

Sustainable New Communities Program: Snapshot

City File Number: OZS-2021-0065

Municipal Address: 2648 Countryside Drive

Applicant Name: Ian Franklin

Property Owner Name: Greenvale Homes Ltd.

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: 31

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
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
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
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
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
Mobility			
Indicator	Metric	Level	Points
Block Length			
MB-1	75% of block lengths do not exceed 250 meters.	Good	1
MB-1	All block lengths do not exceed 250 metres.	Great	1

School Proximity to Transit and Cycling Routes			
MB-2	All public schools are located within a 400 metre walking distance to transit routes and/or dedicated cycle networks.	Good	1
MB-2	All public schools are located within a 200 metre walking distance to transit routes and/or dedicated cycle networks.	Great	1
Intersection Density			
MB-3	40-50 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Good	1
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
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
Natural Environment and Parks			
Indicator	Metric	Level	Points
Tree Conservation			
NE-1	25% of healthy mature trees are preserved in-situ.	Good	3
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
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
NE-3	A minimum topsoil depth of 300 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Great	1
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
NE-4	Physical public connections (e.g. public access blocks, single loaded roads, parks, sidewalks, etc.) are provided for 50% of the length of the natural heritage system that abuts the development.	Great	2
Parks Access			
NE-8	2 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)	Good	3
Infrastructure & Building			
Indicator	Metric	Level	Points
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1

Points Achieved by Category	
Built Environment	5
Mobility	8
Natural Environment and Parks	14
Infrastructure & Building	4