

Sustainable New Communities Program: Score & Summary

City File Number: PRE-2021-0009

Municipal Address: 4784 CASTLEMORE RD

Applicant Name: Candevcon Limited

Property Owner Name: Apoca Carpenters Ltd

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: 37

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
Documentation: Confirmed at detailed design			
Staff responsible for verifying this Metric: Development Planner			
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: As per the Draft Plan of Subdivision surrounding uses			
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: As per the Draft Plan of Subdivision surrounding uses			
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
Documentation: Single Detached, Townhouses and Apartment units are provided			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: Single Detached, Townhouses and Apartment units are provided			
Staff responsible for verifying this Metric: Urban Designer			
BE-3	Four or more 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.	Excellent	1
Documentation: Single detached, street townhouses, stacked townhouses, apartments and ARUs within single detached are proposed			
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
Documentation: 1 bedroom and 2 or more bedrooms typologies are provided			
Staff responsible for verifying this Metric: Urban Designer			
Community and Neighbourhood Scale			
BE-4	The proposed Community provides a mixed-use node central to a cluster of neighbourhoods that include higher residential densities, retail, and employment opportunities, and served by public transit.	Excellent	3
Documentation: As per the Planning Justification Report, pages 5-8			
Staff responsible for verifying this Metric: Urban Designer			
Cultural Heritage Conservation			
BE-5	A portion of the cultural heritage resource is retained, and the integrity of the cultural heritage resource is conserved.	Great	2
Documentation: As per the Heritage Impact Assessment, page ii			
Staff responsible for verifying this Metric: Heritage Planner			
BE-5	A cultural heritage resource is relocated to a visually prominent location within the development.	Good	1
Documentation: As per the Heritage Impact Assessment and Draft Plan of Subdivision			
Staff responsible for verifying this Metric: Heritage Planner			
Electric Vehicle Charging Stations			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3

Documentation: Electric vehicle parking is provided in the condominium development			
Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 20% of parking spaces.	Great	2
Documentation: Electric vehicle parking is provided in the condominium development			
Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist			
Mobility			
Indicator	Metric	Level	Points
Intersection Density			
MB-3	40-50 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Good	1
Documentation: Block Plan 47 Schedule			
Staff responsible for verifying this Metric: Urban Designer			
MB-3	51-60 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Great	1
Documentation: Block Plan 47 Schedule			
Staff responsible for verifying this Metric: Urban Designer			
MB-3	More than 61 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Excellent	2
Documentation: Block Plan 47 Schedule			
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: Active Transportation and pathways have been analyzed in the PJR			
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: Planning Justification Report, page 30			
Staff responsible for verifying this Metric: Urban Designer			
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
Documentation: Planning Justification Report, Page 44			
Staff responsible for verifying this Metric: Urban Designer			

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
Documentation: Planning Justification Report, Page 44			
Staff responsible for verifying this Metric: Urban Designer			
Natural Environment and Parks			
Indicator	Metric	Level	Points
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
Documentation: Geotechnical Investigation, page 4			
Staff responsible for verifying this Metric: Landscape Architect, Technologist			
Natural Heritage System Enhancements			
NE-5	A Woodland Management Plan has been developed and will be implemented, where not already required by the municipality.	Good	1
Documentation: Tableland Woodland has been reviewed and implemented in the EIS page 6			
Staff responsible for verifying this Metric: Environmental Planner			
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: Draft Plan of Subdivision			
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			
Infrastructure & Building			
Indicator	Metric	Level	Points
Light Pollution Reduction			
IB-17	All exterior light fixtures are Dark Sky Compliant.	Good	1
Documentation: Will be confirmed through detailed design			
Staff responsible for verifying this Metric: Development Planner			

Points Achieved by Category	
Built Environment	18
Mobility	9
Natural Environment and Parks	6
Infrastructure & Building	4