

Sustainable New Communities Program: Score & Summary

City File Number: PRE-2023-0118

Municipal Address: 1955 Cottrelle Boulevard, Brampton

Applicant Name: Manni Chauhan

Property Owner Name: Jindal Development Ltd.

Application Type: Site Plan

SUSTAINABILITY SCORE: 53

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: Planning Justification Report, dated November 7, 2023, Page 48			
Staff responsible for verifying this Metric: Development Planner			
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
Documentation: At Site Plan Stage			
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: Google Map, Planning justification report - Page 9,10, 11			
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: Google map, Planning justification report - Page 9,10, 11

Staff responsible for verifying this Metric: Urban Designer

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: Floor Plan

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: Floor Plans

Staff responsible for verifying this Metric: Urban Designer

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: Landscape Plan at SPA

Staff responsible for verifying this Metric: Landscape Architect,Technologist

BE-6	Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.	Good	1
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Documentation: Landscape Plan at SPA

Staff responsible for verifying this Metric: Landscape Architect,Technologist

Salt Management

BE-7	At least two salt management measures are provided.	Good	2
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Documentation: Salt Management Plan at SPA stage

Staff responsible for verifying this Metric: Landscape Architect,Technologist

Surface Parking Footprint

BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
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Documentation: Site Plan

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

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
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Documentation: Site Plan

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

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
Documentation: Side walks are documented in Concept Site Plan. A landscape plan with the details will be provided at SPA stage			
Staff responsible for verifying this Metric: Urban Designer			
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: All pedestrian connections are mentioned in the concept site plan			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
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: Site Plan			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
Bicycle Parking			
MB-6	Bicycle parking spaces are provided at a rate 20% higher than municipal standards/guidelines.	Good	1
Documentation: Site Plan, landscape plan at SPA stage			
Staff responsible for verifying this Metric: Urban Designer			
MB-6	Bicycle parking spaces are provided at a rate 50% higher than municipal standards/guidelines.	Great	1
Documentation: Concept Plan, Urban design brief - 1.4.1 Site Plan (Parking and Accessibility) Page 16			
Staff responsible for verifying this Metric: Urban Designer			
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: Concept Plan package			
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: Urban design Brief - Chapter 1			
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

Documentation: Urban design Brief - 2.1 Linkages (Page 19-21), Connections and Circulation , also Figure 3

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: Transit web site

Staff responsible for verifying this Metric: Urban Designer

Natural Environment and Parks

Indicator	Metric	Level	Points
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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
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Documentation: Landscape Plans at SPA stage

Staff responsible for verifying this Metric: Landscape Architect,Technologist

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: Landscape Plans at SPA stage

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
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Documentation: Landscape Plan at SPA stage

Staff responsible for verifying this Metric: Landscape Architect,Technologist

Stormwater Quantity

NE-9	Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.	Good	2
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Documentation: SWM Report prepared by RAM Engineering

Staff responsible for verifying this Metric: Environmental Engineer,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
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Documentation: Site Servicing Plan to be submitted at SPA stage will be prepared by RAM Engineering

Staff responsible for verifying this Metric: Environmental Engineer,Technologist

Infrastructure & Building

Indicator	Metric	Level	Points
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Building Accessibility

IB-3	50% of emergency exits above the Ontario Building Code (OBC) requirements are barrier free.	Good	1
Documentation: Site Plan			
Staff responsible for verifying this Metric: Development Planner			
IB-3	100% of all entries and exits above the Ontario Building Code (OBC) requirements are barrier free.	Great	1
Documentation: Site Plan			
Staff responsible for verifying this Metric: Development Planner			
Supplementary Cementitious Materials			
IB-4	All concrete on site includes a minimum of 20% Supplementary Cementitious Materials (SCMs).	Good	1
Documentation: Concrete Manufactures Specifications			
Staff responsible for verifying this Metric: Development Planner			
Back-Up Power			
IB-14	Rough-ins are provided that allow for the installation of external generators/auxiliary power supply at a later date.	Good	1
Documentation: Electric plan at site plan stage			
Staff responsible for verifying this Metric: Development Planner			
Extreme Wind Protection			
IB-15	Roof rafters, roof trusses or roof joists are tied to load-bearing wall framing in a manner that will resist a factored uplift load of 3 kN, and metal straps or connectors to connect lower storey wall studs to the sill plate are provided.	Good	2
Documentation: Structural Plan			
Staff responsible for verifying this Metric: Development Planner			
Sub-Metering of Thermal Energy and Water			
IB-16	Buildings include thermal energy meters for each tenant in multi-tenant residential, commercial/retail buildings.	Good	2
Documentation: Mechanical and Electrical Plans at site plan stage			
Staff responsible for verifying this Metric: Development Planner			
IB-16	Buildings include water meters for each tenant in multi-tenant residential and commercial/retail buildings.	Good	2
Documentation: Mechanical or Plumbing Plans at site plan stage			
Staff responsible for verifying this Metric: Development Planner			
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Documentation: Lighting plan			
Staff responsible for verifying this Metric: Development Planner			
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: Architectural Details			
Staff responsible for verifying this Metric: Urban Designer			
Solid Waste			
IB-19	For multi-unit residential development, a waste sorting system for garbage, recycling, and organics is provided. If a building has 31 units or more or is more than 5 storeys, three separate chutes for garbage, recycling, and organics collection on all floors is provided.	Good	1
Documentation: Site Plan - Architectural package			
Staff responsible for verifying this Metric: Urban Designer			
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: Site Plan - Architectural package			
Staff responsible for verifying this Metric: Urban Designer			
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: Site Plan			
Staff responsible for verifying this Metric: Urban Designer			
IB-19	A dedicated collection area or room for the collection of household hazardous waste and/or electronic waste is provided.	Great	1
Documentation: Site Plan			
Staff responsible for verifying this Metric: Urban Designer			

Points Achieved by Category	
Built Environment	12
Mobility	11
Natural Environment and Parks	7
Infrastructure & Building	23