



HÄLSA

ONE PLANET ACTION PLAN

PREPARED FOR:

windmill

**Leader Lane
Developments**

OPL ENDORSED



One Planet
Living®

Global
Leader 2024

Windmill and Leader Lane honours the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples. Windmill and Leader Lane honours all First Nations, Inuit, and Métis peoples and their valuable past and present contributions to this land.



This One Planet Action Plan was created by Urban Equation. Urban Equation is a leading strategic sustainability and development consultancy with a proven track record of delivering impact and innovation for award-winning sustainable development projects. For further information visit urbanequation.ca.

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SECTION 1 INTRODUCTION

Overview

Hälsa is a joint venture between Windmill Developments and Leader Lane Developments, comprising three residential buildings in Etobicoke's Mimico neighbourhood.

The three buildings, centered around the Mimico GO station, are set to be among Toronto's first prefabricated, mass timber purpose built rental buildings. Inspired by Nordic sustainability standards and their emphasis on creating healthy, welcoming, and sustainable places, Hälsa's 3 new developments will embrace these and other principles as they collectively pursue endorsement as a One Planet Living project. The three developments in the Etobicoke Collection include:

- Hälsa Mimico – 722 The Queensway
- Hälsa Mimico – 430 Royal York
- Hälsa Mimico – 230 Royal York

Humanity is at a crossroads.

In North America, we are consuming at a rate that far exceeds our planet's resources. We are consuming as if we have not **one** planet, but **five**.

As we enter what many call the defining decade to address our warming climate, the outlook remains bleak. If all the pledges made by global governments were fulfilled, we would still fall short of limiting warming to 1.5C. The heat waves, floods and wildfires of 2021 clearly signal that action is needed to avoid a climate tipping point.

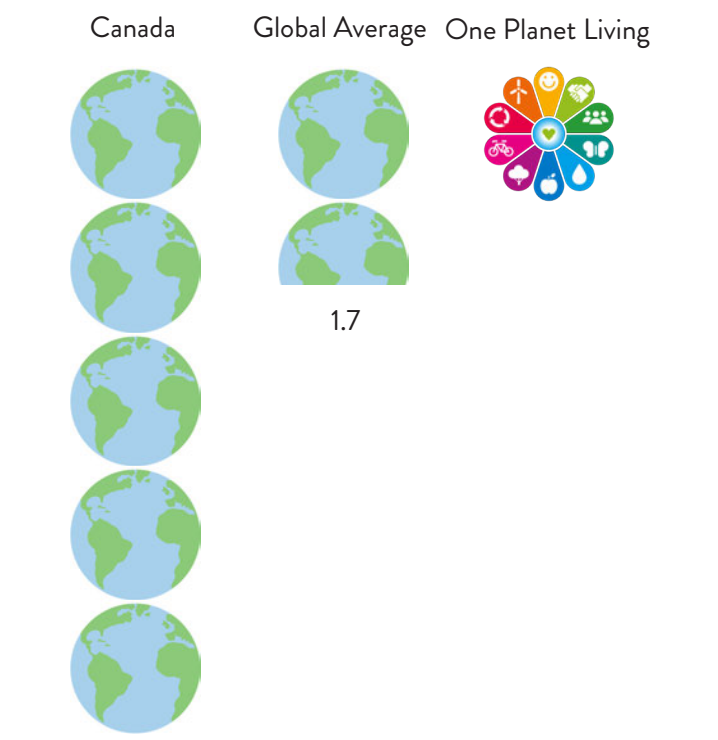
Moreover, we are under delivering on many of our social foundations, adding growing social discontent and widening inequality to our list of challenges. As a result, we are witnessing unprecedented upheaval in life as we know it.

A bold, new vision to ensure our future.

While Canada’s commitment to the Paris Accord is a good start, reducing our carbon emissions is no longer enough. We need to actively regenerate the living systems on which we depend, and for that we need a bold, new vision.

That vision is “one planet living”. At its heart, one planet living is a vision of a future where it is both attractive and affordable for people to live happy, healthy lives within the finite limits of our one planet’s resources. It is a world view that allows us not only to reconnect with and live in balance with nature but to actually regenerate nature. It also allows us to regenerate our relationships with one another.

One planet living is the type of bold vision we need to align universal principles of social and environmental sustainability with the way we design, build, and interact with our communities.



**One Planet Living®:
A framework for sustainability.**

As well as being a world view, one planet living—or One Planet Living®—is also a framework to help citizens, companies and governments create a sustainable future.

At Hälso, One Planet Living is being used to guide our approach to developing a complete and comprehensive plan that will tackle climate change, build resilient communities, and regenerate the living systems around us.

One Planet Living® is unique in that it is universal. Its 10 Guiding Principles cover all aspects of social, economic, and environmental sustainability. It addresses all phases of a project, from design to construction, through to operations, programming, and personal lifestyle choices. In this way, One Planet Living embeds sustainability into a projects’ DNA rather than making it a stand-alone topic.

It also reminds us that sustainability is a journey that doesn’t end when the doors to a new building open. As we get deeper into the decade that will define the legacy we leave future generations, it’s now more important than ever that we find ways to collaborate and walk this journey together.





SECTION 2 PROJECT CONTEXT

Overview

This One Planet Action Plan is a product of the project's local context. Current site conditions, local policy, history, etc. have all influenced this project by acting as filters through which the Plan has been developed. They have led to a customized response to sustainability that addresses the opportunities the project presents.

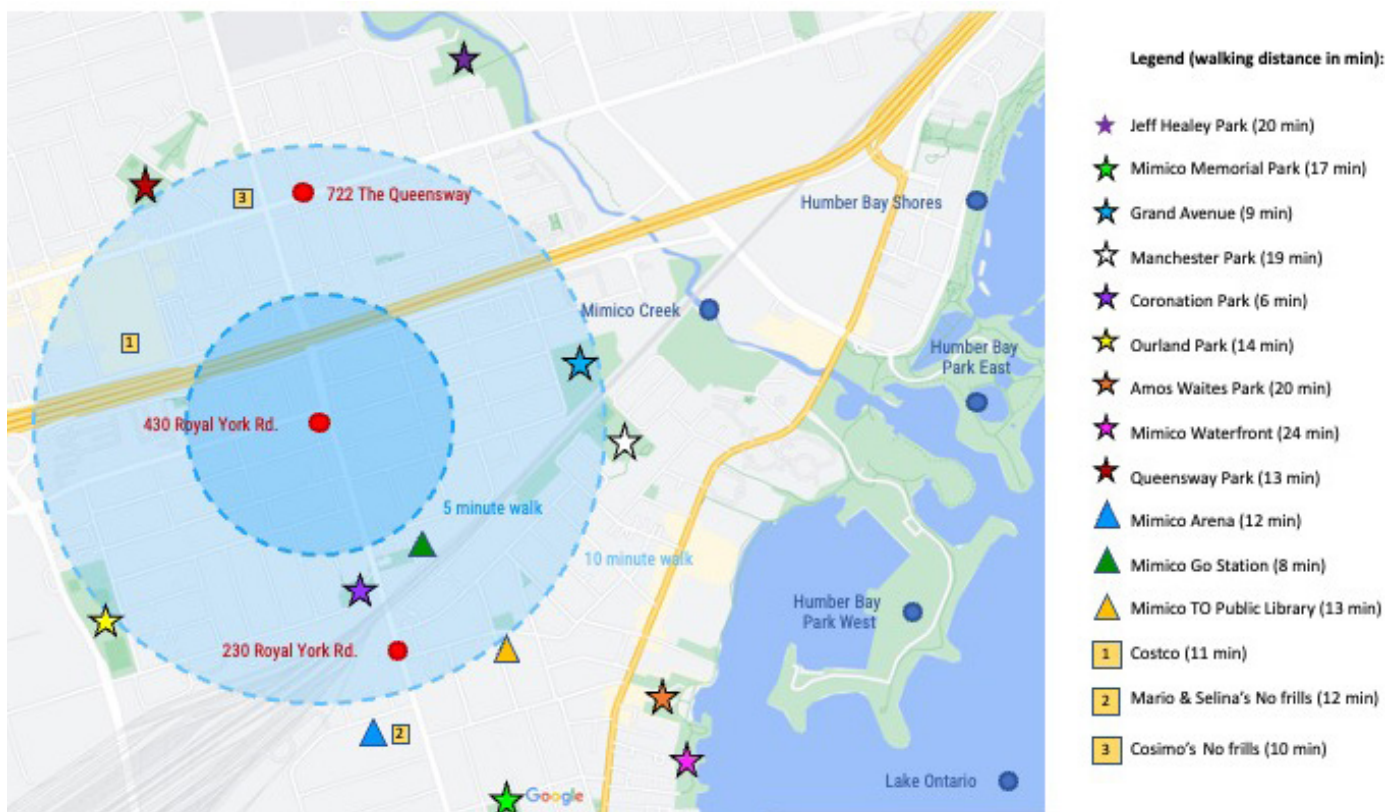
Current Sites.

The Hälsa project includes three building locations in Etobicoke's historic Mimico neighbourhood. The buildings are located at 230 Royal York, 430 Royal York and 722 The Queensway. Two buildings, 230 Royal York and 430 Royal York, are located south of Gardiner Expressway, while 722 The Queensway is situated to the north. The three sites are within a ten-minute walk from each other. All sites entail the demolition of existing buildings.

Design.

The project consists of one 6-storey and two 9-storey residential buildings, totaling 105 units. Designed to Toronto Green Standards (TGS) v4 Tier 2 and LEED Platinum, the three buildings are set to be among the first prefabricated, timber construction projects in Toronto. Specifically, the buildings will be constructed with local cross laminated timber (CLT), allowing for minimal concrete use, which will result in less embodied carbon. Additionally, the design allows for an expedited construction timeline.

The trio is set to feature geothermal heating and cooling, exposed wood in each unit, outdoor green space, and retail at grade. Furthermore, the three buildings will use the same design blueprint, accelerating the approvals process and creating a replicable model that may be repeated on future projects across Toronto and beyond.



Radius drawn from 430 Royal York Rd.

Community Context

Access to nature and recreation

The project is located a short walking and cycling distance of significant greenspace, bodies of water, and robust pathways connecting the site to various large parks. These natural and recreational amenities include:

- Humber Bay Park East & West
- Humber Marshes
- Etienne Brule Park
- High Park
- Humber River
- Mimico Creek Trail
- Mimico Waterfront Park

Neighbourhood amenities

The surround area offers a variety of cultural, retail, and entertainment options, with Royal York Road being one of Mimico's primary commercial districts. In addition to an assortment of local mom-and-pop shops, residents are also within walking distance of major big box stores, including Costco and No Frills.

Local Paths and trail networks

The project is strategically located a short walk away from the Mimico GO Station, with the three buildings having transit score ranging from 66 to 77 (good to excellent transit) according to walkscore.com. Similarly, the three sites offer access to a cycling network with a cycling score ranging from 68 to 84 (bikeable to very bikeable).

Connecting the three buildings to the greater Toronto community, the multi-use pathway enables pedestrians or cyclists to travel West towards Humber Bay Shores, East toward the Colonel Samuel Smith Park, North toward the Queensway neighbourhood and South toward the Mimico waterfront.



Future of Mimico GO Station - Rendering

Policy Context

Toronto Green Standard.

Since 2010, the TGS has set out sustainable design and performance requirements for new developments. Version 4 of the standard has been in effect since May 1, 2022, reflecting the City Council's adoption of the Net Zero by 2040 Climate Strategy in December 2021 and its acceleration of greenhouse gas emission (GHG) emissions limit such that buildings constructed on or after 2030 must be near zero emissions. The project is targeting TGS Tier 2 with the potential to achieve Tier 3 in the future.



2018	2022	2026	2030
V3 Tier 1	--	--	--
V3 Tier 2	V4 Tier 1	--	--
V3 Tier 3	V4 Tier 2	V5 Tier 1	--
V3 Tier 4	V4 Tier 3	V5 Tier 2	V6 Tier 1

Target

TGS Step Code

Demographic Context

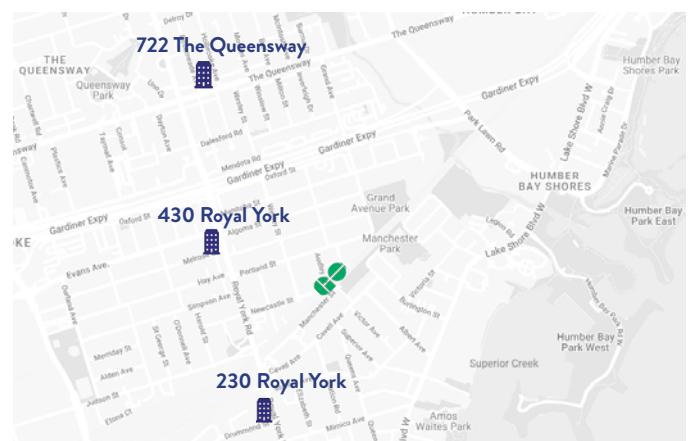
Socioeconomic and demographic context.

Located in Etobicoke's Mimico neighbourhood, the project sites is categorized by a notable immigrant population and significant population growth among the 20-39 age groups.

According to the City of Toronto (2016):

- Median household income in Mimico is \$67,525 (vs. \$65,829 in Toronto)
- 18% of individuals residing in this community are considered low income (vs. 20% in Toronto)
- 49% of renters and 31% of owners live in unaffordable housing* (vs. 47% and 27% in Toronto, respectively)
- 46% of residents live alone (vs. 32% in Toronto)
- 41% of residents are non-native English speakers (vs. 47% in Toronto)
- 40% of residents are immigrants (vs. 51% in Toronto)
- 1 in 3 (28%) of residents take public transit to work (vs. 37% in Toronto)

*Unaffordable housing is defined as housing costing 30% or more of total household income.

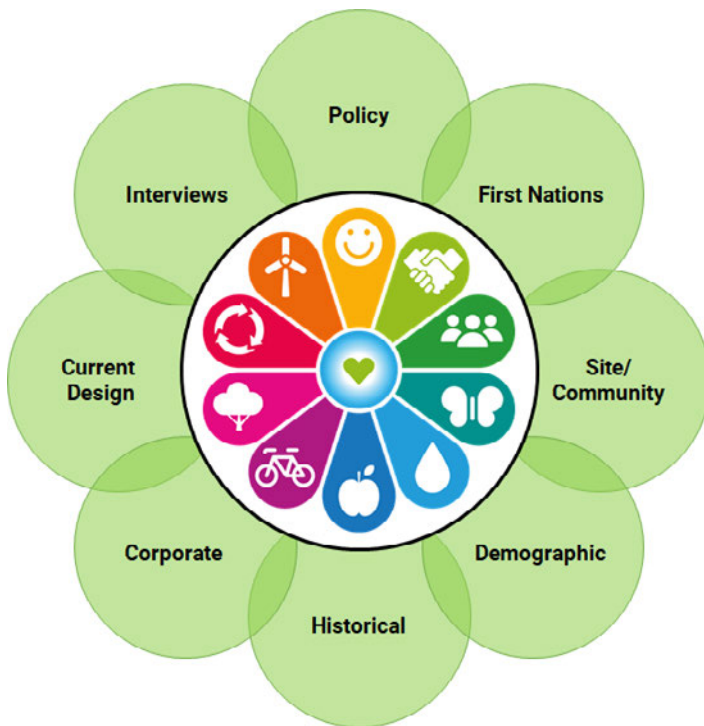


Hälsa's Building Location

Cultural Context

First Nations.

The site is located on traditional and unceded territory of the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples.



Development Context Filters

Track Record of Success

Windmill Development Group.

Windmill was conceived from a belief that there must be a way to both inspire and exemplify the net positive eco-social impact possible by applying a holistic sustainability lens to development.

With a commitment to pursuing One Planet Living (OPL) endorsement across its projects and an internal 'Impact Standard' to guide its work, Windmill continues to lead the way in sustainable development.

windmill

Leader Lane Developments

Leader Lane Developments are community builders at heart who aspire to better the urban experience. As a multi-disciplinary firm with a depth of project experience in all asset classes, Leader Lane blends a merchant developer mentality with institutional discipline and a keen eye for design, providing high quality urban living options for end-users.

Hälsa presents an opportunity for Windmill Developments and Leader Lane Developments to continue their journey towards advancing better outcomes for the environment and our commitments, and further differentiate themselves as leaders in sustainable development.

 **Leader Lane
Developments**



SECTION 3

WHAT MAKES HÄLSA UNIQUE

Hälsa is not just an urban infill project. Its wider goal to create a sustainable community further sets it apart from other developments around Toronto.

To guide our path to sustainability, we are using the One Planet Living (OPL) sustainability framework. One Planet Living ensures sustainability is considered from a triple bottom line perspective – **people, planet and prosperity**. One Planet Living helps create thriving, ecologically responsible communities through the development of an Action Plan.

Building on the site's context and dedicated to delivering on these opportunities, this One Planet Action Plan has been created to inspire the community, our stakeholders and the design team. It also establishes direction for the project. Hälsa is pursuing international endorsement as a One Planet

Recognized Global Leadership

Hälsa has been recognized as a One Planet Living - Global Leader. This puts Hälsa among the most ambitious, and sustainable, infill development projects in the world. More specifically, it means this plan was verified by an independent steering committee of globally recognized sustainability experts.

Hälsa is only the third One Planet Living community in Canada, and the first in Toronto.

Our Guiding Themes

While the ten One Planet Living Principles ensure a strong sustainable foundation for our project, it is the Big Moves that will give it a unique identity. The Big Moves act as Hälsa's north star, influencing how we design and build the project, how it should be operated, and how the project can influence the lifestyle choices and behaviour of future residents. The Big Moves are Zero Carbon, Creative Connectivity, and Healthy Living.



Zero Carbon

Hälsa will develop and implement an ambitious zero carbon strategy that demonstrates leadership in reducing GHG emissions over the entire life of the project, with an emphasis on embodied carbon.

Under this Big Move, there is a focus on:

- Mass timber construction
- Geothermal Energy
- Pre-fabrication
- Energy efficient features.

Creative Connectivity

Strategically anchored around the Mimico GO transit station and just steps away from extensive cycling paths connecting the project in all directions, Hälsa will encourage active transportation by enabling residents to explore various zero carbon transit options.

Under this Big Move, there is a focus on:

- Micro mobility
- Limited parking
- Mobility packages for residents
- Minimum 1:1 bike storage ratio

Healthy Living

Hälsa will provide exceptional indoor comfort, incorporate biophilic design and improve access to numerous surrounding recreational amenities to ensure residents are healthy and happy.

Under this Big Move, there is a focus on:

- Exposed wood
- Programmable green rooftops
- Community partnerships
- Human scale design.

Our Approach

The Hälsa One Planet Action Plan is a living Plan. It will continue to evolve with new thinking, innovation, and local and global trends. In addition, ongoing collaboration with the design team and community leaders will continue to foster new ideas that will help us deliver a building we, and the community, can be proud of. In this way, Windmill and Leader Lane will ensure the Plan stays meaningful, relevant, and impactful.

With that in mind, the Hälsa One Planet Action Plan is also grounded in several initiatives that create an unique foundation of sustainability for the project. These include a foundational commitment to carbon, community, sustainable living and innovation.



Carbon

Hälsa represents the first of many mass-timber mid-rise residential buildings to be replicated through the Hälsa Living Brand. From the very inception of the development, Hälsa has embraced the commitment to 'Zero Carbon' aligning itself with global best practices.

As the construction industry increasingly focuses on environmentally responsible solutions, mass timber emerges as a promising avenue to address climate change concerns and create more sustainable and resilient built environment.

By choosing mass timber over traditional materials, Hälsa will be able to reduce embodied carbon while promoting sustainable forestry practices.

Additionally, the incorporation of a geo-exchange systems for heating and cooling further supports the decarbonization of the built environment. As a result, Hälsa will significantly reduce greenhouse gas that results from operating the building. In fact, the fully electric building will only use natural gas (a fossil fuel) for back up power when needed.

Community

Windmill and Leader Lane Developments are committed to creating communities that leave a positive impact. As leaders in the development industry, we have an obligation to learn from, and deliver benefits to each of the communities we build in.

At Hälsa our Community Benefits Plan aims to provide real understanding of the local community to ensure local culture, history and needs are well understood. This leads to an individually tailored plan that aims to provide real, impactful social and economic benefits to the community.

The Hälsa our Community Benefits Plan includes social hiring requirements to provide opportunities to equity-seeking groups, promote diversity, equity and inclusion through social procurement, and support local workforce development.



One Planet Living

Individually, our lifestyles and day to day choices have a significant impact on both our communities and the environment. The way we get to work, how we dispose of waste, and even our diets - collectively have profound ecological and social impact. At Hälsa, our goal is to empower our residents to reduce these impacts.

Our approach to one planet living begins by paying attention to the role a home plays in our ecological footprint. At Hälsa, residents will be provided with a head start towards one planet living simply by moving into a zero carbon building.

To continue the journey, residents will be introduced to a new community committed to sustainable living. A community rich in local amenities, pedestrian-friendly avenues, coupled with education and programming, Hälsa lifestyles will strike a balance between modern comforts and eco-conscious choices. Combined, one planet living lifestyles, and a healthier planet, are within reach.

Innovation

The project's use of prefabricated mass timber contributes to a reduction in construction waste, further reducing ecological footprint of the development. Unlike conventional materials, the prefabricated cassette system enables flexibility to meet market and housing demands.

The minimal below grade work significantly reduces soil and water table disruptions, contributing to the regeneration of natural resources. Proactive measure to minimize operational energy requirements alleviate pressures on existing urban power infrastructure while providing passive house style and comfort.

The prefab nature necessitates active collaboration among all stakeholders involved in the project. This cross-country collaboration and the transfer of knowledge between provinces exemplifies the importance of sustainable relationship building and progress within green building sector.



SECTION 4 OUR PLAN

One Planet Living is one of the most holistic sustainability frameworks available around the globe. By encouraging projects to consider sustainability from a triple bottom line perspective – people, planet and prosperity – and across all project phases – design, construction, operation, community living – One Planet Living helps create thriving, ecologically responsible communities.

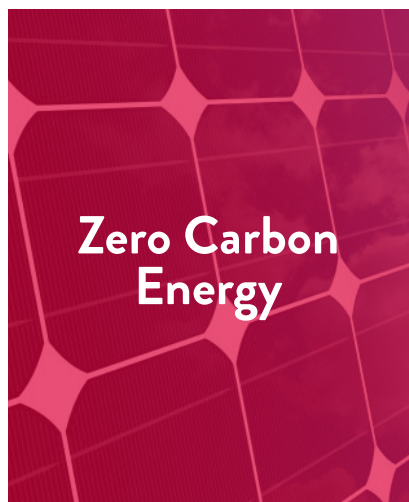
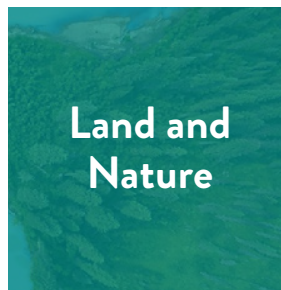
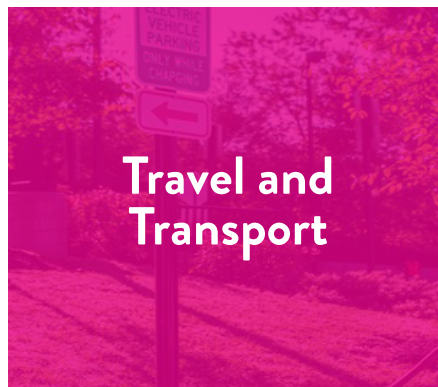
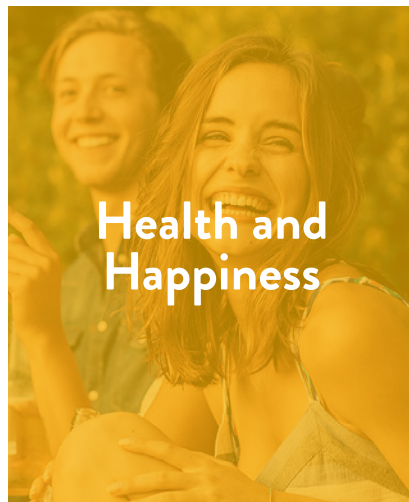
As part of our efforts to be recognized as Global Leader in One Planet Living, Windmill Developments and Leader Lane Developments have prepared this One Planet Action Plan (OPAP). The OPAP outlines:

- Key performance indicators and targets.
- Outcomes we aim to accomplish across the project.
- Big Moves that define what makes this project special.
- Performance requirements.

The performance requirements define how the project will deliver on the outcomes during design, construction, operations, and where possible, with the future residents themselves.

With our Hälsa strategy in place, the OPAP serves as the road-map for the design team to ensure sustainability is integrated into the planning, design, construction and marketing / sales processes.





OPL TARGETS

The following key performance indicators and targets are being pursued on all OPL endorsed projects where relevant.

Equity and Local Economy

- Create jobs for equity seeking groups



Health and Happiness

- Walkscore of 75
- 100% of products meet LEED Volatile Organic Compounds (VOC) requirement

Land and Nature

- 30% of site covered by green, open and outdoor amenity spaces.



Local and Community

- At least one community initiative



Sustainable Water

- 36 m3/pp/yr Indoor water consumption (Average reduction)

Culture and Community

- 1 Community Benefits Plan

and Sustainable Food

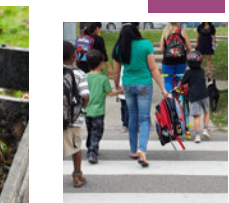
one sustainable food

Sustainable Transportation

- 25% of parking stalls with Level 2 EV chargers and 75% EV Ready infrastructure
- 3 low carbon mobility options provided
- 0.5 Parking ratio per unit

Zero Waste

- 90% of waste diverted during demolition and construction



ter

oor potable water
approximately 50%

Sustainable Materials

- 420 kgCO₂e/m²
Embodied carbon intensity

Zero Carbon

- The project is zero carbon and combustion free



HEALTH AND HAPPINESS

Encouraging active, social, meaningful lives to promote good health and wellbeing.

OUTCOMES

HH1

Residents are among the happiest in Canada

HH2

Residents are among the most physically active in Canada

HH3

Indoor and outdoor spaces are healthy, welcoming and comfortable

ADDRESSED TOPIC AREA



PHYSICAL HEALTH



SOCIAL WELLBEING



HEALTHY LIVING

Outcome ID	Key Performance Indicators	Baseline	Target
HH 1	% positive responses on self-reported health and happiness survey	67%	75%
HH 2	Walkscore	61	75
HH 2	Minutes per week of moderate to vigorous physical activity	150	180
HH 3	% Of products that meet LEED Low emitting material requirement	N/A	100%
HH 3	% of residents that indicate common spaces are welcoming and comfortable	N/A	>75%



HEALTH AND HAPPINESS

Encouraging active, social, meaningful lives to promote good health and wellbeing.

STRATEGIES

HH1: Residents are among the happiest in Canada

- Administer occupant comfort survey to collect anonymous responses regarding building amenities, programming, lighting, thermal comfort, air quality etc.

HH2: Residents are among the most physically active in Canada

- Locate the project close to transit stations, walking and biking trails.

HH3: Indoor and Outdoor spaces are healthy, welcoming and comfortable

- Develop an indoor air quality strategy that addresses carbon monoxide; eliminated fireplaces, woodstoves or unvented combustion appliances; ensures high quality filtration; ensures low emitting products; and prohibits smoking before and after occupancy
- Develop and implement a construction indoor air quality management plan
- Capture dirt and other particulates at all regularly used entrances.





EQUITY AND LOCAL ECONOMY

Creating safe, equitable places to live and work which support local prosperity and international fair trade

OUTCOMES

EE1

Economic development opportunities are available to equity-seeking groups

ADDRESSED TOPIC AREA



JOB OPPORTUNITIES

EE2

The project delivers local economic benefits



LOCAL TRADES



UNIVERSAL DESIGN

Outcome ID	Key Performance Indicators	Baseline	Target
EE1	% of construction jobs created for equity seeking groups	N/A	20%
EE2	# of total jobs created	N/A	TBD
EE2	% of residents that regularly shop local	66%	>75%



EQUITY AND LOCAL ECONOMY

Creating safe, equitable places to live and work which support local prosperity and international fair trade

STRATEGIES

EE1: Economic development opportunities are available to equity-seeking groups

- Create jobs for equity seeking-groups

EE2: The project delivers local economic benefits

- Prioritize hiring of local workers
- Support local economy by promoting local businesses to residents





CULTURE AND COMMUNITY

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

OUTCOMES

CC1

There is a culture of sustainability that is rooted in indigenous knowledge and wisdom

CC2

All residents feel a sense of belonging, regardless of physical ability, ethnic identity, age or economic means

CC3

The design embodies local culture and/or history to reveal its narratives

ADDRESSED TOPIC AREA



EDUCATION AND AWARENESS



LAND ACKNOWLEDGEMENT



PLACEMAKING

Outcome ID	Key Performance Indicators	Baseline	Target
CC1	# of Community Benefits Plan Implemented	N/A	1
CC2	Eco-Concierge program implemented	N/A	Yes
CC2	% of residents who know all or most of their neighbours	24%	75%
CC3	# of artistic expressions installed onsite	N/A	1
CC3	% of residents familiar with the history of the site	N/A	>75%



CULTURE AND COMMUNITY

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

STRATEGIES

CC1: There is a culture of sustainability that is rooted in indeneous knowledge and wisdom

- Create and implement a Community Benefit Agreement

CC2: All residents feel a sense of belonging, regardless of physical ability, ethnic identity, age or economic means

- Actively engage with residents through an Eco-Concierge program to nurture a culture of sustainability that values environmental and social advocacy, participation and volunteerism

CC3: The design embodies local culture and/or history to reveal its narratives

- Enhance the beauty of the site, and support local artists, by installing one or more artistic expressions.
- Provide educational materials to residents to explain the projects' sustainable features and local history.





LAND USE AND NATURE

Protecting and restoring land and marine systems for the benefit of people and wildlife.

OUTCOMES

LN1

The natural cycles and resource flows of the local ecosystems are respected and regenerated

LN2

Connections to the surrounding natural beauty and landscape create a love of nature

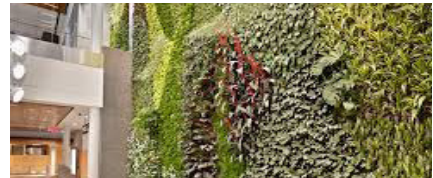
ADDRESSED TOPIC AREA



PROTECT AND RESTORE HABITAT



ACCESS TO NATURE



BIOPHILIC DESIGN

Outcome ID	Key Performance Indicators	Baseline	Target
LN1	Project specific biodiversity strategy	0	1
LN2	% of site covered by green, open and outdoor amenity spaces	N/A	30%
LN2	% of dwelling units with unobstructed, quality views to the outdoors	N/A	100%



LAND USE AND NATURE

Protecting and restoring land and marine systems for the benefit of people and wildlife.

STRATEGIES

LN1: The natural cycles and resource flows of the local ecosystems are respected and regenerated

- Plant trees along street frontages to encourage shade and enhance biodiversity on and around the site.
- Plant only native, adaptive or drought-tolerant vegetation and consider our pollinator friends and other species in our planting strategy.
- Reduce bird collisions utilizing bird friendly glazing and/or using visual markers on glass.
- Ensure exterior fixtures are dark sky compliant.
- Install green and/or cool roof surfaces across the entire available roof area.
- Treat the site's non-roof hardscape with high albedo paving materials and/ or open grid pavement systems.

LN2: Connections to the surrounding natural beauty and landscape create a love of nature

- Enable residents to connect with nature by providing outdoor amenity spaces.
- Design landscape encouraging 4 season interaction with nature
- Provide unobstructed view to the outdoors to enhance the health benefits associated with direct views of nature.
- Implement indoor biophilic design strategies.



SUSTAINABLE WATER

Using water efficiently, protecting local water resources, and reducing flooding and drought.

OUTCOMES

SW1

Residents use less potable water

SW2

Water is celebrated as the source of life

SW3

Groundwater and surface water are protected

ADDRESSED TOPIC AREA



INDOOR WATER USE



OUTDOOR WATER USE



RAINWATER CAPTURE

Outcome ID	Key Performance Indicators	Baseline	Target
SW1	Water consumption per resident (m ³ /year)	76	36
SW1	% reduction of indoor potable water	N/A	50%
SW2	# of water features	N/A	1
SW3	% of rainwater infiltrated onsite	50%	50%



SUSTAINABLE WATER

Using water efficiently, protecting local water resources, and reducing flooding and drought.

STRATEGIES

SW1: Residents use less potable water

- Install industry leading low flow fixtures and fittings.
- Do not use potable water for irrigation.
- Provide meter and sub-meters in appropriate locations to measure the water consumption on the project, and educate users on consumption.

SW2: Water is celebrated as the source of life

- Implement at least one water feature

SW3: Groundwater and surface water are protected

- Retain rainwater on site through infiltration and other low impact development strategies.
- Protect water quality through the long-term removal of total suspended solids from run-off leaving the site.





LOCAL AND SUSTAINABLE FOOD

Promoting sustainable, humane farming and healthy diets that are high in local, seasonal, organic food and vegetable protein.

OUTCOMES

LF1

Residents have access to affordable, healthy, local food

LF2

The carbon footprint associated with food is minimized

ADDRESSED TOPIC AREA



FOOD SECURITY



COMPOSTING



COMMUNITY GARDEN

Outcome ID	Key Performance Indicators	Baseline	Target
LF1	# of sustainable food initiatives	0	1
LF2	% reduction in meat/ dairy consumption	N/A	25%



LOCAL AND SUSTAINABLE FOOD

Promoting sustainable, humane farming and healthy diets that are high in local, seasonal, organic food and vegetable protein.

STRATEGIES

LF1: Residents have access to affordable, healthy, local food

- Implement one of the sustainable food initiatives
 - CSA Baskets
 - Urban Agriculture
 - Food programs
 - Community gardens
 - Education programs

LF2: The carbon footprint associated with food is minimized

- Provide education materials to promote plant based diet, and reduce emissions associated with high-carbon diets.





TRAVEL AND TRANSPORT

Reduce the need to travel, and encourage walking, cycling and low carbon transport.

OUTCOMES

TT1

Low carbon transportation options are the primary means of transport for residents and visitors

TT2

Parking infrastructure is adaptable and flexible for future re-use and growth

ADDRESSED TOPIC AREA



EV'S



PUBLIC TRANSIT



CYCLING PATHWAY

Outcome ID	Key Performance Indicators	Baseline	Target
TT1	# of low carbon mobility options for residents	N/A	3
TT2	Parking ratio	N/A	0.5
TT2	% of parking spaces with Level 2 EV chargers	N/A	25%
TT2	% of parking spaces with EV Ready Infrastructure	N/A	100%



TRAVEL AND TRANSPORT

Reduce the need to travel, and encourage walking, cycling and low carbon transport.

STRATEGIES

TT1: Low carbon transportation options are the primary means of transport for residents and visitors

- Locate the project close to transit station(s).
- Provide bike parking facilities that can accommodate electric bikes.
- Design for future micro mobility options, such as scooters and bike share programs.
- Provide safe, direct , universally accessible pedestrian routes that connect to off-site pedestrian and bike networks,
- Reduce single occupancy vehicle trips by encouraging active mobility.

TT2: Parking infrastructure is adaptable and flexible for future re-use and growth

- Minimize the impacts associated with building on-site parking.
- Ensure all parking is electrified with no less than 25% of spaces installed with level 2 chargers.





MATERIALS AND PRODUCTS

Using materials from sustainable sources and promoting products which help people reduce consumption.

OUTCOMES

MP1

Embodied carbon is reduced

MP2

Building materials are culturally appropriate and provide a healthy indoor environment for all occupants

MP3

Materials for building construction and operations are selected to minimize their life cycle impact

ADDRESSED TOPIC AREA



CROSS-LAMINATED TIMBER



RESILIENT MATERIALS



SUSTAINABLE PRODUCT PURCHASE

Outcome ID

Key Performance Indicators

Baseline

Target

MP1	Embodied carbon intensity (kgCO ₂ /m ²)	N/A	420
MP2	No added urea formaldehyde products in the project	No	Yes
MP3	% of building occupants who report purchasing sustainable products and supplies	N/A	75%



MATERIALS AND PRODUCTS

Using materials from sustainable sources and promoting products which help people reduce consumption.

STRATEGIES

MP1: Embodied carbon is reduced

- Conduct a life cycle assessment and identify low carbon material alternatives.
- All wood in the building will be procured from sources that follows sustainable forestry practices, such as FSC certification.
- Where possible, procure local materials.
- Purchase materials that have an environmental product declaration (EPD)
- Source responsible materials, such as those with extended product responsibility; include bio-based content; are reuse; include recycled content; and/or are within 800 km of the project site.

MP2: Building materials are culturally appropriate and provide a healthy indoor environment for all occupants

- Ensure no product has added urea formaldehyde
- Install moisture control measures in wet areas such as kitchen, bathrooms and laundry rooms

MP3: Materials for building construction and operations are selected to minimize their life cycle impact

- Educate residents on how to purchase sustainable products.





ZERO WASTE

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.

OUTCOMES

ZW1

Residents generate less waste

ZW2

The construction process generates less waste

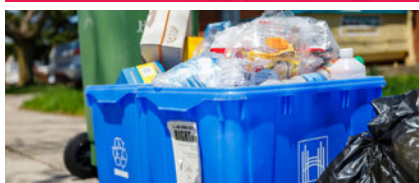
ZW3

A sharing culture is developed and supported by building occupants

ADDRESSED TOPIC AREA



CONSTRUCTION WASTE



RECYCLING



COMMUNITY SHARING

Outcome ID	Key Performance Indicators	Baseline	Target
ZW1	% of units with organic and recyclable collection systems	N/A	100%
ZW1	Total residential waste generated (kg/person/year)	272	204
ZW2	% of waste diverted from landfill	0%	90%
ZW3	# of initiatives for sharing, selling, gifting or refurbishing used durable goods	N/A	3



ZERO WASTE

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.

STRATEGIES

ZW1: Residents generate less waste

- Provide cabinet space in all kitchen to support the segregated collection of recyclables, organics and garbage.
- Provide a central waste collection and waste diversion facility on the ground floor for garbage, recycling and organics collection.
- Provide space for bulky items, and a separate area for hazardous waste collection.

ZW2: The construction process generate less waste

- Develop and implement a construction waste management plan to divert at least 90% of the total construction and demolition waste generated from landfill

ZW3: A sharing culture is developed and supported by building occupants

Provide opportunities for residents to donate and/or swap household items, furniture, etc. in good conditions.





ZERO CARBON ENERGY

Making buildings energy efficient and supplying all energy with renewables.

OUTCOMES

ZC1

There are zero operational greenhouse gas emissions

ZC2

Building occupants enjoy superior indoor thermal comfort year-around

ADDRESSED TOPIC AREA



GEOTHERMAL



ENERGY STORAGE



OPERATIONAL CARBON

Outcome ID	Key Performance Indicators	Baseline	Target
ZC1	The project is zero carbon and combustion free	N/A	Yes
ZC2	Thermal Energy Demand Intensity (TEDI)(kWh/m ² /year)	50	<30



ZERO CARBON ENERGY

Making buildings energy efficient and supplying all energy with renewables.

STRATEGIES

ZC1: There are zero operational greenhouse gas emissions

- Do not install any equipment that requires combustion.
- Develop a commissioning plan and complete commissioning process to ensure the efficient operations of the systems.
- Provide meter and sub-meters in appropriate locations to measure the energy consumption on the project, and educate the users on consumption
- Design the building such that the majority of annual energy consumption is drawn from a geo-exchange system

ZC2: Building occupants enjoy superior indoor thermal comfort year-around

- Meet ambitious targets for Total Energy Demand Intensity (TEDI) and Total Energy Use Intensity (TEUI) through passive design strategies such as, a lower window to wall ratio; a passive house level prefabricated envelope; a lower solar heat gain coefficient for glazing; and, an air tight envelope.



Our Commitments

This project is targeting the following sustainability commitments

One Planet Living – Global Leader



LEED BD+C v4 – Platinum



TGS v4 – Tier 3



To achieve these ambitious goals, each project applies our Impact Standard. This internally developed standard outlines more than 100 detailed performance requirements that ensure we can deliver on the certification and endorsement commitments we have made. The Impact Standard is further supported by several other documents that provide the detail necessary to support those working on our projects (see the image below).

Underlying the technical requirements is a process that ensures sustainability is woven into the DNA of the project. A robust engagement plan ensures everyone working on our projects understands sustainability, including the challenges we’re trying to solve and how we work together to deliver. This engagement touches everyone, including planners, project managers, our design and construction teams (including trades), marketing and sales teams and future residents themselves.

