

Sustainable New Communities Program: Score & Summary

City File Number: PRE-2020-0110

Municipal Address: 4538 Castlemore Road

Applicant Name: Glen Schnarr & Associates Inc. (c/o Mark Condello)

Property Owner Name: Golden Gate Castlemore Plaza Limited

Application Type: Site Plan

SUSTAINABILITY SCORE: 65

THRESHOLD ACHIEVED: Silver

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: Will be demonstrated at Site Plan stage.		
Staff responsible for verifying this Metric:		
<ul style="list-style-type: none"> Part 9 Residential Buildings (3 storeys or less, and less than 600 m² in GFA) achieve and are certified/labelled per 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) = 135 kWh/m².yr; <p>Thermal Energy Demand Intensity (TEDI) = 50 kWh/m².yr; Greenhouse Gas Emissions Intensity (GHGI) = 15 kgCO₂/m².yr • All Other Part 3 Buildings achieve at least a 25% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.</p>	Great	4
Documentation: Will be demonstrated at Site Plan stage.		
Staff responsible for verifying this Metric:		
Whole-building air leakage testing will be undertaken.	Excellent	4

Documentation: Will be completed at building permit stage.

Staff responsible for verifying this Metric:

Electricity and/or thermal sub-meters for all energy end-uses that represent more than 10% of the building's total energy consumption is provided.	Good	3
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Documentation: Will be completed at building permit stage.

Staff responsible for verifying this Metric:

Built Environment

Indicator	Metric	Level	Points
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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
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Documentation: Refer to Planning Justification Report.

Staff responsible for verifying this Metric:

BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
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Documentation: Refer to Planning Justification Report.

Staff responsible for verifying this Metric:

Mixed-Use Development

BE-2	A mix of uses are provided on the same lot or block.	Good	1
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Documentation: Refer to Planning Justification Report.

Staff responsible for verifying this Metric:

Housing Diversity

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: 1 bedroom, 1 bedrooms + den and 2 bedroom units proposed in apartment building.

Staff responsible for verifying this Metric:

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: 1 bedroom, 1 bedrooms + den and 2 bedroom units proposed in apartment building.

Staff responsible for verifying this Metric:

Urban Tree Canopy and Shaded Walkways

BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1
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Documentation: Will be demonstrated at Site Plan.

Staff responsible for verifying this Metric:

Surface Parking Footprint			
BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
Documentation: All parking located internal to proposal.			
Staff responsible for verifying this Metric:			
BE-9	Less than 15% of the total developable area is provided to parking at grade and it is located at the rear or side of buildings.	Great	2
Documentation: Refer to Site Plan.			
Staff responsible for verifying this Metric:			
Electric Vehicle Charging Stations			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
Documentation: EVSE spaces will be explored at a future Site Plan Application.			
Staff responsible for verifying this Metric:			
BE-10	At least 50% of the parking spaces permit future electric vehicle supply equipment (EVSE) installation (e.g. rough-ins).	Excellent	2
Documentation: Will be demonstrated at Site Plan.			
Staff responsible for verifying this Metric:			
Mobility			
Indicator	Metric	Level	Points
Pedestrian Amenities			
MB-5	Pedestrian connections are provided between a building entry and other destinations on the site and to destinations on adjacent properties.	Good	1
Documentation: Refer to Planning Justification Report.			
Staff responsible for verifying this Metric:			
MB-5	More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.	Great	1
Documentation: Indoor and outdoor amenity space proposed. Refer to Site Plan.			
Staff responsible for verifying this Metric:			
Bicycle Parking			
MB-6	Bicycle parking are located in close proximity to building entrances. Short-term bicycle parking is located within 25 meters of building entrance if outdoors. Long-term bicycle parking is located within 50 meters of an entrance. All bicycle parking is weather protected.	Excellent	2
Documentation: Metric to be verified at Site Plan stage.			
Staff responsible for verifying this Metric:			
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: Trails identified through Block Planning process.			
Staff responsible for verifying this Metric:			
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
Documentation: Refer to Block Plan 47 for proposed trail network.			
Staff responsible for verifying this Metric:			
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
Documentation: Refer to Block Plan 47 for proposed trail network.			
Staff responsible for verifying this Metric:			
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
Documentation: Refer to Block Plan 47 for proposed trail network.			
Staff responsible for verifying this Metric:			
Natural Environment and Parks			
Indicator	Metric	Level	Points
Soil Quantity & Quality for New Trees			
NE-2	A minimum of 30 cubic metres (m3) of soil and a minimum of 100 centimetres (cm) of uncompact soil depth is provided for each new tree.	Good	2
Documentation: To be demonstrated at Site Planning process.			
Staff responsible for verifying this Metric:			
NE-2	25% more total soil volume compared to municipal standards is provided for each new tree.	Great	2
Documentation: To be demonstrated at Site Plan process.			
Staff responsible for verifying this Metric:			
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
Documentation: Refer to Geotechnical Investigation.			
Staff responsible for verifying this Metric:			
NE-3	A minimum topsoil depth of 300 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Great	1

Documentation: will provide at time of site plan.

Staff responsible for verifying this Metric:

Natural Heritage Connections

NE-4	Physical public connections (e.g. public access blocks, single loaded roads, parks, sidewalks, etc.) are provided for 25% of the length of the natural heritage system that abuts the development.	Good	2
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Documentation: Refer to Site Plan.

Staff responsible for verifying this Metric:

Natural Heritage System Enhancements

NE-5	A Woodland Management Plan has been developed and will be implemented, where not already required by the municipality.	Good	1
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Documentation: To be demonstrated at Site Planning process.

Staff responsible for verifying this Metric:

NE-5	An Invasive Species Management Plan was developed and will be implemented, where not already required by the municipality.	Good	1
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Documentation: To be demonstrated at Site Planning process.

Staff responsible for verifying this Metric:

NE-5	A form of natural heritage restoration/enhancement that results in a net ecological gain, above municipal requirements, is provided.	Great	2
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Documentation: Net ecological gain determined through Block Planning process. Refer to Block Plan.

Staff responsible for verifying this Metric:

Supporting Pollinators

NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
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Documentation: To be demonstrated at Site Planning process.

Staff responsible for verifying this Metric:

NE-6	Native plants that support pollinators make up 50% of the total quantity of plants proposed.	Great	1
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Documentation: To be demonstrated at Site Planning process.

Staff responsible for verifying this Metric:

Stormwater Quantity

NE-9	Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.	Good	2
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Documentation: Refer to Functional Servicing Report.

Staff responsible for verifying this Metric:

Infrastructure & Building

Indicator	Metric	Level	Points
Heat Island Reduction: Roof			
IB-8	Green roof is provided for 50% of the available roof space.	Great	4
Documentation: To be demonstrated at Site Plan.			
Staff responsible for verifying this Metric:			
Sub-Metering of Thermal Energy and Water			
IB-16	Buildings include water meters for each tenant in multi-tenant residential and commercial/retail buildings.	Good	2
Documentation: To be demonstrated at Site Plan.			
Staff responsible for verifying this Metric:			
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Documentation: Will be demonstrated at the Site Plan stage.			
Staff responsible for verifying this Metric:			
Bird-Friendly Design			
IB-18	A combination of Bird-Friendly Design strategies are applied to at least 85% of contiguous glass area greater than 2 square metres (m2) within the first 16 meters of the building above-grade (including interior courtyards) and above green roofs.	Good	2
Documentation: Will be demonstrated at Site Plan stage.			
Staff responsible for verifying this Metric:			
Solid Waste			
IB-19	Residential: An accessible waste storage room with a minimum 25 square metres (m2) of floor space for the first 50 units plus an additional 13 square metres (m2) for each additional 50 units will be provided to accommodate containers and compactor units. Non-residential: A fully enclosed waste storage space to accommodate garbage and materials diversion of recycling and organics is provided.	Good	1
Documentation: To be demonstrated at Site Plan.			
Staff responsible for verifying this Metric:			
IB-19	A minimum of 10 square meters (m2) of floor space is provided for bulky items and items eligible for special collection services.	Good	1
Documentation: see waste management plan.			
Staff responsible for verifying this Metric:			

Points Achieved by Category	
Built Environment	15
Mobility	9
Natural Environment and Parks	16
Infrastructure & Building	25