

Sustainable New Communities Program: Score & Summary

City File Number: PRE-2022-0123

Municipal Address: 0 Father Tobin Road, 10819 and 10833 Bramalea Road

Applicant Name: Gagnon Walker Domes Ltd.

Property Owner Name: 2391057 Ontario Inc.

Application Type: Site Plan

SUSTAINABILITY SCORE: 45

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: Planning Justification Report, Sustainability Score and Summary, Appendix 2, Urban Design Brief.			
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: Planning Justification Report, Sustainability Score and Summary, Appendix 2, Urban Design Brief.			
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
Documentation: Planning Justification Report, Preliminary Housing Analysis, Architectural Plan Set.			
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
Documentation: Landscape Concept Plan, Urban Design Brief, Tree Inventory and Preservation Plan Report.			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
BE-6	Trees will shade at least 75% of the walkway/sidewalk lengths within 10 years.	Great	1

Documentation: Landscape Concept Plan, Urban Design Brief, Tree Inventory and Preservation Plan Report.

Staff responsible for verifying this Metric: Landscape Architect, Technologist

Carshare and Carpool Parking

BE-8	3% of parking spaces on-site are dedicated to carpooling and/or carshare/zip car.	Good	1
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Documentation: Architectural Plan Set, to be specified at the detailed design stage and verified at time of implementation.

Staff responsible for verifying this Metric: Traffic Planning Analyst, 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: Architectural Plan Set, to be specified at the detailed design stage and verified at time of implementation.

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: Architectural Plan Set, to be specified at the detailed design stage and verified at time of implementation.

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

Electric Vehicle Charging Stations

BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
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Documentation: Architectural Plan Set, to be specified at the detailed design stage and verified at time of implementation.

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
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Documentation: Architectural Site Plan, Landscape Concept Plan, Urban Design Brief.

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
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Documentation: Architectural Site Plan, Landscape Concept Plan, Urban Design Brief.

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
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Documentation: Architectural Site Plan, Landscape Concept Plan, Urban Design Brief.

Staff responsible for verifying this Metric: Landscape Architect, Technologist

Bicycle Parking

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
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Documentation: Architectural Site Plan, Landscape Concept 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
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Documentation: Architectural Site Plan, Landscape Concept Plan, Urban Design Brief.

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
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Documentation: Architectural Site Plan, Landscape Concept Plan, Urban Design Brief.

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 (m ³) 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: To be specified at the detailed design stage and verified at time of implementation.

Staff responsible for verifying this Metric: Landscape Architect, Technologist

NE-2	An uncompacted topsoil layer for tree pits, trenches, or planting beds is provided with the following properties: organic matter content of 10-15% by dry weight and a pH of 6.0-8.0; a minimum depth of 100 cm or in accordance with municipal standards, whichever is higher; and adequate drainage.	Excellent	2
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Documentation: To be specified at the detailed design stage and verified at time of implementation.

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: To be specified at the detailed design stage and verified at time of implementation.

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: To be specified at the detailed design stage and verified at time of implementation.

Staff responsible for verifying this Metric: Landscape Architect, Technologist

NE-6	Native plants that support pollinators make up 50% of the total quantity of plants proposed.	Great	1
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Documentation: To be specified at the detailed design stage and verified at time of implementation.

Staff responsible for verifying this Metric: Landscape Architect, Technologist

Infrastructure & Building

Indicator	Metric	Level	Points
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Accessibility for Multi-unit Dwellings

IB-2	For multi-unit residential buildings, a minimum of 25% of the dwelling units incorporate accessibility features outlined in the Ontario Building Code (OBC).	Good	2
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Documentation: Architectural Plan Set, number of units to be specified as part of the Site Plan Approval Application and detailed design stage.

Staff responsible for verifying this Metric: Development Planner

IB-2	For multi-unit residential buildings a minimum of 35% of the dwelling units incorporate accessibility features outlined in the Ontario Building Code (OBC).	Great	1
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Documentation: Architectural Plan Set, number of units to be specified as part of the Site Plan Approval Application and detailed design stage.

Staff responsible for verifying this Metric: Development Planner

Building Accessibility

IB-3	50% of emergency exits above the Ontario Building Code (OBC) requirements are barrier free.	Good	1
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Documentation: Architectural Plan Set, number of units to be specified as part of the Site Plan Approval Application and detailed design stage.

Staff responsible for verifying this Metric: Development Planner

Material Efficient Framing

IB-6	At least 3 advanced framing measures are used for lowrise wood-framed construction methods.	Great	3
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Documentation: To be specified as part of the Site Plan Approval Application and detailed design stage.

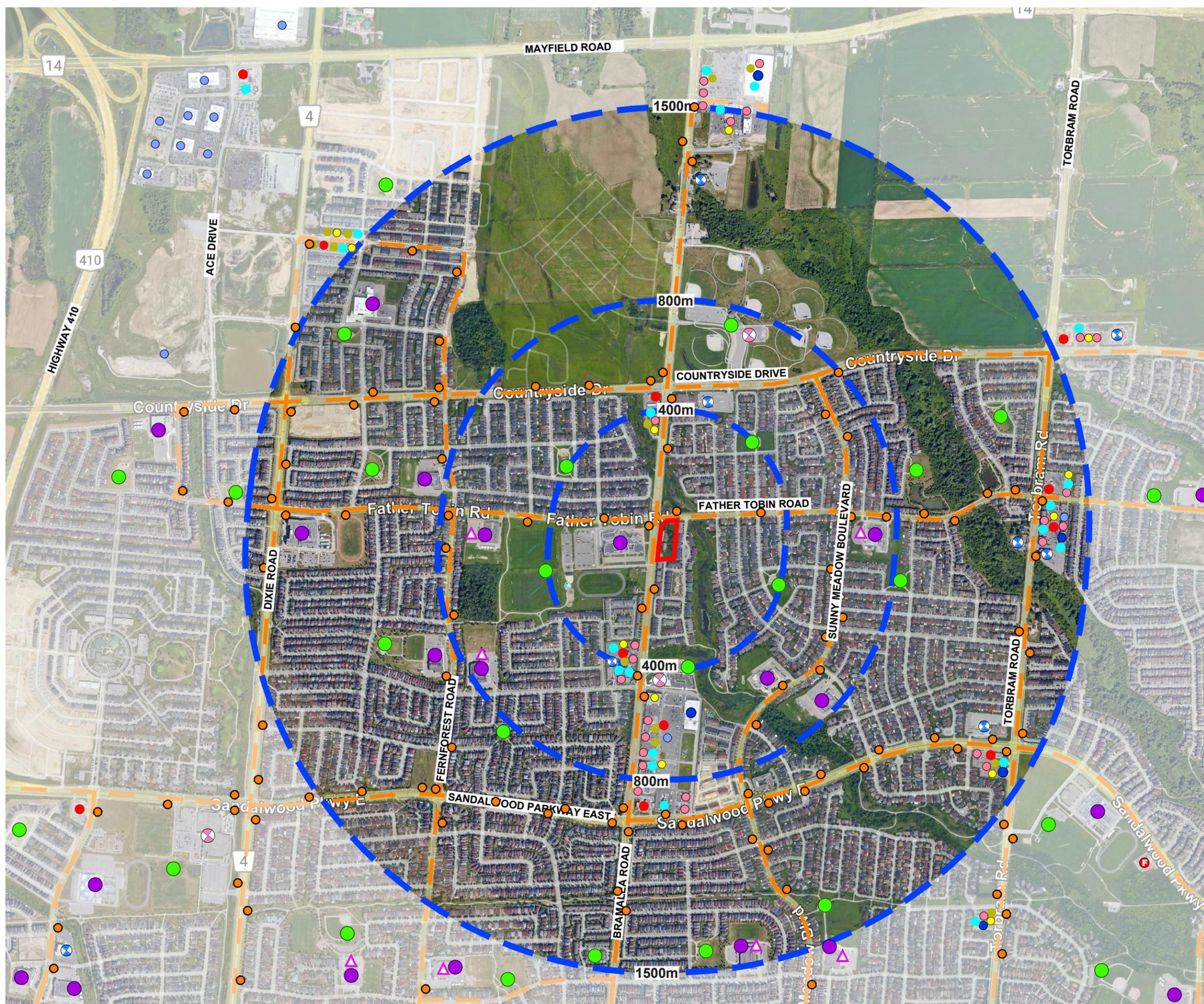
Staff responsible for verifying this Metric: Development Planner

Heat Island Reduction: Non-Roof

IB-7	For both residential and non-residential development, at least one strategy to reduce the heat island effect is applied to 50% of the site's non-roof landscaping. For non-residential development, a minimum of 75% of at-grade parking spaces is under cover.	Good	2
Documentation: Urban Design Brief, areas to be specified as part of the Site Plan Approval Application and detailed design stage.			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
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: To be finalized as part of detailed mechanical design.			
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: To be finalized as part of detailed mechanical design.			
Staff responsible for verifying this Metric: Development Planner			
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Documentation: Photometrics Plan and light fixtures to be specified as part of the Site Plan Approval Application and detailed design stage.			
Staff responsible for verifying this Metric: Development Planner			
Solid Waste			
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: Architectural Plan Set, area to be delineated as part of the Site Plan Approval Application, system to be verified at the detailed design stage.			
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: Architectural Plan Set, area to be delineated as part of the Site Plan Approval Application, system to be verified at the detailed design stage.			
Staff responsible for verifying this Metric: Urban Designer			

Points Achieved by Category	
Built Environment	13
Mobility	9

Natural Environment and Parks	7
Infrastructure & Building	16



LEGEND

- SUBJECT SITE
- 400m-800m RADIUS from SUBJECT SITE
- BRAMPTON TRANSIT ROUTES
- BRAMPTON TRANSIT BUS STOPS
- SCHOOLS
- ▲ DAYCARE CENTRES
- PLACES OF WORSHIP
- ⊗ LIBRARY / RECREATIONAL FACILITIES
- F FIRE STATION
- PARKS
- GENERAL RETAIL / BANKS
- EMPLOYMENT / OFFICE
- CONVENIENCE / GAS STATION
- RESTAURANT / TAKE-OUT / COFFEE SHOP
- GROCERY STORE
- PHARMACY / MEDICAL OFFICE / VETERINARY
- HAIR SALON / NAIL SALON

COMMUNITY SERVICES and LIFESTYLE AMENITIES

'O' FATHER TOBIN ROAD,
10819 and 10833 BRAMALEA ROAD
CITY of BRAMPTON
REGION of PEEL

P.N.: 21.2959	Date: June 9, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2959_ Figures



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