



## Planning & Development

# Sustainability Assessment Tool (for applications submitted before July 1, 2022)

### General Information

User Name:\*

Candevcon

Company Name:\*

Candevcon Limited

Project Name:\*

W21051 - Castleclark Developments

City File Number:\*

OZS-2022-0025

Type of Development Site:\*

Greenfield

Plan Type:\*

Draft Plan

### Type of Development Properties:

Ground Related Residential:

Yes

Multi-Unit Buildings (4 stories or greater):

No

Commercial / Industrial / Institutional:

Yes

Email Address:\*

@

steven@candevcon.com

Confirm Email Address:\*

@

steven@candevcon.com

Last Modified:

Jul 27, 2022

## Sustainability Score

18 of 18 Mandatory Metrics Are Satisfied

37 of 61 Minimum Targets Are Satisfied

10 of 58 Aspirational Targets Are Satisfied

### Application

Overall	41 of 99
41%	
Energy	6 of 17
35%	
Water	3 of 11
27%	
Walkability	20 of 44
45%	
Natural Systems	7 of 14
50%	

### Community

Overall	47 of 119
39%	
Energy	6 of 17
35%	
Water	3 of 11
27%	
Walkability	28 of 60
46%	
Natural Systems	7 of 14
50%	

FINAL SUSTAINABILITY SCORE 41

 Silver

Reminder: Please complete all four sections and make sure to press "Save" at the end of each.

## Built Environment

 [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Built-Environment.aspx)

### Compact Development: Persons and Jobs per Hectare

Has the plan conformed to the following relevant minimum density targets? Places to Grow - 50 ppl+jobs/hectare OR Targets set within the Municipal Official Plan/Secondary Plan

Yes



[Mandatory](#)

### Land use Diversity Mix: Proximity to Basic Amenities

*Please Populate Both Cases*

#### Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (2 Points Each) (This minimum metric must be satisfied to earn aspirational points)

[Up to 6 points \(M\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

Yes



Community/Recreation Centre

No



Pharmacy

Yes



Library

No



#### Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (2 Points Each)

[Up to 6 points \(A\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

No



Community/Recreation Centre

&lt;select&gt;



Pharmacy

No



Library

&lt;select&gt;



## Land use Diversity Mix: Proximity to Lifestyle Amenities

*Please Populate Both Cases*

### Case 1 - Mandatory Requirement

Have all Municipal Official Plan requirements been satisfied?

Yes

[Mandatory](#)

### Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (1 Point Each) (This minimum metric must be satisfied to earn aspirational points)

[Up to 3 points \(M\)](#)

General Retail

Yes



Convenience Store

Yes



Theatre

No



Coffee Store

Yes



Hair Salon

Yes



Bank

Yes



Place of Worship

No



Daycare

Yes



Restaurant/Pub

Yes



Other (Please Specify)

No

**Case 2 - Aspirational Target**

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (1 Point Each)

Up to 3 points (A)

General Retail

No



Convenience Store

No



Theatre

&lt;select&gt;



Coffee Store

No



Hair Salon

No



Bank

No



Place of Worship

<select>



Daycare

No



Restaurant / Pub

No



Other (Please Specify)

<select>



## Landscape and Street Tree Planting/Preservation - Urban Tree Diversity

In an urban area, where trees are planted in a row (i.e. street trees, trees in parks, parking area, etc.), have tree species been alternated every two trees, or in accordance with approved Municipal Standards?

Yes



Mandatory

## Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

Are there any trees on site?

Yes



Qualifier

Has a Tree Evaluation Report (Arborist report) been prepared that identifies and evaluates where on-site healthy trees will be protected or removed, and has compensation for removal of healthy tableland trees been proposed in accordance with the City's requirements?

Yes



Mandatory

Where healthy tableland trees are proposed for removal, has enhanced compensation is provided based on basal area?

Yes



2 Points (M)

Have 75% or more of the healthy mature trees greater than 20 cm DBH been preserved in-situ on site?

NA



3 points (A)

## Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

Have all Municipal Planting Standards been satisfied as they pertain to soils?

Yes



Mandatory

All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity) and organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m<sup>2</sup> at proper planting depth of unobstructed growing medium per tree.

No



2 Points (M)

## Green Building

Are there more than five non-residential buildings in your development application?

No



Qualifier

Have all Municipal buildings over 500 m<sup>2</sup> been designed to LEED Silver or equivalent?

NA



Mandatory

How many buildings are enrolled in a third party Green Standards? (2 Points if One or More)

2 Points (M)

Please Select: Applicable Certification Standards

&lt;select&gt;




&lt;select&gt;



&lt;select&gt;



## Housing Unit Mix - Design for Life Cycle Housing - Block and Draft Plan

Input the percentage of housing types that fall under the following categories. 

[Up to 7 Points \(M\)](#)

### Ownership

Affordable / Low Income

36

Market

64

### Housing Type

Attached

Detached

64

Townhomes

36

Mid / Hi-Rise

### Accommodations

Live Work

Multi-Generational Living



Mixed-Use

Adult/Senior Care Housing

Long-Term Care

## Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?

[Qualifier](#)

Are new non-residential roads being created within your development application?

[Qualifier](#)

What percentage of new residential-only streets is designed with traffic calming strategies?

[Up to 2 points \(M and A\)](#)

## Pedestrian Connections - Proximity to School

Are 50% of dwelling units within 800 m walking distance of public/private elementary, Montessori, and middle schools? *(Must satisfy this minimum target to earn aspirational points)*

[2 Points \(M\)](#)

Are 50% of dwellings units within 1600 m of public/private high schools? (Must satisfy this minimum target to earn aspirational points)

[1 Point \(M\)](#)

Are 75% of dwelling units within 400 m walking distance of public/private elementary, Montessori, and middle schools?

Yes



2 Points (A)

Are 75% of dwellings units within 1000 m of public/private high schools?

Yes



1 Point (A)

## Cultural Heritage Resources - Cultural Heritage Conservation

Have the following policies been adhered to? Cultural heritage conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Municipal Official Plan, Municipal By-laws, and "The Standards and Guidelines for the Conservation of Historic Places in Canada". Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory.

Yes



Mandatory

Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?

NA



2 Points (M)

Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?

<select>



Are 100% of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) and their associated landscapes and ancillary structures conserved in-situ in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada"?

<select>



2 Points (A)

## % of Tree Canopy Within Proximity to Building/Pedestrian Infrastructure - % Canopy Coverage

Have street trees been provided on both sides of streets according to the Municipal Standards?

Yes



## Mandatory

At what distance have street trees been provided on both sides of new and existing streets, within the project and on the project side of bordering streets, between the vehicle travel lane and walkway (in meters)?

8 m or Less



Up to 2 points (M and A)

What percentage of sidewalks will be shaded by trees within 10 years of development? If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees). All trees should be selected from the applicable Municipal tree list. (50%=1 Point, 75%=2 Points)

50%



Up to 2 points (M and A)

## Mobility [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Mobility.aspx)

### Street Networks/Blocks - Block Perimeter/Length

Verify the following statement, 75% of block perimeters do not exceed 550 m and 75% of block lengths do not exceed 250 m.

Yes



2 Points (M)

Verify the following statement, 100% of block perimeters do not exceed 550 m and 100% of block lengths do not exceed 250 m

No



2 points (A)

### Street Networks/Blocks - Intersection Density

How many street intersections are there per km<sup>2</sup>? (40-50=2 Points, 51-60=3 Points, >60=4 Points)

51-60



Up to 4 points (M and A)

### Transit Supportive - Distance to Public Transit - Block and Draft Plans

Have the Official Plan Targets been satisfied?

Yes



### Mandatory

Are 50% of residents/employment within 800 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 50% of residents/employment within 400 m walking distance to 1 or more bus stops with frequent service?

No



### 3 Points (M)

Are 75% of residents/employment within 400 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 75% of residents/employment within 200 m walking distance to 1 or more bus stops with frequent service?

No



### 3 points (A)

## Active Transportation - Proximity to Cycle Network

Does the development plan include any anticipated or existing trails or cycling networks?

Yes



### Qualifier

Are 75% of residents/jobs within 400 m of existing or approved by council path/network? *(This Minimum Target must be met in order to earn Aspirational Points)*

Yes



### 2 Points (M)

Are 100% of residents/jobs within 400 m of existing or approved by council path/network?

No



### 2 points (A)

## Active Transportation - Creation of Trail and Bike Paths

This metric will only populate if the presence of a Cycling Networks has been declared in the previous metric "Proximity to Cycle Network"

Has the Brampton's Pathways Master Plan been complied with?

Yes



### Mandatory

Have the objectives of Brampton's Pathways Master Plan been advanced by providing Trail Enhancements?

Yes



2 points (A)


## Walkability - Promote Walkable Streets

Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5 m in width.

Yes



Mandatory

What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards? 

75%



Up to 4 points (M and A)

Have pedestrian amenities been provided to further encourage walkable streets?

No



2 points (A)

Please list pedestrian amenities provided:

- ☐ Wind Breaks
- ☐ Seating
- ☐ Pedestrian Oriented Lighting
- ☐ Wide Sidewalks (Urban Areas)
- ☐ Shading

Other (Please Specify)

## Natural Environment and Parks

 [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Natural-Environment.aspx)


## Natural Heritage - Connection to Natural Heritage

Is a natural heritage system included within, or adjacent to, the development boundary?

Yes



### Qualifier

What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)? 

25%

Up to 4 points (M and A)

## Natural Heritage System - Natural Heritage System Enhancements

This metric will only populate if the presence of a natural heritage system has been declared in the previous metric "Natural Heritage - Connection to Natural Heritage"

Does the application conform to the City's natural heritage system as defined in its Official Plan?

Yes

Mandatory

Has the development plan demonstrated ecological gain above and beyond the Municipal natural heritage requirements?

Yes

2 points (A)

## Parks - Park Accessibility

Does the development plan include any parks?

No


Qualifier

## Stormwater - Stormwater Management Quality and Quantity

Have quantity or flood control been provided in accordance with applicable Municipal and conservation authority requirements?

Yes

Mandatory

What is the most intense rainwater event that the site can retain runoff from (in mm)? 

10 mm

Mandatory and Up to 6 points (M and A)

Will 80% of the Total Suspended Solids (TSS) be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhanced Level of Protection (Level 1)?

Yes

Mandatory

Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10 mm rainfall event? *(This Minimum Target must be satisfied in order to earn Aspirational Points)*

No

1 Point (M)

Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15 mm rainfall event?

<select>

4 points (A)

## Urban Agriculture - Dedicate Land For Local Food Production - Block and Draft

Has 80 ft<sup>2</sup>. of garden space been provided per development unit?

No

2 Points (M)

Has the applicable growing space per development unit been satisfied? See table below:

DU Density	Growing Space/DU
17-35DU/ha	200 ft <sup>2</sup>
36-54DU/ha	100 ft <sup>2</sup>
>54DU/ha	80 ft <sup>2</sup>

No

2 points (A)

## Soils and Topography - Restore and Enhance Soils

Has a Topsoil Fertility Test been conducted according to Municipal Standards?

Yes

Mandatory

Have recommendations from a Topsoil Fertility Test been implemented for the entire site? *(Must satisfy this target to earn aspirational points)*

Yes

**1 Point (M)**

Does the application avoid development on highly permeable soils and follows TRCA and CVC Low Impact Development Stormwater Management Planning and Design Guides?

Yes

**2 points (A)**

Has a minimum topsoil depth of 200 mm been provided across the entire site?


No

**2 points (A)**

## Infrastructure and Buildings

 [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Infrastructure.aspx)

### Energy Conservation - Passive Solar Alignment

What percentage of blocks have one axis within 15 degrees of East/West? East/West lengths of those blocks must be at least as long as the North/South lengths. 

50%

**Up to 6 points (M and A)**

### Energy Conservation - Building Energy Efficiency - Draft Plan

Have all single family homes buildings been designed in accordance with the Ontario Building Code?

Yes

**Mandatory**

What EnerGuide rating have 75% of single family homes and multi-unit residential buildings (<3 storeys) been built to?

**2 Points (M)**

What EnerGuide rating have 90% of single family homes and multi-unit residential buildings (<3 storeys) been built to?

**2 Points (A)**

### Energy Conservation - Energy Management



Has an energy management strategy been developed for the development?

No



2 Points (M)

## Lighting - Reduce Light Pollution

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

Confirm that there is no "uplighting" included in the design and that all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.

Yes



1 Point (M)

## Lighting - Energy Conserving Lighting

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)

Yes



2 Point (M)


## Materials and Solid Waste Management - Recycled/Reclaimed Materials

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. 

NA



Up to 2 points (M and A)

***SUSTAINABILITY SUMMARY  
FOR***

**CASTLECLARK DEVELOPMENTS INC.  
PROPOSED DRAFT PLAN OF SUBDIVISION  
10201 CLARKWAY DRIVE  
SECONDARY PLAN AREA 47  
BLOCK PLAN 47-1  
LOTS 12, CONCESSION 11 N.D.**

**CITY OF BRAMPTON  
FILE NO. OZS-2021-0025**

**November 29, 2021**

**Revised February 2, 2023**

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## 1. INTRODUCTION

Candevcon Limited has been retained by Castleclark Developments Inc. to submit applications for a Plan of Subdivision and an amendment to the Zoning By-Law to the City of Brampton. The proposed amendment is required to permit the intended residential, institutional and open space within the subject lands. The site is 9.56 hectares (23.62 acres) in size and is located in Block Plan 47-1 east of Clarkway Drive, north of Castlemore Road.

## 2. DECLARATION OF SUMMARY

The proposed Greenfield Draft Plan of Subdivision development has achieved an application score of 41 which achieves the City of Brampton's Silver threshold performance.

<b>a) Overall Sustainability Score (application):</b>	<b>41% (41 of 99)</b>
<b>b) Overall Sustainability Score (community):</b>	<b>39% (47 of 119)</b>
<b>c) Energy Score (application):</b>	<b>35% (6 of 17)</b>
<b>d) Energy Score (community):</b>	<b>35% (6 of 17)</b>
<b>e) Water Score (application):</b>	<b>27% (3 of 11)</b>
<b>f) Water Score (community):</b>	<b>27% (3 of 11)</b>
<b>g) Walkability (application):</b>	<b>45% (20 of 44)</b>
<b>h) Walkability (community):</b>	<b>46% (28 of 60)</b>
<b>i) Natural Systems (application):</b>	<b>50% (7 of 14)</b>
<b>j) Natural Systems (community):</b>	<b>50% (7 of 14)</b>

## 3. SUSTAINABILITY SUMMARY

### 3.1 Built Environment

#### i) Mandatory Requirements:

The metric "*Have all Municipal buildings over 500 m<sup>2</sup> been designed to LEED Silver or equivalent?*" has not been satisfied since there are no Municipal buildings proposed in the subdivision.

#### ii) Minimum Requirements:

The metric "*Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs*" has been satisfied as grocery store and pharmacy are proposed to be located within 800m of most dwellings.

The metric "*Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs*" has been satisfied with general retail, a convenience store, coffee store, hair salon, bank, daycare and restaurant proposed to be located within 800m of most dwellings.

The metric “Where healthy tableland trees are proposed for removal, has enhanced compensation is provided based on basal area?” has been satisfied and confirmed in the Tree Inventory and Preservation Plan Report dated August 9, 2021.

The metric “*Are 50% of dwelling units within 800 m walking distance of public/private elementary, Montessori, and middle schools?*” has been satisfied with a proposed elementary school block within the subdivision.

The metric “*Are 50% of dwellings units within 1600 m of public/private high schools?*” has been satisfied with a secondary school proposed to be located within 1600m of the subdivision.

The metric “*At what distance have street trees been provided on both sides of new and existing streets, within the project and on the project side of bordering streets, between the vehicle travel lane and walkway (in meters)?*” has been satisfied and is confirmed in the Tree Inventory and Preservation Plan Report.

The metric “*What percentage of sidewalks will be shaded by trees within 10 years of development? If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy?*” has been satisfied and is confirmed in the Tree Inventory and Preservation Plan Report.

### **iii) Aspirational Targets:**

The metric “*Are 75% of dwelling units within 400 m walking distance of public/private elementary, Montessori, and middle schools?*” has been satisfied with an elementary school block proposed within the subdivision.

The metric “*Are 75% of dwellings units within 1000 m of public/private high schools?*” has been satisfied with a secondary school proposed to be located within 1000m of the subdivision.

## **3.2 Mobility**

### **i) Mandatory Requirements**

All mandatory requirements have been achieved.

### **ii) Minimum Requirements**

The metric “*Verify the following statement, 75% of block perimeters do not exceed 550 m and 75% of block lengths do not exceed 250 m.*” has been satisfied and is confirmed in the Draft Plan of Subdivision.

The metric “*How many street intersections are there per km<sup>2</sup>?*” has been satisfied with 51-60 intersections existing and proposed within a kilometre.

The metric “*Are 75% of residents/jobs within 400 m of existing or approved by council path/network?*” has been satisfied with a walkway and trail system proposed within 400m of 75% of residents.

The metric “*What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards?*” has been satisfied and is confirmed in the Urban Design Brief.

### **iii) Aspirational Targets**

The metric “*Have the objectives of Brampton's Pathways Master Plan been advanced by providing Trail Enhancements?*” has been satisfied.

## **3.3 Natural Environment and Parks**

### **i) Mandatory Requirements**

All mandatory requirements have been achieved.

### **ii) Minimum Requirements**

The metric “*What percentage of the total length of the natural heritage system is visually and physically connected?*” has been satisfied at 25% and is confirmed in the Draft Plan of Subdivision.

The metric “*What is the most intense rainwater event that the site can retain runoff from (in mm)?*” has been satisfied at 10mm and is confirmed in the Functional Servicing Report.

The metric “*Have recommendations from a Topsoil Fertility Test been implemented for the entire site?*” has been satisfied and is confirmed in the Functional Servicing Report.

### **iii) Aspirational Targets**

The metric “*Has the development plan demonstrated ecological gain above and beyond the Municipal natural heritage requirements?*” has been satisfied and confirmed in the Environmental Impact Study.

The metric “*Does the application avoid development on highly permeable soils and follows TRCA and CVC Low Impact Development Stormwater Management Planning and Design Guides?*” has been satisfied and is confirmed in the Functional Servicing Report.

## **3.4 Building and Infrastructure**

### **i) Mandatory Requirements**

All mandatory requirements have been achieved.

### **ii) Minimum Requirements**

The metric “*What percentage of blocks have one axis within 15 degrees of East/West? East/West lengths of those blocks must be at least as long as the North/South lengths.*” Has been satisfied and confirmed in the Draft Plan of Subdivision.

The metric “*Confirm that there is no "uplighting" included in the design and that all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.*” has been satisfied and is confirmed in the Urban Design Brief.

The metric “*Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior?*” has been satisfied and confirmed in the Urban Design Brief.

### **iii) Aspirational Targets**

There are no aspirational metrics achieved in this category.

## **4. CONCLUSION**

Based on the future surrounding uses, the subject site will incorporate reasonable sustainability measures in which the proposed subdivision development will have a positive impact on the new community. At the same time, these measures will benefit the end user by providing short and long term savings and also providing an example for future developments similar in nature. The proposed development specifically benefits future occupants by seamlessly expanding the residential neighbourhood while providing essential non-residential uses as well.

The design of the subdivision will contribute to the overall sustainability of the community and will provide residents with the opportunity of living in a neighbourhood that supports active transportation, is located close to schools, and provides recreation use of the natural environment.