

# Sustainable New Communities Program: Snapshot

**City File Number:** OZS-2024-0033

**Municipal Address:** 17, 19, 21, 23, 25, 27 and 29 Mill Street North and 53 Nelson Street West,  
City of Brampton

**Applicant Name:** Gagnon Walker Domes Ltd.

**Property Owner Name:** Amdev Property Group (C/o Brampton Mill Nelson LP & Brampton Mill  
Nelson South LP)

**Application Type:** Site Plan

**SUSTAINABILITY SCORE: 45**

**THRESHOLD ACHIEVED: Bronze**

| Metric IB-12  |   |       |        |
|---|---|-------|--------|
| Metric  |   | Level | Points |
| Building Energy Efficiency, GHG Reduction, and Resilience   |   |       |        |
| <ul style="list-style-type: none"><li>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).</li><li>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</li><li>All Other Part 3 Buildings achieve at least a 15% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.</li></ul> |   | 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      |
| Mixed-Use Development   |   |       |        |
| BE-2  | A mix of uses are provided on the same lot or block.  | Good  | 1      |
| 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      |
| BE-3  | Three accommodation types listed are provided: Live-work, Purpose-Built Rental, Studio, 1 bedroom, and/or 2 or more bedrooms. | Great | 1      |
| Urban Tree Canopy and Shaded Walkways   |   |       |        |

|  |  |           |        |
|--|--|-----------|--------|
| BE-6   | Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.   | Good      | 1      |
| BE-6   | Street trees are provided on both sides of streets at intervals averaging no more than 9 metres.   | Good      | 1      |
| BE-6   | Street trees are provided on both sides of streets at intervals averaging 8 metres or less.  | Excellent | 2      |
| <b>Surface Parking Footprint</b>                 |  |           |        |
| 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      |
| <b>Electric Vehicle Charging Stations</b>        |  |           |        |
| BE-10  | Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.   | Good      | 3      |
| BE-10  | At least 50% of the parking spaces permit future electric vehicle supply equipment (EVSE) installation (e.g. rough-ins).   | Excellent | 2      |
| <b>Mobility</b>                                  |  |           |        |
| Indicator  | Metric   | Level     | Points |
| <b>Walkable Streets</b>                          |  |           |        |
| MB-4   | Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.   | Good      | 2      |
| <b>Pedestrian Amenities</b>                      |  |           |        |
| MB-5   | Pedestrian connections are provided between a building entry and other destinations on the site and to destinations on adjacent properties.  | Good      | 1      |
| MB-5   | More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.   | Great     | 1      |
| <b>Bicycle Parking</b>                           |  |           |        |
| 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      |
| <b>Trails and Cycling Infrastructure</b>         |  |           |        |
| MB-7   | The objectives of the municipal Active Transportation Master Plan and/or Trails/Pathways Master Plan are being implemented.  | Good      | 1      |
| <b>Active Transportation Network</b>             |  |           |        |
| 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      |
| <b>Distance to Public Transit</b>                |  |           |        |
| 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      |
| 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      |
| <b>Natural Environment and Parks</b>             |  |           |        |
| Indicator  | Metric   | Level     | Points |
| <b>Soil Quantity &amp; Quality for New Trees</b> |  |           |        |
| 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      |

|  |   |       |        |
|--|---|-------|--------|
| <b>Healthy Soils</b>                   |   |       |        |
| NE-3                                   | A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).  | Good  | 1      |
| <b>Supporting Pollinators</b>          |   |       |        |
| NE-6                                   | Native plants that support pollinators make up 25% of total quantity of plants proposed.  | Good  | 1      |
| <b>Stormwater Quality</b>              |   |       |        |
| 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      |
| <b>Infrastructure &amp; Building</b>   |   |       |        |
| Indicator                              | Metric  | Level | Points |
| <b>Heat Island Reduction: Non-Roof</b> |   |       |        |
| 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.<br>For non-residential development, a minimum of 75% of at-grade parking spaces is under cover.  | Good  | 2      |
| <b>Rainwater and Greywater Use</b>     |   |       |        |
| 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      |
| <b>Light Pollution Reduction</b>       |   |       |        |
| IB-17                                  | All exterior light fixtures are Dark Sky Compliant.   | Good  | 1      |
| <b>Bird-Friendly Design</b>            |   |       |        |
| 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      |
| <b>Solid Waste</b>                     |   |       |        |
| 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.<br>Non-residential: A fully enclosed waste storage space to accommodate garbage and materials diversion of recycling and organics is provided. | Good  | 1      |
| 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      |
| IB-19                                  | A dedicated collection area or room for the collection of household hazardous waste and/or electronic waste is provided.  | Great | 1      |

| Points Achieved by Category   |    |
|-------------------------------|----|
| Built Environment             | 17 |
| Mobility                      | 11 |
| Natural Environment and Parks | 5  |
| Infrastructure & Building     | 12 |