cost of building materials
Credit 3.2	Resource Reuse: 10%		N	
Credit 4.1	Recycled Content: 7.5% (post-consumer + 1/2 post-industrial)	1		Recycled drywall, steel, flyash/slag in concrete
Credit 4.2	Recycled Content: 15% (post-consumer + 1/2 post-industrial)		N	
Credit 5.1	Regional Materials: 10% Extracted and Manufactured Regionally	1		Materials extracted, processed and manufactured within 800km of the project site, or within 2400km if shipped by rail or water
Credit 5.2	Regional Materials: 20% Extracted and Manufactured Regionally		N	
Credit 6	Rapidly Renewable Materials		N	
Credit 7	Certified Wood	1		50% of wood-based materials and products are FSC certified
Credit 8	Durable Building	1		Building is designed and constructed to exceed predicted design service life established in CSA S478-95 Table 2
TOTAL:		6		

Indoor Environmental Quality		CREDIT PURSUED			PROPOSED METHOD
		YES	TBD	NO	
Prerequisite 1	Minimum IAQ Performance				
Prerequisite 2	Environmental Tobacco Smoke (ETS) Control	Y			
Credit 1	Carbon Dioxide (CO2) Monitoring	Y		N	
Credit 2	Ventilation Effectiveness				
Credit 3.1	Construction IAQ Management Plan: During Construction	1			Air change effectiveness equal to 0.9
Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy			N	
Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1			VOC content less than VOC content limits of SCAQMD Rule #1168
Credit 4.2	Low-Emitting Materials: Paints and Coatings	1			VOC emission from paints, anti-corrosive coatings and other sealers do not exceed VOC limits of Green Seal's sStandard GS-11, GS-03 and SCAQMD Rule #1113.
Credit 4.3	Low-Emitting Materials: Carpet			N	
Credit 4.4	Low-Emitting Materials: Composite Wood and Laminate Adhesives			N	
Credit 5	Indoor Chemical & Pollutant Source Control	1			Entryway grates, deck-to-deck partition, HVAC equipment equipped with MERV 13 filters
Credit 6.1	Controllability of Systems: Perimeter Spaces	1			Suites are provided with operable window and lighting control zone per 18.5m ² within 5m of the perimeter wall

Credit 6.2	Controllability of Systems: Non-Perimeter Spaces	N	
Credit 7.1	Thermal Comfort: Compliance with ASHRAE 55-2004	1	
Credit 7.2	Thermal Comfort: Monitoring	1	Comply with ASHRAE Standard 55-2004
Credit 8.1	Daylight and Views: Daylight 75% of Spaces	1	BAS to monitor temperature and humidity
Credit 8.2	Daylight and Views: Views 90% of Spaces	1	25 footcandles in 75% of all regularly occupied areas
		1	Direct line of sight to vision glazing for 90% of building occupants. Perimeter windows to have glazing-to-floor area ratio of 0.07
		TOTAL: 9	

Innovation & Design Process		CREDIT PURSUED			PROPOSED METHOD
		YES	TBD	NO	
Credit 1.1	Innovation in Design: Green Housekeeping	1			Green Seal certified products, develop and implement housekeeping program
Credit 1.2	Innovation in Design			N	
Credit 1.3	Innovation in Design			N	
Credit 1.4	Innovation in Design			N	
Credit 2	LEED® Accredited Professional	1			LEED® AP is a principal participant of the project team
		TOTAL: 2			

Total Anticipated Credits: 31

LEED® Certification Level

Certified: 26 to 32 points
Silver: 33 to 38 points
Gold: 39 to 51 points
Platinum: 52 points or more