

Sustainable New Communities Program: Score & Summary

City File Number: pre-2023-0076

Municipal Address: 7896 Mavis Road

Applicant Name: Glen Schnarr and Associates Inc c/o Andrew Leung

Property Owner Name: Paradise Homes Mahogany Inc.

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: 34

THRESHOLD ACHIEVED: Bronze

Metric IB-12			
Metric		Level	Points
Building Energy Efficiency, GHG Reduction, and Resilience			
<ul style="list-style-type: none">• Part 9 Residential Buildings (3 storeys or less, and less than 600 m2 in GFA) achieve ENERGY STAR for New Homes v.17.1 or R-2000 requirements (or equivalent).• Part 3 Buildings: Multi-Unit Residential, Office and Retail (more than 3 storeys, or more than 600 m2 in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 170 kWh/m2.yr; Thermal Energy Demand Intensity (TEDI) = 70 kWh/m2.yr; Greenhouse Gas Emissions Intensity (GHGI) = 20 kgCO2/m2.yr• All Other Part 3 Buildings achieve at least a 15% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.		Good	3
Documentation: Refer to Commitment Letter			
Staff responsible for verifying this Metric: Development Planner			
Built Environment			
Indicator	Metric	Level	Points
Proximity to Amenities			
BE-1	Three or more amenities are within 800 metres (i.e. 10 minute walk) of 75% of dwelling units.	Good	1
Documentation: Refer to aerial context and surrounding context maps appended to the PJR.			
Staff responsible for verifying this Metric: Urban Designer			
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Documentation: Refer to aerial context and surrounding context maps appended to the PJR.			
Staff responsible for verifying this Metric: Urban Designer			
Community and Neighbourhood Scale			

BE-4	The proposed Community provides a mixed-use node central to a cluster of neighbourhoods that include higher residential densities, retail, and employment opportunities, and served by public transit.	Excellent	3
Documentation: Refer to aerial context and surrounding context maps appended to the PJR.			
Staff responsible for verifying this Metric: Urban Designer			
BE-4	The proposed community is structured to provide neighbourhoods defined by a 400 metre radius from the centre and a distinct edge/boundary, and the neighbourhood centre includes a neighbourhood park, high or medium residential densities, and retail or community facilities.	Excellent	3
Documentation: Refer to aerial context and surrounding context maps appended to the PJR.			
Staff responsible for verifying this Metric: Urban Designer			
Mobility			
Indicator	Metric	Level	Points
Block Length			
MB-1	75% of block lengths do not exceed 250 meters.	Good	1
Documentation: Block length is approximately 250 meters. Refer to Draft Plan			
Staff responsible for verifying this Metric: Urban Designer			
MB-1	All block lengths do not exceed 250 metres.	Great	1
Documentation: Block length is approximately 250 meters. Refer to Draft Plan			
Staff responsible for verifying this Metric: Urban Designer			
Intersection Density			
MB-3	40-50 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Good	1
Documentation: Refer to intersection density map			
Staff responsible for verifying this Metric: Urban Designer			
MB-3	51-60 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Great	1
Documentation: Refer to intersection density map			
Staff responsible for verifying this Metric: Urban Designer			
Walkable Streets			
MB-4	Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.	Good	2
Documentation: Refer to Draft Plan and Section 2.3 of the PJR			
Staff responsible for verifying this Metric: Urban Designer			
Trails and Cycling Infrastructure			
MB-7	The objectives of the municipal Active Transportation Master Plan and/or Trails/Pathways Master Plan are being implemented.	Good	1

Documentation: Refer to Draft Plan and Section 2.3 of the PJR

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

Active Transportation Network

MB-8	100% of residents/jobs will be within 400 metres of an existing, approved, or proposed public multi-use trail or cycling infrastructure (e.g. bike lane).	Good	2
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Documentation: Refer to Draft Plan and Section 2.3 of the PJR

Staff responsible for verifying this Metric: Urban Designer

Distance to Public Transit

MB-9	The site is within 800 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with frequent stops.	Good	1
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Documentation: Refer to Draft Plan and Section 2.3 of the PJR

Staff responsible for verifying this Metric: Urban Designer

MB-9	The site is within 400 metres walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops.	Great	1
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Documentation: Refer to Draft Plan and Section 2.3 of the PJR

Staff responsible for verifying this Metric: Urban Designer

Traffic Calming residential

MB-10	75% of new local streets/roads have traffic calming strategies.	Good	1
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Documentation: Refer to Draft Plan.

Streets are local residential streets and on a crescent delivering a 90 degree turn, discouraging high speed driving.

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

MB-10	100% of new local streets/roads have traffic calming strategies.	Great	2
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Documentation: Refer to Draft Plan.

Streets are local residential streets and on a crescent delivering a 90 degree turn, discouraging high speed driving.

Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist

Natural Environment and Parks

Indicator	Metric	Level	Points
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Healthy Soils

NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
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Documentation: Refer to Landscape Plan

Staff responsible for verifying this Metric: Landscape Architect,Technologist

NE-3	A minimum topsoil depth of 300 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Great	1
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Documentation: Refer to Landscape Plan

Staff responsible for verifying this Metric: Landscape Architect,Technologist

Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
Documentation: Refer to Landscape Plan			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
NE-6	Native plants that support pollinators make up 50% of the total quantity of plants proposed.	Great	1
Documentation: Refer to Landscape Plan			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
Stormwater Quality			
NE-10	Over 80% of Total Suspended Solids (TSS) are removed from all runoff leaving the site during a 25 millimetre (mm) rainfall event.	Good	1
Documentation: Refer to FSR.			
Staff responsible for verifying this Metric: Environmental Engineer,Technologist			
Infrastructure & Building			
Indicator	Metric	Level	Points
Material Efficient Framing			
IB-6	At least 3 advanced framing measures are used for lowrise wood-framed construction methods.	Great	3
Documentation: Refer to Letter of Commitment			
Staff responsible for verifying this Metric: Development Planner			

Points Achieved by Category	
Built Environment	9
Mobility	14
Natural Environment and Parks	5
Infrastructure & Building	6