



MEM URBAN DEVELOPMENT

4th October 2024

The Corporation of the City of Brampton
Planning, Building and Growth Management
2 Wellington Street West (3rd Floor)
City of Brampton, Ontario
L6Y 4R2

Attention: Mr. Ramsen Yousif, Development Planner

Subject: Sustainability New Communities Program
Letter of Commitment
1206 Steeles Avenue West

Blocks 7, 8 Registered Plan 43M-1746

Part of Block 319 Registered Plan 43M-1707

City of Brampton, Ontario

City File: OZS-2022-0037

Ward 4

Dear Ramsen:

We, 2872374 Ontario Inc. are the Registered Owner of the above noted property and Blocks in the City of Brampton (hereinafter referred to as the "subject site").

A land use Amendment Application and Draft Plan of Subdivision has been filed to facilitate the development of residential townhouse units and the extension of Royal Vista Road.

It is acknowledged that the City's Sustainable New Communities Program (2023) is an important instrument intended to help implement both Provincial and Municipal land use planning, sustainability, climate goals and objectives.

Please accept this letter as our commitment to achieve a minimum "Good" level for the Building Energy Efficiency, Greenhouse Gas Reduction and Resilience Metric (1B-12) and to retain an NRCan-registered Energy Advisor at the detailed design stage.

On a go forward basis please continue to communicate with Gagnon Walker Domes Ltd. (GWD) who is the authorized planning agent working on our behalf.

Your truly,

Mohammed M. Raja, Msc, PMP
C/o 2766321 Ontario Inc.

C.c.: Gagnon Walker Domes Ltd.

Unit 502, 2250 Bovaird Drive East, Brampton, L6R 3J5

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Sustainable New Communities Program: Score & Summary

City File Number: PRE-2021-0140

Municipal Address: 1206 Steeles Avenue West

Applicant Name: Gagnon Walker Domes Ltd.

Property Owner Name: 2872374 Ontario Inc.

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: 27

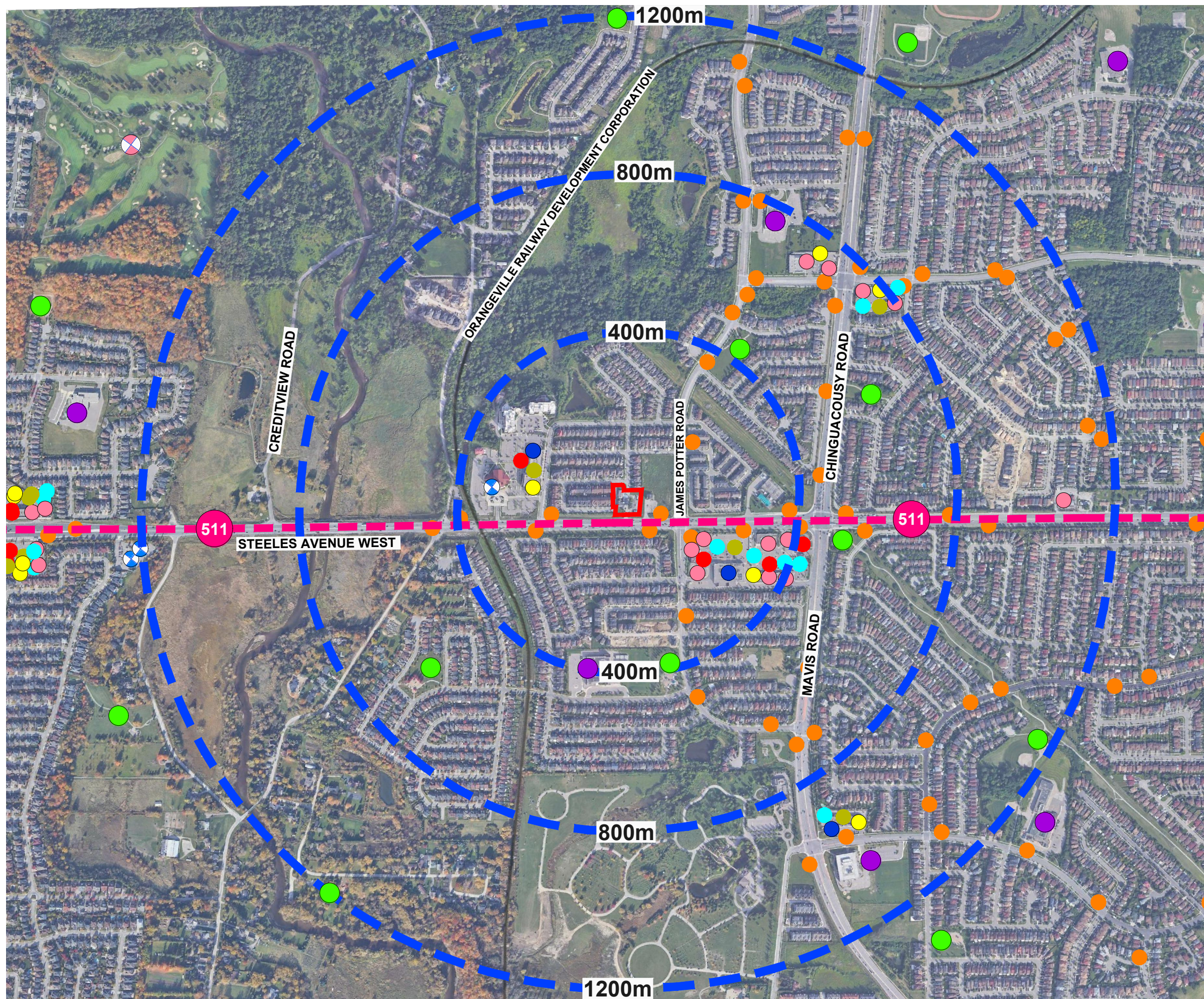
THRESHOLD ACHIEVED: Bronze

Metric IB-12			
Metric		Level	Points
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: Sustainability Score and Summary, dated June 2024, Appendix 2 Urban Design Brief, dated March 2024, Page 1			
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: Sustainability Score and Summary, dated June 2024, Appendix 2 Urban Design Brief, dated June 2022, Page 1			
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: Altone/Greccap Community Architectural Guidelines Sustainability Score and Summary, dated June 2024, Appendix 2			
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: Altone/Greccap Community Architectural Guidelines Sustainability Score and Summary, dated June 2024, Appendix 2			
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: Draft Plan of Subdivision, dated January 2024 Development Concept Plan, dated March 2024			
Staff responsible for verifying this Metric: Urban Designer			
MB-1	All block lengths do not exceed 250 metres.	Great	1
Documentation: Draft Plan of Subdivision, dated January 2024 Development Concept Plan, dated March 2024			
Staff responsible for verifying this Metric: Urban Designer			
MB-1	All blocks do not exceed 80 metres by 150 metres in size.	Excellent	1
Documentation: Draft Plan of Subdivision, dated January 2024 Development Concept Plan, dated March 2024			
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: Development Concept Plan, dated March 2024 Urban Design Brief, dated March 2024, Pages 3			
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, dated March 2024, Pages 3-5 2019 City Cycling Plan			
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
Documentation: Urban Design Brief, dated March 2024, Pages 3-5 Sustainability Score and Summary, dated June 2024			
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: Sustainability Score and Summary, dated June 2024, Appendix 2, Urban Design Brief, dated March 2024, Page 1 Traffic Impact Study, dated June 2022, Page 2			
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
<p>Documentation: Sustainability Score and Summary, dated June 2022, Appendix 2, Urban Design Brief, dated March 2024, Page 1 Traffic Impact Study, dated June 2022, Page 2</p> <p>Staff responsible for verifying this Metric: Urban Designer</p>			
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
<p>Documentation: To be specified at the detailed design stage and at the time of implementation. Soil depths are required to be in accordance with City Standards in municipal boulevards.</p> <p>Staff responsible for verifying this Metric: Landscape Architect, Technologist</p>			
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
<p>Documentation: To be specified at the detailed design stage and at the time of implementation. Soil depths are required to be in accordance with City Standards in municipal boulevards.</p> <p>Staff responsible for verifying this Metric: Landscape Architect, Technologist</p>			
Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
<p>Documentation: To be specified at the detailed design stage and at the time of implementation. Refer to conceptual Landscape Plan. Selected trees will be from the City's approved tree species list.</p> <p>Staff responsible for verifying this Metric: Landscape Architect, Technologist</p>			
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
<p>Documentation: To be specified at the detailed design stage and at the time of implementation.</p> <p>Staff responsible for verifying this Metric: Development Planner</p>			
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
<p>Documentation: Photometrics and Lighting Plan to be completed as part of detailed design stage and at time of implementation.</p> <p>Staff responsible for verifying this Metric: Development Planner</p>			

Points Achieved by Category	
Built Environment	9
Mobility	10
Natural Environment and Parks	4
Infrastructure & Building	4



LEGEND

- SUBJECT SITE
- 400m-1,200m RADIUS from SUBJECT SITE
- BRAMPTON TRANSIT BUS STOPS
- 511 - BRAMPTON RAPID TRANSIT ROUTE, ZUM 511
- SCHOOLS
- ⊗ PLACES OF WORSHIP
- ⊗ RECREATIONAL FACILITIES
- PARKS
- GENERAL RETAIL / BANKS
- EMPLOYMENT / OFFICE
- CONVENIENCE / GAS STATION
- RESTAURANT / TAKE-OUT / COFFEE SHOP
- GROCERY STORE
- PHARMACY / MEDICAL, OFFICE
- HAIR SALON / NAIL SALON

COMMUNITY SERVICES and LIFESTYLE AMENITIES

1206 STEELES AVENUE WEST, BLOCKS 7 & 8 R-PLAN 43M-1746, PART of BLOCK 319, R-PLAN 43M-1707 and PART 5 R-PLAN 43R-31574
CITY of BRAMPTON, REGION of PEEL

P.N.: 21.2809	Date: March 28, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2809_ Figures

<p>BRAMPTON 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790</p>	<p>GWD Gagnon Walker Domes PROFESSIONAL PLANNERS</p> <p>Toll Free 1 (855) 771-7266 www.gwdplanners.com</p>	<p>MARKHAM 3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556</p>
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