

Memo

DATE: August 18, 2021

TO: Penny Lane White, Streetcar Developments Inc.

FROM: Luka Matutinovic, Purpose Building Inc.

SUBJECT: Harbour House, 31 Huron Street, Collingwood
Sustainability Overview

CC: Nancy Zhou, Purpose Building Inc.

This memo and the Sustainability Checklist have been prepared in support of the Site Plan Approval application for the development of Harbour House at 31 Huron Street in Collingwood. This memo outlines the overall sustainability vision and sustainability strategies for Harbour House.

1. OVERALL VISION

Harbour House's sustainability vision aligns with Collingwood's Sustainability Community Plan (SCP) goals:

- Protecting our land and natural environment;
- Improving how we get around;
- Minimizing resource use;
- Enhancing our arts, cultural, heritage, and recreation opportunities; and
- Reinforcing the importance of our community's social framework.

The development aims to exemplify environmental stewardship by protecting the surrounding natural environment of Georgian Bay and minimizing waste generation. Harbour House also takes advantage of the downtown waterfront location by providing active transportation and outdoor recreational opportunities for its occupants.

To achieve the goals, the development has focused on design elements categorized into low emissions transportation, low emissions building, environmental protection, resource management, outdoor opportunities, and healthy occupants.

2. SUSTAINABILITY STRATEGIES

Various sustainability measures have been compiled from the Toronto Green Standard, Fitwel, and LEED to create a project-specific Sustainability Checklist aligned with Collingwood's Goals and client drivers. These measures represent leading industry benchmarks of performance and are categorized into the design element categories listed above. Detailed sustainability measures are listed in the Sustainability Checklist.

2.1 Low Emissions Transportation

The aim of Low Emissions Transportation is to reduce GHG emissions by prioritizing electric vehicles and providing active transportation opportunities. This category will improve the transportation around Collingwood and mitigate the climate change effects of the natural environment. Measures include:

- Parking spaces will be equipped with electric vehicle charging stations.
- On-site parking has been prioritized to reduce surface parking. Parking areas will have designated pedestrian parking paths to ensure pedestrian safety.
- 119 bicycle spaces will be provided for short and long-term use. Occupants will have access to a bike path adjacent to the site.
- Pedestrian infrastructure will be improved by providing street amenities, walking trails, and weather protection.

2.2 Low Emissions Building

The aim of Low Emissions Building is to reduce energy demand and GHG emissions by constructing a highly-efficient, high-performing building which reduces fossil fuel use by using ground-source heat pumps (geothermal). Measure include:

- The building energy performance will be improved relative to Code through a combination of a high-performance building envelope and efficient HVAC and lighting systems. Specific strategies are being analyzed further with energy modelling as part of design development.
- Harbour House will engage a commissioning agent to ensure that building systems are functioning properly prior to occupancy.
- The mechanical system will not use CFC or HCFC-based refrigerants.

2.3 Environmental Protection: Water

The aim of Environmental Protection: Water is to preserve the surrounding waterways by reducing water use and improving water quality. Measures include:

- Erosion and sediment control will be implemented during construction.
- Stormwater quality control will be provided to achieve 80% Total Suspended Solids (TSS) removal from all runoff leaving the site on an annual loading basis.
- Outdoor water use (irrigation) will be reduced.
- Using low-flow fixtures, indoor water use will be reduced by 38% from the OBC baseline.

2.4 Environmental Protection: Ecology

The aim of Environmental Protection: Ecology is to preserve the surrounding natural environment by increasing native vegetation and the tree canopy. Measures include:

- To increase the tree canopy and reduce the urban heat island, trees may be provided at the surface parking lot and in the adjacent public right-of-way.
- 50% of plants will be native and no invasive species will be planted.
- To reduce the heat island effect, 50% of non-roof hardscape will include high-albedo paving materials, shading from trees, or open-grid pavement. In addition, cool roofing materials will be used.

2.5 Resource Management

The aim of Resource Management is to divert and sort waste generated on-site. Measures include:

- All waste streams, including garbage, recycling, and compost will be sorted and collected in a waste storage space.
- Additional waste storage space will be implemented for bulky and special collection items.
- A construction waste and demolition management plan will be implemented, targeting 75% waste diversion.

2.6 Outdoor Opportunities

The aim of Outdoor Opportunities is to encourage social activity in an outdoor recreational setting.

Measures include:

- Occupants will have access to a shared outdoor space on-site.
- Sidewalk, entrance, and outdoor space amenities such as seating and trees will be provided.
- Outdoor lighting will be provided at sidewalks, pathways, entrances, and outdoor areas; lighting will be Dark-Sky Compliant to avoid disruptions to the natural environment.
- A smoke and tobacco free policy will be implemented outdoors, to maintain the air quality.
- Occupants within the building will have access to quality views of Georgian Bay and the Collingwood waterfront area.

2.7 Healthy Occupants

The aim of Health Occupants is to improve occupant health and wellness. Measures include:

- The mechanical system has been designed to ASHRAE standards, which will also include individual thermal controls and outdoor air monitors.
- To supplement the mechanical system, the indoor air quality will be enhanced through natural ventilation, operable windows, and carbon dioxide monitoring.
- A separate ventilation system will be implemented for the mechanical areas, garbage room, and loading bay.
- Plans and policies will be implemented to maintain the indoor air quality, construction indoor air quality, and pests.
- Acoustic control measures such as sealing windows and doors and using soundproofing materials have been used to limit exterior noises.
- A full-service grocery store (Sobeys) is within walking distance.
- A free exercise room with stationary fitness equipment will be provided to residents, that can be accessed 12 hours a day, 7 days a week.

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
LOW EMISSIONS TRANSPORTATION (LT)			
Vehicle Infrastructure			
LT1 Electric Vehicle Infrastructure Design the building to provide 20% of the parking spaces with electric vehicle supply equipment (EVSE). The remaining parking spaces must be designed to permit future EVSE installation (empty raceways or conduits to accommodate future wiring).	Toronto Green Standard v3	The building will provide 20% of the parking spaces with electric vehicle supply equipment (EVSE). The remaining parking spaces must be designed to permit future EVSE installation (empty raceways or conduits to accommodate future wiring).	Owner/Architect
LT2 Efficient Parking Include two of the following parking practices: - Limit the number of parking spaces to the minimum required by local code - Limit surface parking by prioritizing access to on-site or off-site parking garages - Designate priority parking for carpooling and vanpooling - Designate pedestrian paths within parking areas - Use permeable surfaces in parking areas.	Fitwel	The following parking practices are implemented: - Limit surface parking by prioritizing access to on-site or off-site parking garages. - Designate pedestrian paths within parking areas.	Owner/Architect
Cycling Infrastructure			
LT3 Bicycle Parking Rates Bicycle parking rates in accordance with the Town of Collingwood Zoning Bylaw: - 0.7 bicycle spaces per dwelling unit to a total maximum of 15 bicycle spaces Short-term bicycle parking should be located within 100m of the main building entrance. Long-term bicycle parking should be secure and covered.	Toronto Green Standard v3 Fitwel	119 bicycle spaces for short and long term parking are provided.	Owner/Architect
LT4 Bike Paths Provide tenants with access to a bike path that is at least 1600m in one direction, is dedicated to bicycle use, and is located within 800m of the main building entrance.	Fitwel	A bike path is provided to tenants.	Owner/Architect

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
Pedestrian Infrastructure			
LT5 Walkability: Provide a Walk Score of 70-89.	Fitwel	The site has a Walk Score of 74. This score means that the site is very walkable, and most errands can be completed on foot.	Owner/Architect
LT6 Safe Street Infrastructure Provide at least two safe street infrastructure elements for pedestrians and bicyclists within 400m of the main building entrance (traffic controls, road design calming elements, designated bike lanes).	Fitwel	2 safe street infrastructure elements for pedestrians and bicyclists are provided.	Architect
LT7 Pedestrian Route to Amenities Provide an accessible pedestrian route between the main building entrance and amenities that are located within 800m of the main building entrance (e.g. parks, trails, community centres, libraries, hospitals, restaurants, etc.).	Fitwel	An accessible pedestrian route with amenities such as retail stores and fitness facilities are provided.	Architect
LT8 Walking Trail Provide a walking trail that is at least 400m long in one direction.	Fitwel	A walking trail is provided.	Architect
LT9 Weather Protection Provide covered outdoor waiting areas (primary entrance and entrances adjacent to the lobby) for pedestrian comfort and protection from inclement weather.	Toronto Green Standard v3	Covered outdoor waiting areas are provided. Coverings such as canopies and awnings are opaque for shade and weather protection and to mitigate bird collisions.	Architect/ Landscape
LT10 Pedestrian Entrances Orient a minimum of one of main building entrance to egress onto one of the following: sidewalk, footpaths, plazas, gardens or car-free zones.	Fitwel	The main building entrance is oriented towards the sidewalk.	Architect

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
LOW EMISSIONS BUILDING (LB)			
Energy Efficiency			
LB1 Building Energy Performance, Tier 1 TEUI=170, TEDI=70 and GHGI=20	Toronto Green Standard v3	Tier 1 building energy performance targets are: TEUI=170, TEDI=70, GHGI=20 To reach these targets, strategies currently incorporated into the design include: - Glazing Ratio: 50-70% - HVAC Systems: Fan-Coil or Heat Pump - Domestic Hot Water: Low-Flow Fixtures (Gas or Electric)	Energy Modeller
Operational Systems			
LB2 Best Practice Commissioning Commission the building using best practice commissioning (ASHRAE Guideline 0-2013).	Toronto Green Standard v3	A Commissioning Agent will be engaged. HVAC commissioning generally costs \$40,000.	Owner
LB3 Fundamental Refrigerant Management Do not use CFC or HCFC-based refrigerants in HVAC&R equipment. Existing smaller units (containing less than 0.5 pounds of refrigerant) are exempt.	LEED BD+C NC v4.1	CFC and HCFC refrigerants will not be installed.	Mechanical
ENVIRONMENTAL PROTECTION: WATER (W)			
Construction Activity			
W1 Erosion and Sediment Control Apply the Erosion and Sediment Control Guidelines.	Toronto Green Standard v3	Drawing C-102 and the stormwater report lists measures such as dust suppression and silt sacks.	Civil / Construction Manager
Water Quality (Stormwater Run-Off)			
W2 Total Suspended Solids Remove 80% of total suspended solids (TSS) on an annual basis from all runoff leaving the site.	Toronto Green Standard v3	80% of TSS is removed from all runoff leaving the site using an oil-grit separator.	Civil

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
Water Efficiency			
W3 Outdoor Water Use Reduction Option 1: Show that landscape does not require a permanent irrigation system beyond a maximum two year establishment period; OR Option 2: Reduce the landscape water requirements by at least 50% from the calculated baseline for the site's peak watering month through plant species selection and irrigation system efficiency based on the EPA WaterSense Budget Tool.	LEED BD+C NC v4.1	Native/adapted/drought-tolerant plant species have been selected.	Landscape
W4 Indoor Water Use Reduction Reduce water consumption for all fixtures and fittings by 30% from the baseline. All newly installed toilets, urinals, lavatory faucets and showerheads that are eligible for labelling must be WaterSense labelled. Any equipment/appliances that reject heat cannot use once-through cooling with potable water. Cooling towers and evaporative condensers must be equipped with makeup water meters, conductivity controllers and overflow alarms, and efficient drift eliminators.	LEED BD+C NC v4.1	The current design provides a 38% reduction from the OBC baseline.	Mechanical
ENVIRONMENTAL PROTECTION: ECOLOGY (E)			
Urban Forest: Increase Tree Canopy			
E1 Parking Lots If surface parking is provided, plant 1 large shade tree for every 5 parking spaces (parking spaces must be within 30m of the tree).	Toronto Green Standard v3	6 large shade tree(s) have been provided based on 32 number of surface parking spaces.	Landscape

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
Biodiversity in Landscapes			
E2 Native and Pollinator Supportive Species Landscape area includes 50% native plants.	Toronto Green Standard v3	54.5% of proposed plants are native and indicated in the plant list	Landscape
E3 Invasive Species No invasive species planted.	Toronto Green Standard v3	No invasive species have been proposed, plant list including common name and botanical name provided (Drawing L-1).	Landscape
Light Pollution			
E4 Exterior Lighting All exterior fixtures must be Dark Sky compliant with a Seal of Approval. If no Seal of Approval, fixtures must be full-cutoff and have a colour temperature rating of 3000K or less.	Toronto Green Standard v3	All exterior fixtures are Dark Sky Compliant with a Seal of Approval or full-cutoff with a colour temperature rating of 3000K or less.	Electrical
Urban Heat Island			
E5 UHI Non-roof Hardscape Treat 50% of non-roof hardscape to reduce the urban heat island.	Toronto Green Standard v3	Strategies incorporated include: - High-albedo paving materials with an initial solar reflectance of at least 0.33 or SRI of 29; - Shade from existing tree canopy or new tree canopy within 10 years of landscape installation;	Landscape
E6 Green & Cool Roofs Provide a green/cool roof that covers 50% of available roof space.	Toronto Green Standard v3	Cool roofing materials will have a minimum initial reflectance of 0.65 and minimum emittance of 0.90 or a three-year aged SRI value of 64 for a low-sloped roof and a three-year aged SRI of 15 for a steep-sloped roof. Low sloped roofs will have a surface slope of less than 1:6 (9.5 degrees) and steeply sloped roofs have a surface slope greater than 1:6 (9.5 degrees).	Architect/Landscape

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
RESOURCE MANAGEMENT (RM)			
Storage and Collection of Recycling and Organic Waste			
RM1 Waste Collection and Sorting (Residential Only): Provide a waste sorting system for garbage, recycling and organics.	Toronto Green Standard v3	A waste sorting system for garbage, recycling, and organics is provided with a single chute with a tri-sorter.	Architect
RM2 Waste Storage Space (Residential Only): Provide a waste storage room with a minimum floor space of 25 m ² for the first 50 units plus an additional 13 m ² for each additional 50 units. (Non-Residential): Provide waste storage space to accommodate garbage and materials diversion.	Toronto Green Standard v3	38 m ² of storage space is required. 819 ft ² (76 m ²) of total storage space is provided for residential areas; 356 ft ² (33m ²) of total storage space is provided for non-residential areas.	Architect
RM3 Bulky Waste (Residential Only): Provide 10m ² for bulky and special collection items.	Toronto Green Standard v3	819 ft ² (76 m ²) of total storage space is provided for residential areas.	Architect
RM4 Compaction (Residential Only): Garbage must be compacted by means of a compactor unit. Provide a waste storage room with sufficient space for containers and the compactor unit.	Toronto Green Standard v3	A compactor unit is provided.	Architect
Construction Waste Management			
RM5 Construction and Demolition Waste Management Divert at least 75% of the total construction and demolition material using at least three material streams (commingled waste using the facility diversion rate can count as 1 stream)	LEED BD+C NC v4.1	Construction Manager to develop and implement a Construction and Demolition Waste Management Plan, with the following details: - Identify strategies to reduce the generation of waste during project design and construction. - Establish waste diversion goals for the project by identifying the materials (both structural and nonstructural) targeted for diversion. - Describe the diversion strategies planned for the project. Describe where materials will be taken including expected diversion rates for each material.	Construction Manager

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
OUTDOOR OPPORTUNITIES (OO)			
Proximity			
001 Proximity to Open Spaces Provide occupants with access to an outdoor common space, such as a park or courtyard, that is within 800m of a building entrance.	Fitwel	An outdoor amenity area is provided.	Architect
Amenities			
002 Sidewalk Amenities Incorporate at least two street features into sidewalks and streetscapes located within 800m of the main building entrance (e.g. seating, public art, street trees, wayfinding, parklets, public toilets).	Fitwel	2 street features are provided.	Architect
003 Entrance Amenities Include at least two sidewalk amenities within 30m of the main building entrance: benches and seating, public art, street trees, wayfinding, parklets, or public toilets.	Fitwel	2 sidewalk amenities are provided.	Architect
004 Outdoor Space Amenities Provide occupants with access to an outdoor amenity such as seating areas, tables, art installations, that are within 800m of a building entrance.	Fitwel	Outdoor amenities are provided.	Architect
005 Lighting Provide evenly spaced, continuous pedestrian-scale, Dark Sky Compliant lighting that is directed downward onto sidewalks, pathways, entrances, and outdoor waiting areas/public spaces.	Toronto Green Standard v3	Lighting is evenly spaced, continuous and directed onto sidewalks, pathways, entrances, outdoor waiting areas and public spaces. Lighting is Dark Sky Compliant.	Electrical/ Landscape
Outdoor Air Quality			
006 Tobacco and Smoke-Free Outdoor Adopt a smoke-free and tobacco-free policy for all outdoor spaces.	Fitwel	An outdoor smoke-free and tobacco-free policy is adopted.	Architect

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
Views of Nature			
007 Operable Windows Provide operable windows in 51% of habitable common spaces that can be operated by regular occupants, and in all dwelling units.	Fitwel	Operable windows are provided in shared and individual spaces.	Architect
008 Quality Views Provide occupants in the building with a view to the outdoor natural or urban environment for 75% of all regularly occupied floor area by providing one of the following (views into interior atria may be used to meet up to 30% of the required area): 1) Nature, urban landmarks or art, OR 2) Objects (at least 25ft (7.5m) from exterior of glazing) Occupants must have direct access to the view and be within 3x the head height of the glazing with no permanent interior obstructions between the occupant and the window. Exceptions: Vertical columns smaller than 1-ft (0.3m) wide and horizontal features smaller than 1-ft (0.3 m) high are excluded. Views must be through glass with a visible light transmittance (VLT) above 40%. If the glazing has frits, patterns, or tints the view must be preserved. Neutral gray, bronze, and blue-green tints are acceptable.	LEED BD+C NC v4.1	Occupants in shared and individual spaces are provided with views of Georgian Bay and the Collingwood Downtown Core.	Architect

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
HEALTHY OCCUPANTS (HO)			
Thermal Comfort			
H01 Thermal Comfort Design HVAC systems and the building envelope to meet the requirements of ASHRAE 55-2017 Thermal Comfort Conditions for Human Occupancy with errata, or local equivalent; AND Provide individual thermal comfort controls for at least 50% of individual occupant spaces. Provide group thermal comfort controls for all shared multi-occupant spaces	LEED BD+C NC v4.1	Meet ASHRAE 55-2017 requirements. Thermal controls for 50% of individual occupant spaces and all shared multi-occupant spaces are provided.	Mechanical
Indoor Air Quality			
H02 Minimum Indoor Air Quality Performance For mechanically ventilated systems, design the system to meet the minimum requirements of ASHRAE 62-2016, Sections 4-7, Ventilation for Acceptable Indoor Air Quality (with errata); AND - Provide outdoor air monitors for all mechanical ventilation systems with outdoor air intake flow greater than 1000 cfm (472 L/s). The monitoring device must be capable of measuring the minimum outdoor air intake flow and be capable of measuring the design minimum outdoor air intake flow with an accuracy of +/- 10%. An alarm must indicate when the outdoor airflow value varies by 15% or more from the setpoint. - For constant-volume systems that do not employ demand control ventilation, provide an indicator capable of confirming the intake damper is open to the position needed to maintain the design minimum outdoor airflow as determined during the system startup and balancing.	LEED BD+C NC v4.1	Complete ASHRAE 62-2016 calculations. Provide outdoor air monitors for ventilation systems with outdoor air intake flow greater than 1000 cfm. Mechanical to confirm if surrounding area is known to have a radon concentration greater than 4 pCi/L (150 Bq/m3).	Mechanical

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
H03 Enhanced Indoor Air Quality Strategies Comply with 3 strategies: Strategy 1: Entryway Systems (3m in length permanent entryway systems at all entrances) Strategy 2: Interior Cross-Contamination Prevention (exhaust spaces with hazardous gases or chemicals) Strategy 3: Filtration of Outdoor Air (MERV 13 filters on ventilation systems that supply outdoor air) Strategy 4: Filtration of Recirculated Air (MERV 13 filters on ventilation systems that supply recirculated air) Strategy 5: Increased Ventilation 15 Percent (for 95% of occupied areas) Strategy 6: Increased Ventilation 30 Percent (for 95% of occupied areas) Strategy 7: Operable Windows (for 75% of regularly occupied spaces) Strategy 8: Engineered Natural Ventilation Strategy 9: Carbon Dioxide Monitoring (monitor CO2 concentrations in all densely occupied spaces) Strategy 10: Additional Source Control and Monitoring (install monitoring systems with sensors designed to detect other contaminants)	LEED BD+C NC v4.1	The following strategies are targeted: Strategy 7: Operable Windows (for 75% of regularly occupied spaces) Strategy 8: Engineered Natural Ventilation Strategy 9: Carbon Dioxide Monitoring (monitor CO2 concentrations in all densely occupied spaces)	Architect / Mechanical
H04 IAQ Policy Adopt and implement an Indoor Air Quality (IAQ) Policy.	Fitwel	Owner to develop and implement an IAQ policy, with the following sections: - Source Control: strategies to manage pollutant and moisture sources. - Housekeeping: strategies to improve indoor air such as disposal of waste, prohibiting products with odors/contaminants. - Ventilation: strategies to maintain adequate ventilation such as filtration maintenance plan, IAQ notification system to alert of potential issues.	Owner

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
H05 Construction Indoor Air Quality Management Plan Develop and implement an indoor air quality (IAQ) management plan for the construction and preoccupancy phases. During construction, meet control measures of the Sheet Metal and Air Conditioning Nation Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 2nd edition, 2007, Chapter 3.	LEED BD+C NC v4.1	Construction Manager to implement an IAQ Management Plan and comply with the SMACNA measures during construction. The IAQ Management Plan should include: - Procedures for protecting absorptive materials from moisture damage. - Prohibit the use of tobacco products. - Indication of whether air handlers will be operated during construction. - Specification of compliant filtration procedures.	Construction Manager
H06 Chemical Storage Ventilation Provide separate ventilation in all areas with chemical use, such storage rooms or art rooms. All chemicals not stored separately must be Green Seal GS-37 or Ecologo certified or meet California Code of Regulations.	Fitwel	Building includes a separate ventilation system in the mechanical areas, garbage room, and loading bay (as required).	Mechanical
H07 Integrated Pest Management Plan Establish and adopt an Integrated Pest Management (IPM) Plan.	Fitwel	Owner to develop and implement an IPM plan, with the following sections: - Pest Inspections - Pest Population Monitoring - Action Thresholds - Non-Chemical Prevention and Control Methods - Pesticide Use	Owner
Sound			
H08 Exterior Acoustic Comfort Implement at least 2 acoustic control measures that limit exterior sourced-noises caused by highways, heavy traffic, busy streets, busy gathering spaces, etc: - orienting dwellings away from the noise sources - placing non-residential land such as and green spaces or pedestrian areas between the noise source and dwelling units - sealing windows and doors - using soundproofing materials on external walls	Fitwel	The following measures are incorporated: - sealing windows and doors - using soundproofing materials on external walls	Acoustics Engineer/Architect

Sustainability Checklist

31 Huron Street, Collingwood

Updated: August 18, 2021

PERFORMANCE MEASURE	REFERENCE STANDARD	STATUS & ACTIONS	ACTION BY
Food			
H09 Healthy Grocery Stores Provide access to a full-service grocery store within 800m walking distance of the main building entrance.	Fitwel	A full-service grocery store (Sobeys) is a 300 m walking distance from the site.	Owner/Architect
Physical Activity			
H010 Exercise Room Provide an exercise room that is free of charge, includes mobile fitness equipment, and can be accessed a minimum of 12 hours a day, 7 days a week.	Fitwel	An exercise room is provided.	Owner/Architect
H011 Stationary Fitness Equipment Provide stationary fitness equipment that is free of charge and can be accessed a minimum of 12 hours a day, 7 days a week.	Fitwel	Stationary fitness equipment is provided.	Owner/Architect