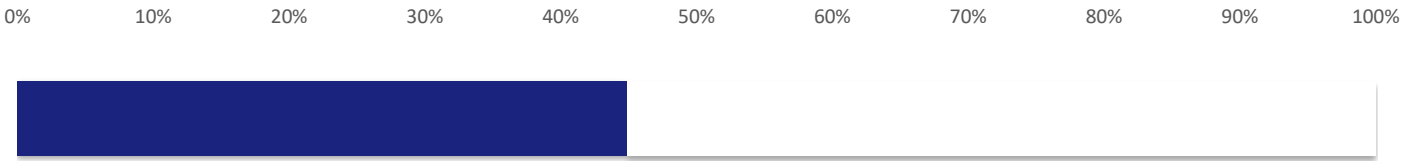
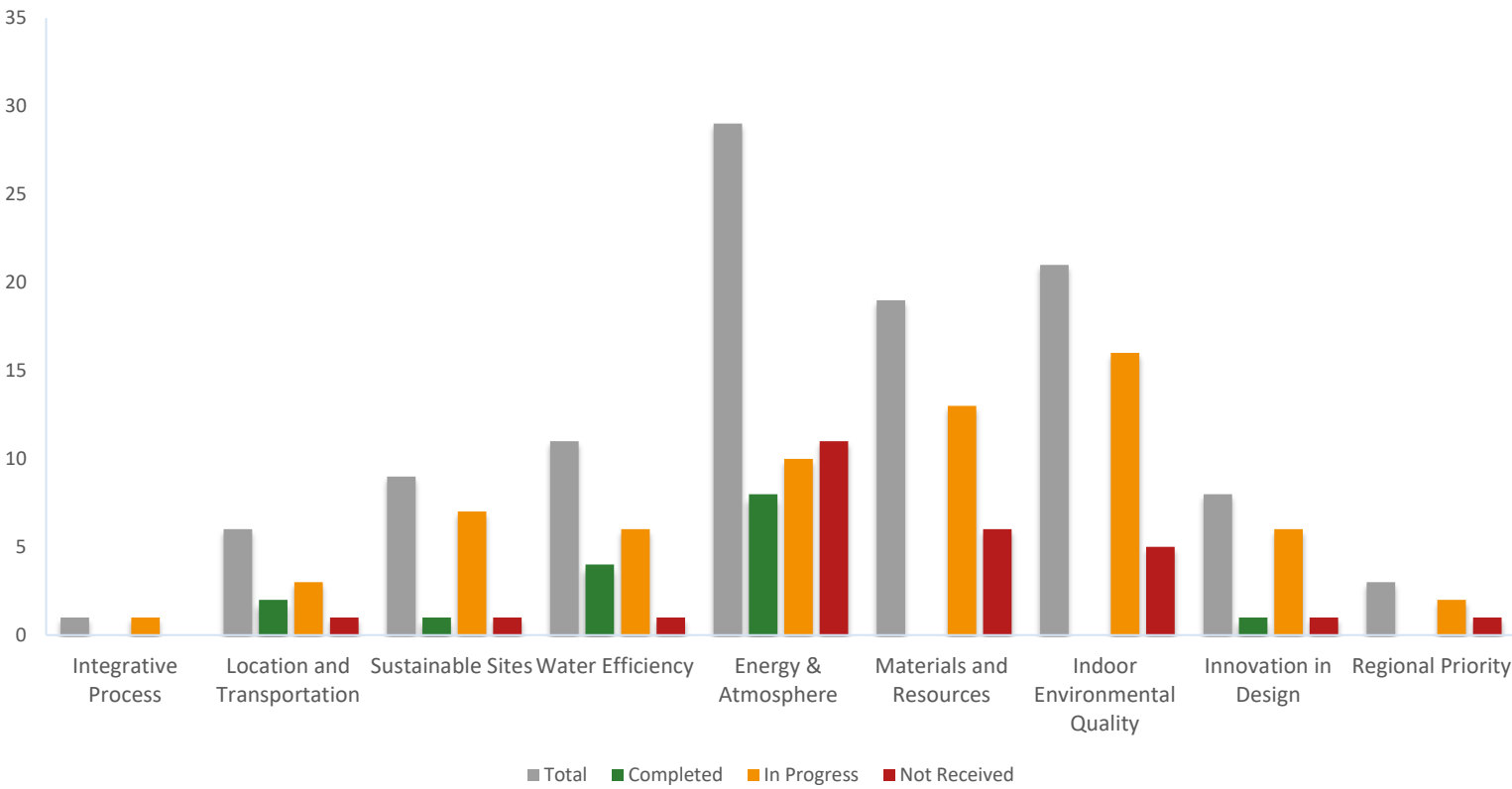


# York Region North Roads Operation Centre LEED v4

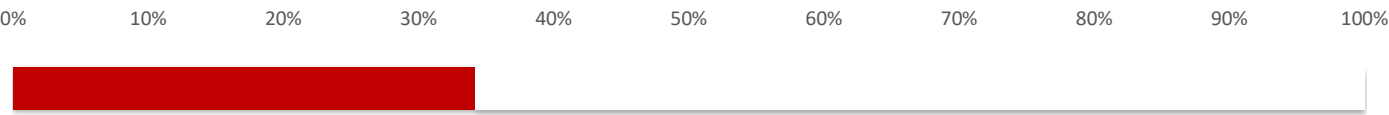
## OVERALL DOCUMENTATION PROGRESS



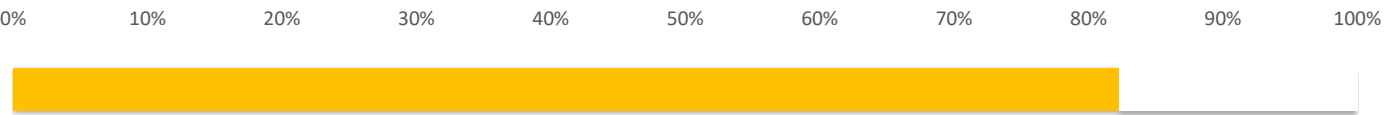
## DOCUMENTATION BREAKDOWN



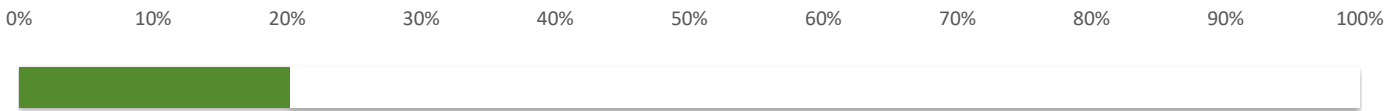
## NOT RECEIVED



## IN PROGRESS



## COMPLETE



## INTEGRATIVE PROCESS

Progress (0/1)

### Integrative Process (Documentation 0/1)

| <u>Status:</u>     | <u>Required Documents:</u>                                     | <u>Status/Action Items:</u>                                      |
|--------------------|--|--|
| <i>In Progress</i> | Integrative Process worksheet (energy and water analysis tabs) | Worksheet to be completed collaboratively with MCW EM and CIVIL. |

## LOCATION AND TRANSPORTATION

Progress (2/6)

### Sensitive Land Protection (Documentation 2/2)

| <u>Status:</u>   | <u>Required Documents:</u>  | <u>Status/Action Items:</u>                |
|------------------|---|--|
| <i>Completed</i> | Site Map(s) showing boundary, development footprint, any previous development, any sensitive areas, and any minor improvements made by buffers. | All documentation complete for this credit |
| <i>Completed</i> | Explanation of previous development.  |  |

### LEED v4.1 Electrical Vehicle (Documentation 0/4)

| <u>Status:</u>      | <u>Required Documents:</u>   | <u>Status/Action Items:</u>  |
|---------------------|--|--|
| <i>Received</i>     | Site plan indicate raceway termination point and proposed location of future EV spaces and EV chargers | 10 out of 90 spaces are EV ready with 2 additional spaces with EV equipment installed. This meets the credit requirements. |
| <i>In Progress</i>  | Electrical load calculation  | To be completed at IFC   |
| <i>Received</i>     | Product specifications or cut sheets   | To be completed at IFC   |
| <i>Not Received</i> | Photographs of signage or pavement markings for EV spaces  | To be provided at completion of construction   |

## SUSTAINABLE SITES

Progress (3/8)

### REQUIRED Construction Activity Pollution Prevention (Documentation 0/4)

| <u>Status:</u>      | <u>Required Documents:</u>  | <u>Status/Action Items:</u>  |
|---------------------|---|--|
| <i>Completed</i>    | Description of compliance with EPA CGP  | ESC plan requires some updates to the notes section for compliance with the EPA Construction General Permit guidelines |
| <i>Not Received</i> | Date stamped photos, written declaration from contractor who implemented plan, OR, description of plan implementation |  |

### Site Assessment (Documentation 0/0)

| <u>Status:</u>     | <u>Required Documents:</u>                        | <u>Status/Action Items:</u>                                 |
|--------------------|---|---|
| <i>In Progress</i> | Site Survey or Assessment plan or map             | Pursing as of May 2025, MCW will consolidate documentation. |
| <i>In Progress</i> | Site assessment worksheet or equivalent narrative |   |

### Heat Island Reduction (Documentation 0/4)

| <u>Status:</u>     | <u>Required Documents:</u>   | <u>Status/Action Items:</u>  |
|--------------------|--|--|
| <i>In Progress</i> | Manufacturer's documentation of SRI, SR, and paving permeability   | Targeting of credit dependent on pricing of high SR asphalt coating. Waiting for quote as of May 2025. |
| <i>In Progress</i> | Nonroof and roof area calculations   |  |
| <i>In Progress</i> | Site plan(s) with elements and measurements, including LEED project boundary, building footprint, roof and hardscape area, and area of each roof and nonroof measure |  |
| <i>Not Pursued</i> | Parking Space Calculation  |  |

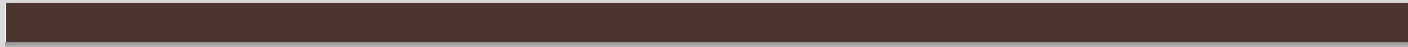
### Light Pollution Reduction (Documentation 2/2)

| <u>Status:</u> | <u>Required Documents:</u> | <u>Status/Action Items:</u> |
|----------------|----------------------------|-----------------------------|
|----------------|----------------------------|-----------------------------|

|                 |  |   |
|-----------------|--|---|
| <i>Received</i> | Site lighting plan with boundaries, elements,<br>location of fixtures, and applicable measurements | Site lighting design meets Option 2 calculation method for light trespass and<br>uplighting requirements. |
| <i>Received</i> | Luminaire specs and schedule with BUG ratings  |   |

## WATER EFFICIENCY

Progress (14/11)



### REQUIRED Outdoor Water Use Reduction (Documentation 1/2)

| <u>Status:</u>   | <u>Required Documents:</u>        | <u>Status/Action Items:</u>   |
|------------------|-----------------------------------|---|
| <i>Received</i>  | Site plan showing vegetated areas | EPA Watersense tool must be completed using precipitation and ET data along with planting water usage requirements. Civil to provide ET and precipitation data. |
| <i>Completed</i> | Water budget tool report          | Project pursuing No Irrigation option, water budget tool not required.  |

### REQUIRED Indoor Water Use Reduction (Documentation 1/1)

| <u>Status:</u>   | <u>Required Documents:</u>   | <u>Status/Action Items:</u>  |
|------------------|--|--|
| <i>Completed</i> | Product cut sheets, manufacturers' information, prescriptive and usage-based calculation | Watersense labeling required for toilets, urinals, private lavatory faucets, and showerheads     |
| <i>Completed</i> | Indoor water use calculator  | Heading into tender, project current showing a slightly greater than 40% indoor water reduction. |

### REQUIRED Building-Level Water Metering (Documentation 1/2)

| <u>Status:</u>     | <u>Required Documents:</u> | <u>Status/Action Items:</u>   |
|--------------------|----------------------------|---|
| <i>In Progress</i> | Meter declaration          | Whole building water meter to be installed satisfying this requirement. |
| <i>Completed</i>   | Sharing commitment         | Sharing commitment to be signed by owner                                |

### Outdoor Water Use Reduction (Documentation 0/1)

| <u>Status:</u>  | <u>Required Documents:</u> | <u>Status/Action Items:</u>  |
|-----------------|----------------------------|--|
| <i>Received</i> | Credit narrative           | Targeting the no permanent irrigation path to achieve two points. Note that hose bibs are not considered permanent irrigation to LEED. |

### Indoor Water Use Reduction (Documentation 0/2)

| <u>Status:</u>  | <u>Required Documents:</u>                     | <u>Status/Action Items:</u>   |
|-----------------|--|---|
| <i>Received</i> | Plumbing system design drawings for fixtures   | Targeting 40% reduction in indoor potable water use, with current product specs, achieving slightly over 40%. |
| <i>Received</i> | Fixture cut sheets, manufacturers' information |   |

### Water Metering(1/2)

| <u>Status:</u>      | <u>Required Documents:</u>        | <u>Status/Action Items:</u>   |
|---------------------|-----------------------------------|---|
| <i>Received</i>     | Water metering strategy narrative | Water meter to be installed on garage side of main water feed. This can be subtracted from the main water meter to satisfy the credit requirements. |
| <i>Not Received</i> | Meter shop drawings               |   |

## ENERGY & ATMOSPHERE

Progress (8/31)



### REQUIRED Fundamental Commissioning of Building Energy Systems (Documentation /cU)

| <u>Status:</u> | <u>Required Documents:</u>                 | <u>Status/Action Items:</u>   |
|----------------|--|---|
| Completed      | CxA previous experience                    | GCMY has been selected as the CxA for this project and meets the experience requirements for LEED documentation. They have supplied a Cx Plan for the project, which has been reviewed for conformity with LEED requirements. |
| Completed      | Confirmation of OPR and BOD contents       |   |
| Completed      | List of systems to be commissioned         |   |
| Completed      | Verification of CxA activities and reviews |   |
| Completed      | Cx plan                                    |   |
| Not Received   | Documentation of testing and verification  |   |
| Not Received   | CFR, O&M plan                              |   |
| Not Received   | Cx report                                  |   |

### REQUIRED Minimum Energy Performance (Documentation 0/4)

| <u>Status:</u> | <u>Required Documents:</u>  | <u>Status/Action Items:</u>         |
|----------------|---|-------------------------------------|
| In Progress    | Appendix G energy modeling inputs                                     | Preliminary energy model developed. |
| In Progress    | Input-output reports from modeling software                           |                                     |
| In Progress    | Energy consumption and demand for each building end use and fuel type |                                     |
| In Progress    | Utility Rates   |                                     |

### REQUIRED Building-Level Energy Metering (Documentation 1/4)

| <u>Status:</u> | <u>Required Documents:</u>                   | <u>Status/Action Items:</u>   |
|----------------|--|---|
| In Progress    | Confirmation of permanently installed meters | Building level energy meter to be installed satisfying LEED requirement<br>Sharing commitment to be signed by owner |
| Completed      | Letter of commitment                         |   |
| In Progress    | Confirmation of data sharing source          |   |
| Not Received   | Meter shop drawings                          |   |

### REQUIRED Fundamental Refrigerant Management (Documentation 1/1)

| <u>Status:</u> | <u>Required Documents:</u>                                   | <u>Status/Action Items:</u> |
|----------------|--|-----------------------------|
| Completed      | Confirmation that no new or existing equipment contains CFCs |                             |

### Enhanced Commissioning (Documentation 1/6)

| <u>Status:</u> | <u>Required Documents:</u>                           | <u>Status/Action Items:</u>   |
|----------------|--|---|
| Completed      | List of all tasks completed as part of Cx activities | Pursuing enhanced commissioning and monitoring based commissioning scope. At completion of CD stage only first item is to be completed. |
| Not Received   | Training outline and participation list              |   |
| Not Received   | Confirmation of systems manual delivery              |   |
| Not Received   | Ongoing Cx plan                                      |   |
| Not Received   | Inclusion of monitoring and tracking in Cx plan      |   |
| Not Received   | Inclusion of envelope in Cx plan                     |   |

### Optimize Energy Performance (Documentation 0/2)

| <u>Status:</u> | <u>Required Documents:</u>              | <u>Status/Action Items:</u>                         |
|----------------|---|---|
| In Progress    | Energy model report as per prerequisite | Current energy model projection indicates 15 points |
| Not Pursued    | Target Finder results and summary       |   |

### Advanced Energy Metering (Documentation 0/2)

| <u>Status:</u> | <u>Required Documents:</u>   | <u>Status/Action Items:</u>  |
|----------------|--|--|
| Received       | List of all advanced meters to be installed, including type, energy source metered | Additional energy meters to be installed on any load above 10% of total energy load. |
| Not Received   | Manufacturers' cut sheets  |  |

### Enhanced Refrigerant Management (Documentation 0/1)

| <u>Status:</u> | <u>Required Documents:</u>                   | <u>Status/Action Items:</u>                                    |
|----------------|--|--|
| Not Received   | Completed refrigerant management spreadsheet | Refrigerant management spreadsheet to be completed by MCW Mech |

### Green Power and Carbon Offsets (Documentation 0/3)

| <u>Status:</u>     | <u>Required Documents:</u>   | <u>Status/Action Items:</u>                         |
|--------------------|--|---|
| <i>In Progress</i> | Annual electricity and nonelectricity energy use calculations  | MCW will seek quote for carbon offsets in May 2025. |
| <i>In Progress</i> | Calculations showing required REC, green power, or carbon offsets for targeted point threshold                     |   |
| <i>Not Pursued</i> | Purchase contract or letter of commitment showing REC, green power, or carbon offsets for targeted point threshold |   |

## MATERIALS & RESOURCES

Progress (0/19)

### REQUIRED Storage and Collection of Recyclables (Documentation 0/3)

| <u>Status:</u>     | <u>Required Documents:</u>                                       | <u>Status/Action Items:</u>   |
|--------------------|--|---|
| <i>In Progress</i> | Verification of recycled material types                          | Verify recycled material types, 2 of the following: batteries, e waste or mercury containing light fixtures |
| <i>In Progress</i> | Narrative describing recycling storage and collection strategies |   |
| <i>Received</i>    | Floor plans indicating recycling storage and collection areas    | Dedicated recycling collection and storage containers are shown on plans.                                   |

### REQUIRED Construction and Demolition Waste Management Planning (Documentation 0/4)

| <u>Status:</u>      | <u>Required Documents:</u>         | <u>Status/Action Items:</u>   |
|---------------------|------------------------------------|---|
| <i>Not Received</i> | Construction waste management plan | GC to provide construction waste management plan once they are on board |
| <i>Not Received</i> | Construction waste reports         |   |
| <i>Not Received</i> | Total construction waste           |   |
| <i>Not Received</i> | End use letters                    |   |

### LEED v4.1 Building Life-Cycle Impact Reduction (Documentation 0/6)

| <u>Status:</u>     | <u>Required Documents:</u>   | <u>Status/Action Items:</u>  |
|--------------------|--|--|
| <i>In Progress</i> | Structural and/or nonstructural reused elements table and calculations   | Preliminary LCA modeling for baseline building and design case underway. |
| <i>In Progress</i> | WBLCA report for structure and enclosure of building   | Current projection for building reuse will provide 2 points              |
| <i>Received</i>    | Description of assumptions   |  |
| <i>In Progress</i> | Scope and analysis process for baseline building and proposed building   |  |
| <i>In Progress</i> | LCA summary of outputs of proposed building with percent change from baseline building for all impact categories |  |
| <i>Received</i>    | Narrative indicating path pursued and how reductions were achieved   |  |

### LEED v4.1 Building Product Disclosure and Optimization - Environmental Product Declarations (Documentation 0/2)

| <u>Status:</u>     | <u>Required Documents:</u>                         | <u>Status/Action Items:</u>  |
|--------------------|--|--|
| <i>In Progress</i> | Product information (EPD & LCA reports or summary) | Construction specifications to be reviewed for potential EPDs. Project currently has 16.5 of required 20 product points, likely to surpass once concrete EPDs are included in count. |
| <i>Received</i>    | MR BPDO calculator document                        |  |

### LEED v4.1 Building Product Disclosure and Optimization - Material Ingredients (Documentation 0/2)

| <u>Status:</u>     | <u>Required Documents:</u>  | <u>Status/Action Items:</u>  |
|--------------------|-----------------------------|--|
| <i>In Progress</i> | Product information         | Construction specifications to have been reviewed for compliant products. 12 product points of 20 required have been found. Once paints and a variety of hardware and finishes have been confirmed, will be able to confirm if project reaches target. |
| <i>Received</i>    | MR BPDO calculator document |  |

### LEED v4.1 Construction and Demolition Waste Management (Documentation 0/2)

| <u>Status:</u>      | <u>Required Documents:</u>   | <u>Status/Action Items:</u>  |
|---------------------|--|--|
| <i>Not Received</i> | MR waste management calculator   | Minimum 75% of construction waste materials to be diverted from a landfill for 2 points. |
| <i>Not Received</i> | Documentation of recycling rates for commingled facilities (if applicable) |  |

## INDOOR ENVIRONMENTAL QUALITY

Progress (0/24)

### REQUIRED Minimum Indoor Air Quality Performance (0/2)

| <u>Status:</u>     | <u>Required Documents:</u>                  | <u>Status/Action Items:</u>  |
|--------------------|---|--|
| <i>In Progress</i> | ASHRAE 62.1–2010, Sections 4–7 calculations | Building being designed per ASHRAE 62.1-2010 meeting LEED requirements |
| <i>Received</i>    | Controls drawing showing monitoring devices |  |

### REQUIRED Environmental Tobacco Smoke (ETS) Control (Documentation 0/4)

| <u>Status:</u>      | <u>Required Documents:</u>  | <u>Status/Action Items:</u>  |
|---------------------|---|--|
| <i>In Progress</i>  | Description of no-smoking policy & how it is enforced and communicated to occupants   | Smoking required to be prohibited in the building and within 25 ft of the building perimeter |
| <i>In Progress</i>  | Copy of no-smoking policy   |  |
| <i>Received</i>     | Site plan or map showing the location of designated outdoor smoking and no-smoking areas, location of property line, and site boundary and indicating 25-foot distance from building openings |  |
| <i>Not Received</i> | Evidence of signage communicating no-smoking policy (photos, drawings, etc.)  |  |

### Enhanced Indoor Air Quality Strategies (Documentation 0/4)

| <u>Status:</u>  | <u>Required Documents:</u>  | <u>Status/Action Items:</u>  |
|-----------------|---|--|
| <i>Received</i> | <b>Option 1 Entryway systems:</b> floor plans showing locations and measurements  | Entrances to office building, and entrances between garage spaces and office, will include entryway systems                                  |
| <i>Received</i> | <b>Option 1 Interior cross contamination prevention:</b> list of rooms, areas, exhaust rate, separation method  | All rooms with potentially hazardous materials (Garage zones and janitor room) will have self-closing doors and floor to ceiling partitions. |
| <i>Received</i> | <b>Option 1 Filtration:</b> mechanical schedules highlighting MERV or class ratings for all units that support outdoor air  | All mechanical equipment supplying outdoor air will have MERV 13 filters or higher   |
| <i>Received</i> | <b>Option 2 Carbon dioxide monitoring:</b> list of densely occupied spaces, space type, design CO2 concentrations, floor plan showing sensor locations, narrative of CO2 set points | CO2 monitors to be installed in all densely occupied spaces. LEED would define lunch room, meeting room, and enclave as needing sensors.     |

### LEED v4.1 Low-Emitting Materials (Documentation 0/6)

| <u>Status:</u>     | <u>Required Documents:</u>                   | <u>Status/Action Items:</u>  |
|--------------------|--|--|
| <i>Not Pursued</i> | Flooring (90% by cost or surface area)       | 3 product categories must be targeted between Flooring, Wall Panels, Ceilings, Insulation & Composite Wood |
| <i>Not Pursued</i> | Wall Panels (75% by cost or surface area)    |  |
| <i>Received</i>    | Ceilings (90% by cost or surface area)       | Construction specifications to be reviewed for most feasible material types                                |
| <i>Received</i>    | Paints and Coatings (100% by cost or volume) |  |
| <i>Not Pursued</i> | Composite Wood (75% by cost or surface area) |  |
| <i>Received</i>    | Low-Emitting Materials Calculator            |  |

### Construction Indoor Air Quality Management Plan (Documentation 0/3)

| <u>Status:</u>      | <u>Required Documents:</u>  | <u>Status/Action Items:</u>   |
|---------------------|---|---|
| <i>Not Received</i> | IAQ reports, including date stamped and annotated photos of indoor air and environmental quality measures | GC to provide indoor air quality management plan once they are on board |
| <i>Not Received</i> | Record of filtration media  |   |
| <i>Not Received</i> | IAQ management plan, highlighting non-smoking policy  |   |

### LEED v4.1 Indoor Air Quality Assessment (Documentation 0/1)

| <u>Status:</u>      | <u>Required Documents:</u> | <u>Status/Action Items:</u>                                 |
|---------------------|----------------------------|---|
| <i>Not Received</i> | Flush-out report           | Whole building flush out to be completed prior to occupancy |



**Thermal Comfort (Documentation 0/3)**

| <u>Status:</u> | <u>Required Documents:</u>   | <u>Status/Action Items:</u>                      |
|----------------|--|--|
| Received       | Weather data narrative   | Building being designed utilizing ASHRAE 55-2010 |
| In Progress    | Plots or calculation results verifying that design parameters meet ASHRAE Standard 55–2010 for 80% acceptability |  |
| Received       | List of spaces by type, quantity, and controls   |  |

**Interior Lighting (Documentation 0/1)**

| <u>Status:</u> | <u>Required Documents:</u>  | <u>Status/Action Items:</u>   |
|----------------|---|---|
| Received       | Table of individual occupant and multioccupant spaces and lighting controls in each space | Multi-level lighting controls to be provided in individual and multi-occupant spaces. |

**INNOVATION IN DESIGN**

Progress (1/7)

**Innovation - Bird Collision Deterrence (Documentation 0/1)**

| <u>Status:</u> | <u>Required Documents:</u>  | <u>Status/Action Items:</u>   |
|----------------|---|---|
| In Progress    | Completed bird collision rating spreadsheet   | Exterior building façade to be designed considering bird collision deterrence |
| Received       | Plans and/or elevations depicting the location of all materials and shading/screening devices used to comply with this credit |   |
| In Progress    | Applicable specs on all materials with threat factor or estimated value   |   |

**Innovation - Reduced Mercury Lamps (Documentation 0/1)**

| <u>Status:</u> | <u>Required Documents:</u>   | <u>Status/Action Items:</u>                                  |
|----------------|--|--|
| In Progress    | List of all light fixtures - for non-mercury containing fixtures provide comparable equals | Light fixtures to be compliant with this credit requirements |
| In Progress    | Material cutsheets   |  |

**Innovation - Occupant Comfort Survey (Documentation 0/1)**

| <u>Status:</u> | <u>Required Documents:</u>   | <u>Status/Action Items:</u>                            |
|----------------|--|--|
| Not Received   | Survey and narrative describing results and corrective actions taken | Occupant comfort survey to be completed post occupancy |

**Pilot Credit: Passive Survivability and Back-up Power During Disruptions (Documentation 0/0)**

| <u>Status:</u> | <u>Required Documents:</u>            | <u>Status/Action Items:</u>  |
|----------------|---------------------------------------|--|
| In Progress    | Requirements based on option selected | Achievement of Passive House certification will provide a point. A second point is achievable through back-up power generation to key areas of the building. Project will pursue the following 3 options for this second point: Electrical receptacle, Online access, and one of two lighting options. |

**Innovation - LEED Accredited Professional (Documentation 1/1)**

| <u>Status:</u> | <u>Required Documents:</u> | <u>Status/Action Items:</u> |
|----------------|----------------------------|-----------------------------|
| Completed      | LEED AP Credentials        |                             |

REGIONAL PRIORITY



Regional Priority - Optimized Energy Performance (Documentation 0/1)

|                |                             |   |
|----------------|-----------------------------|---|
| <u>Status:</u> | <u>Required Documents:</u>  | <u>Status/Action Items:</u>                                     |
| In Progress    | Optimize Energy Performance | Achieved with 10 points in Optimize Energy Performance Category |

Regional Priority - Building Life Cycle Impact Reduction (Documentation 0/1)

|                |                                      |   |
|----------------|--------------------------------------|---|
| <u>Status:</u> | <u>Required Documents:</u>           | <u>Status/Action Items:</u>   |
| In Progress    | Building Life-Cycle Impact Reduction | Achieved with 3 points in Building Life Cycle Impact Reduction category |

Regional Priority - Indoor Water Use Reduction (Documentation 0/1)

|                |                            |  |
|----------------|----------------------------|--|
| <u>Status:</u> | <u>Required Documents:</u> | <u>Status/Action Items:</u>  |
| Received       | Indoor Water Use Reduction | Achieved with 40% reduction in indoor water use reduction category |