

Sustainable New Communities Program: Score & Summary

City File Number: OZS-2024-0065

Municipal Address: 10350 The Gore Road

Applicant Name: Ian Franklin

Property Owner Name: West Humber River Developments Inc.

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: 44

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: Sustainability Summary Letter		
Staff responsible for verifying this Metric: Development Planner		
<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: Sustainability Summary Letter		
Staff responsible for verifying this Metric: Development Planner		
Whole-building air leakage testing will be undertaken.	Excellent	4

Documentation: -

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
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Documentation: -

Staff responsible for verifying this Metric: Development Planner

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: Planning Justification Report

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
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Documentation: Planning Justification Report

Staff responsible for verifying this Metric: Urban Designer

Mixed-Use Development

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

Staff responsible for verifying this Metric: Urban Designer

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
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Documentation: Site Plan and Planning Justification Report

Staff responsible for verifying this Metric: Urban Designer

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: Site Plan

Staff responsible for verifying this Metric: Urban Designer

Community and Neighbourhood Scale

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
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Documentation: Site Plan			
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: Site Plan			
Staff responsible for verifying this Metric: Urban Designer			
MB-1	All block lengths do not exceed 250 metres.	Great	1
Documentation: Site Plan			
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: Site Plan			
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: Site 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: -			
Staff responsible for verifying this Metric: Urban Designer			
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: Tree Evaluation/Preservation Plan/Vegetation Study			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
NE-2	25% more total soil volume compared to municipal standards is provided for each new tree.	Great	2
Documentation: Tree Evaluation/Preservation Plan/Vegetation Study			
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
Documentation: Tree Evaluation/Preservation Plan/Vegetation Study/Landscape Plan			
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
Documentation: Landscape Plan			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
Parks Access			
NE-8	2 or more road frontages are provided for each park (e.g. urban square, parkette, and neighborhood park)	Good	3
Documentation: Site Plan			
Staff responsible for verifying this Metric: Landscape Architect,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
Documentation: Functional Servicing Report			
Staff responsible for verifying this Metric: Environmental Engineer,Technologist			
Multi-purpose Stormwater Management			
NE-12	Measures/amenities that beautify the stormwater management ponds are provided (e.g. public art, interpretive signage).	Good	1
Documentation: Architectural Plans			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
Infrastructure & Building			
Indicator	Metric	Level	Points
Rainwater and Greywater Use			
IB-13	Rainwater or greywater is captured on-site and used for exterior uses (e.g. landscape irrigation), and buildings are designed and will be constructed for rainwater and/or greywater use readiness.	Good	1
Documentation: Functional Servicing Report			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
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: Architectural Plans			
Staff responsible for verifying this Metric: Development Planner			
Light Pollution Reduction			

IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
<p>Documentation: Architectural Plans</p> <p>Staff responsible for verifying this Metric: Development Planner</p>			

Points Achieved by Category	
Built Environment	9
Mobility	7
Natural Environment and Parks	11
Infrastructure & Building	17