

Sustainable New Communities Program: Score & Summary

City File Number: OZS-2023-0015 (1735 Steeles Avenue) & OZS-2023-0014 (1750 Steeles)

Municipal Address: 1735 Steeles Avenue West & 1750 Steeles Avenue West

Applicant Name: Keith MacKinnon

Property Owner Name: Metrus Central Properties Inc,

Application Type: Block Plan

SUSTAINABILITY SCORE: 19

THRESHOLD ACHIEVED: Bronze

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: Please refer to the Planning Justification Report prepared by KLM Planning Partners Inc., dated May 1, 2023 and revised May 19, 2023, Figures 2-5.			
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: Please refer to the Planning Justification Report prepared by KLM Planning Partners Inc., dated May 1, 2023 and revised May 19, 2023, Figures 2-5.			
Staff responsible for verifying this Metric: Urban Designer			
Mixed-Use Development			
BE-2	A mix of uses are provided on the same lot or block.	Good	1
Documentation: Please refer to the revised Architectural Concept Plan, prepared by BDP Quadrangle, dated October 18, 2023.			
Staff responsible for verifying this Metric: Urban Designer			
Housing Diversity			
BE-3	Two of the housing typologies listed are provided: Single Detached, Semi Detached, Townhouse, Mid-rise, High-rise, and/or additional dwelling unit within a Single Detached, Semi Detached or Townhouse dwelling.	Good	1
Documentation: Please refer to the Urban Design Brief, prepared by BDP Quadrangle, dated May 1, 2023 and revised October 19, 2023, indicating: Mid-Rise, High-Rise, and Stacked Back to Back Townhouses.			
Staff responsible for verifying this Metric: Urban Designer			
BE-3	Three of the housing typologies listed are provided: Single Detached, Semi Detached, Townhouse, Mid-rise, High-rise, and/or additional dwelling unit within a Single Detached, Semi Detached or Townhouse dwelling.	Great	1

Documentation: Please refer to the Urban Design Brief, prepared by BDP Quadrangle, dated May 1, 2023 and revised October 19, 2023, indicating: Mid-Rise, High-Rise, and Stacked Back to Back Townhouses.

Staff responsible for verifying this Metric: Urban Designer

BE-3	Two accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Good	1
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Documentation: Please refer to the revised Architectural Concept Plan, prepared by BDP Quadrangle, dated October 18, 2023 (1 bedroom and 2 or more bedrooms)

Staff responsible for verifying this Metric: Urban Designer

BE-3	Three accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms.	Great	1
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Documentation: Please refer to the revised Architectural Concept Plan, prepared by BDP Quadrangle, dated October 18, 2023 (1 bedroom and 2 or more bedrooms)

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
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Documentation: Please refer to the Urban Design Brief, prepared by BDP Quadrangle, dated May 1, 2023 and revised October 19, 2023.

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
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Documentation: Please refer to the Urban Design Brief, prepared by BDP Quadrangle, dated May 1, 2023 and revised October 19, 2023.

Staff responsible for verifying this Metric: Urban Designer

Mobility

Indicator	Metric	Level	Points
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Walkable Streets

MB-4	Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.	Good	2
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Documentation: Please refer to the Urban Design Brief, prepared by BDP Quadrangle, dated May 1, 2023, and revised October 19, 2023.

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
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Documentation: Please refer to the Urban Design Brief, prepared by BDP Quadrangle, dated May 1, 2023, and revised October 19, 2023.

Staff responsible for verifying this Metric: Urban Designer

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: Please refer to the Urban Design Brief, prepared by BDP Quadrangle, dated May 1, 2023, and revised October 19, 2023. Please refer to the Planning Justification Report, prepared by KLM Planning Partners Inc.

Staff responsible for verifying this Metric: Urban Designer

Natural Environment and Parks

Indicator	Metric	Level	Points
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Infrastructure & Building

Indicator	Metric	Level	Points
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Points Achieved by Category

Built Environment	14
Mobility	5
Natural Environment and Parks	0
Infrastructure & Building	0