

Sustainable New Communities Program: Sustainability Snapshot

City File Number: PRE-2022-0089

Municipal Address: 9874 The Gore Road

Applicant Name: Blackthorn Development Corp.

Property Owner Name: 13743446 Canada Inc.

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: 32

THRESHOLD ACHIEVED: Bronze

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
Electric Vehicle Charging Stations			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 20% of parking spaces.	Great	2
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
MB-1	All blocks do not exceed 80 metres by 150 metres in size.	Excellent	1
Walkable Streets			
MB-4	Continuous sidewalks or multi-use trails are provided on both sides of public and private roads/streets.	Good	2
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
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
Natural Environment and Parks			
Indicator	Metric	Level	Points
Tree Conservation			
NE-1	25% of healthy mature trees are preserved in-situ.	Good	3
NE-1	50% of healthy mature trees are preserved in-situ or 100% of healthy hedgerows are preserved in situ.	Great	2
Soil Quantity & Quality for New Trees			

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
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
Supporting Pollinators			
NE-6	Native plants that support pollinators make up 25% of total quantity of plants proposed.	Good	1
NE-6	Native plants that support pollinators make up 50% of the total quantity of plants proposed.	Great	1
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
Infrastructure & Building			
Indicator	Metric	Level	Points
Building Energy Efficiency, GHG Reduction, and Resilience			
IB-12	<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