



January 22, 2022

GSAI File: 1324-002

Planning and Development
City of Brampton
2 Wellington Street West 3rd Floor
Brampton, ON
L6Y 4R2

**RE: Summary of Sustainability Metrics
Fateh Developments Inc.
1453 Queen Street West
City of Brampton, Region of Peel**

Glen Schnarr & Associates Inc. has been retained by Fateh Developments Inc. to submit applications for an Official Plan Amendment and Zoning By-law Amendment for the above-noted site. The subject property is located south of Queen Street West, approximately 80 metres east from the intersection of Creditview Road and Queen St West in the City of Brampton. The subject property is municipally addressed as 1453 Queen Street West (herein referred to as 'subject property') with two legal parcels of record described as the following:

PT LOT 5, CON 3 WHS, CHINGUACOUSY DES PT 1, PL 43R33499 SAVE AND EXCEPT PART 1, AS IN EXPROP PL PR2223981 SUBJECT TO AN EASEMENT OVER PTS 2, 3 & 4 EXPROP PL PR2223981 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL UNTIL 2016/07/05 AS IN PR2223981 CITY OF BRAMPTON.

PT LT 5, CON 3 WHS (CHING) DES AS PT 3, PL 43R33499 SAVE & EXCEPT PT 1 AS IN EXPROP PL PR2223673 SUBJECT TO AN EASEMENT OVER PTS 2, 4 & 7 EXPROP PL PR2223673 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL UNTIL 2016/07/04 AS IN PR2223673 SUBJECT TO AN EASEMENT OVER PTS 2, 3, 4, 5, 7 & 8 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL AS IN PR2223673 SUBJECT TO AN EASEMENT OVER PTS 4, 5 & 6 EXPROP PL PR2223673 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL AS IN PR2223673 CITY OF BRAMPTON.

The subject property is generally triangular shaped with a total site area of 0.69 hectares (1.71 acres) with a frontage of 140 meters along Queen Street West. The subject property is currently occupied by a low-rise commercial building. In support of the Official Plan Amendment and Zoning By-law Amendment application, please find the summary of the results of the Sustainability Assessment Tool below.



Sustainability Score

- a) OVERALL SUSTAINABILITY SCORE (Application) = 34%
- b) OVERALL SUSTAINABILITY SCORE (Community) = 40%
- c) ENERGY (Application) = 0%
- d) ENERGY (Community) = 0%
- e) WATER (Application) = 63%
- f) WATER (Community) = 63%
- g) WALKABILITY (Application) = 45%
- h) WALKABILITY (Community) = 57%
- i) NATURAL SYSTEMS (Application) = 42%
- j) NATURAL SYSTEMS (Community) = 42%

FINAL SUSTAINABILITY SCORE: 32 (Bronze)

2. Sustainability Summary – Categories/Themes

A. Built Environment

The predominant land use in the surrounding area is low-density residential subdivisions, accompanied by areas of natural open space and existing commercial and institutional uses. The proposed development includes a mixed-use high-rise residential building with retail uses at grade and office uses, along with residential uses above.

Built Environment – SAT Requirement	Response/Reference Document
Compact Development	
<i>Has the plan conformed to the following relevant minimum density targets? Places to Grow – 50ppl+jobs/hectare OR Targets set within the Municipal Official Plan/Secondary Plan</i>	Yes, the proposed development helps achieve the minimum density target of 50 people and jobs per hectare by providing a mixed-use development.
Land Use Diversity Mix: Proximity to Basic Amenities	
Case 1 – Minimum Target <i>Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (2 Points Each) (This minimum metric must be satisfied to earn aspirational points)</i>	Bonnie Braes Drug Store is located within 800m, located on Bonnie Braes Drive.
Case 2 – Aspirational Target	N/A



<i>Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (2 Points Each)</i>	
Land Use Diversity Mix: Proximity to Lifestyle Amenities	
Case 1 – Mandatory Requirement <i>Have all Municipal Official Plan requirements been satisfied?</i>	Yes - See Planning Justification Report as prepared by Glen Schnarr & Associates dated January 2022.
Case 1 – Minimum Requirement <i>Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (1 Point Each) (This minimum metric must be satisfied to earn aspirational points)</i>	A Hair Salon, Place of Worship and Dentist's Office are located on Bonnie Braes Drive. Additionally, a daycare/nursery is located adjacent the subject property.
Case 2 – Aspirational <i>Amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs</i>	A daycare/nursery is located adjacent the subject property.
Landscape and Street Tree Planting/Preservation – Urban Tree Diversity	
<i>In an urban area, where trees are planted in a row (i.e. street trees, trees in parks, parking area, etc.), have tree species been alternated every two trees, or in accordance with approved Municipal Standards?</i>	To be finalized at Site Plan Approval stage, but planting will be provided in accordance with approved Municipal Standards. Please see submitted Landscape Plan prepared by NAK Designs.
Landscape and Street Tree Planting/Preservation – Maintain Existing Healthy Trees	
<i>Are there any trees on site?</i>	Yes
<i>Has a Tree Evaluation Report (Arborist report) been prepared that identifies and evaluates where on-site healthy trees will be protected or removed, and has compensation for removal of healthy tableland trees been proposed in accordance with the City's requirements</i>	Yes, please see the Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc.
<i>Where healthy tableland trees are proposed for removal, has enhanced compensation is provided based on basal area?</i>	Yes, please see the Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc.
<i>Have 75% or more of the healthy mature trees greater than 20 cm DBH been preserved in-situ on site?</i>	No, please see the Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc.



Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality	
<i>Have all Municipal Planting Standards been satisfied as they pertain to soils?</i>	Yes – <i>To be detailed at Site Plan Approval Stage</i>
<i>All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity) and organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m² at proper planting depth of unobstructed growing medium per tree.</i>	Yes – see Geotechnical Report by Landtek Limited dated May 21, 2021.
Green Building	
<i>Are there more than five non-residential buildings in your development application?</i>	N/A. There are no non-residential buildings proposed on site.
<i>Have all Municipal buildings over 500 m² been designed to LEED Silver or equivalent?</i>	N/A. There are no municipal buildings proposed on site.
<i>How many buildings are enrolled in a third party Green Standards?</i>	N/A
<i>No Applicable Certification Standards</i>	
Housing Unit Mix – Design for Life Cycle Housing – Block and Draft Plan	
<i>Percentage of Housing Types</i>	<i>Mid / High-Rise – 100%</i> <i>Mixed-Use – 100%</i> See submitted Development Concept Plan
Pedestrian Connections – Traffic Calming	
<i>Are new residential only roads being created within your development application?</i>	Yes, see Development Concept Plan.
<i>Are new-nonresidential roads being created within your development application?</i>	No
<i>What percentage of new residential-only streets is designed with traffic calming strategies?</i>	TBD at Site Plan Approval stage
Pedestrian Connections – Proximity to School	
<i>Are 50% of dwelling units within 800m walking distance of public/private elementary, Montessori, and middle schools?</i>	Yes, please see the submitted Planning Justification Report prepared by Glen Schnarr & Associates Inc.
<i>Are 50% of dwellings units within 1600m of public/private highschools?</i>	Yes, please see the submitted Planning Justification Report prepared by Glen Schnarr & Associates Inc.s
<i>Are 75% of dwelling units within 500m walking distance if public/private elementary, Montessori, and middle schools?</i>	Yes, please see the submitted Planning Justification Report prepared by Glen Schnarr & Associates Inc.



<i>Are 75% of dwelling units within 1000m of public/private high schools?</i>	Yes, please see the submitted Planning Justification Report prepared by Glen Schnarr & Associates Inc.
Cultural Heritage Resources – Cultural Heritage Conservation	
<i>Have the following policies been adhered to? Cultural heritage conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Municipal Official Plan, Municipal By-laws, and "The Standards and Guidelines for the Conservation of Historic Places in Canada". Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory</i>	N/A. Cultural Heritage Resources and Conservation thereof are not relevant to this application.
<i>Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?</i>	N/A. Cultural Heritage Resources and Conservation thereof are not relevant to this application.
<i>Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?</i>	N/A. Cultural Heritage Resources and Conservation thereof are not relevant to this application.
<i>Are 100% of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) and their associated landscapes and ancillary structures conserved in-situ in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada"?</i>	N/A. Cultural Heritage Resources and Conservation thereof are not relevant to this application.
% of Tree Canopy Within Proximity to Building/Pedestrian Infrastructure - % Canopy Coverage	
<i>Have street trees been provided on both sides of streets according to the Municipal Standards?</i>	Yes – Requirements will be satisfied at Site Plan Approval Stage. See submitted Landscape Plan in the interim.
<i>At what distance have street trees been provided on both sides of new and existing streets, within the project and on the project side of bordering streets, between the vehicle travel lane and walkway (in meters)?</i>	8m or less – see submitted landscape plan prepared by NAK Design.
<i>What percentage of sidewalks will be shaded by trees within 10 years of development? If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees). All trees should be selected from the applicable</i>	A detailed Landscape Plan will be satisfied at Site Plan Approval Stage.



<i>Municipal tree list. (50%=1 Point, 75%=2 Points)</i>	
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B. Mobility

The proposed development will be well connected to the existing public transit system and will provide future patrons with additional transportation options. This residential development will allow residents to utilize the existing transit service effectively and efficiently around Brampton and the greater Peel Region.

Mobility – SAT Requirement	Response/Reference Document
Street Networks/Blocks – Block Perimeter/Length	
<i>Verify the following statement, 75% of block perimeters do not exceed 550 m and 75% of block lengths do not exceed 250 m.</i>	Yes, see Development Concept Plan
<i>Verify the following statement, 100% of block perimeters do not exceed 550 m and 100% of block lengths do not exceed 250m</i>	Yes, see Development Concept Plan
Street Networks/Blocks – Intersection Density	
<i>How many street intersections are there per km ? (40-50=2 Points, 51-60=3 Points, >60=4 Points)</i>	There is 1 intersection proposed as part of the application, but there are 40-50 intersections within the larger area.
Transit Supportive – Distance to Public Transit – Block and Draft Plans	
<i>Have the Official Plan Targets been satisfied?</i>	Yes - See Planning Justification Report as prepared by Glen Schnarr Associates dated January 2022
<i>Are 50% of residents/employment within 800 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 50% of residents/employment within 400 m walking distance to 1 or more bus stops with frequent service?</i>	Yes, the bus stops along Queen Street provide frequent service. Please see Planning Justification Report prepared by Glen Schnarr & Associates Inc.
<i>Are 75% of residents/employment within 400 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 75% of residents/employment within 200 m walking distance to 1 or more bus stops with frequent service?</i>	Yes, the bus stops along Queen Street provide frequent service. Please see Planning Justification Report prepared by Glen Schnarr & Associates Inc.
Active Transportation – Proximity to Cycle Network	



<i>Does the development plan include any anticipated or existing trails or cycling networks?</i>	No
Walkability – Promote Walkable Streets	
<i>Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5 m in width</i>	Yes – the proposed sidewalks are a minimum 1.5m in width. <i>To be further detailed at Site Plan Approval Stage.</i>
<i>What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards?</i>	TBD
<i>Have pedestrian amenities been provided to further encourage walkable streets?</i>	To be further detailed at Site Plan Approval Stage All efforts will be made to encourage and provide desirable pedestrian realm and walkable streets through hard and soft landscaping and provision of pedestrian amenities such as benches and shade structures which will be detailed at Site Plan stage.
<i>Please list pedestrian amenities provided:</i>	To be detailed in forthcoming submissions. See response above.

B. Natural Environment and Parks

The proposed development will be situated approximately 1.3 kilometers east of the Eldorado Park, as well as abutting the north end of the property with Lion Head Golf Club & Conference Centre and is accessible by active transportation methods and public transit.

Natural Environment and Parks – SAT Requirement	Response/Reference Document
Natural Heritage – Connection to Natural Heritage	
<i>Is a natural heritage system included within, or adjacent to the development boundary?</i>	Yes, the property abuts a part of the City's natural heritage system.
<i>What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)?</i>	25%, the east and southern portion of the property.
Natural Heritage System - Natural Heritage System Enhancements	
<i>Does the application conform to the City's natural heritage system as defined in its Official Plan?</i>	Yes, the proposal conforms to the NHS requirements.
<i>Has the development plan demonstrated ecological gain above and beyond the Municipal natural heritage requirements?</i>	Yes, please see submitted EIS prepared by GEI.



Parks - Park Accessibility									
<i>Does the development plan include any parks?</i>	No								
Stormwater – Stormwater Management Quality and Quantity									
<i>Have quantity or flood control been provided in accordance with applicable Municipal and conservation authority requirements?</i>	Yes, see submitted Functional Servicing and Stormwater Management Report prepared by C.F. Crozier.								
<i>What is the most intense rainwater event that the site can retain runoff from (in mm)?</i>	15 mm, see submitted Functional Servicing and Stormwater Management Report prepared by C.F. Crozier.								
<i>Will 80% of the Total Suspended Solids (TSS) be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhanced Level of Protection Level (1)?</i>	Yes, see submitted Functional Servicing and Stormwater Management Report prepared by C.F. Crozier.								
<i>Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10 mm rainfall event? (This Minimum Target must be satisfied in order to earn Aspirational Points)</i>	Yes, see submitted Functional Servicing and Stormwater Management Report prepared by C.F. Crozier.								
<i>Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15 mm rainfall event?</i>	No.								
Urban Agriculture - Dedicate Land For Local Food Production - Block and Draft									
<i>Has 80 ft². of garden space been provided per development unit?</i>	No, to be detailed at Site Plan stage.								
<i>Has the applicable growing space per development unit been satisfied? See table below:</i>	No, to be detailed at Site Plan stage.								
<table> <tr> <td>DU Density</td><td>Growing Space/DU</td></tr> <tr> <td>17-35DU/ha</td><td>200 ft²</td></tr> <tr> <td>36-54DU/ha</td><td>100 ft²</td></tr> <tr> <td>>54DU/ha</td><td>80 ft²</td></tr> </table>	DU Density	Growing Space/DU	17-35DU/ha	200 ft ²	36-54DU/ha	100 ft ²	>54DU/ha	80 ft ²	
DU Density	Growing Space/DU								
17-35DU/ha	200 ft ²								
36-54DU/ha	100 ft ²								
>54DU/ha	80 ft ²								
Soils and Topography - Restore and Enhance Soils									
<i>Has a Topsoil Fertility Test been conducted according to Municipal Standards?</i>	Yes, see Environmental Site Assessment and Geotechnical Report provided by Landtek								
<i>Have recommendations from a Topsoil Fertility Test been implemented for the entire site? (Must satisfy this target to earn aspirational points)</i>	No								



<i>Does the application avoid development on highly permeable soils and follows TRCA and CVC Low Impact Development Stormwater Management Planning and Design Guides?</i>	No.
<i>Has a minimum topsoil depth of 200 mm been provided across the entire site?</i>	Yes, see Environmental Site Assessment and Geotechnical Report provided by Landtek.

C. Infrastructure and Building

The proposed development will comply with all design and building requirements of the Ontario Building Code as well as Municipal Standards for exterior lighting and water fixtures. The proponent will also consider innovative ways to conserve water, energy and use recycled materials to reduce the development's impact on the natural environment.

Infrastructure and Building – SAT Requirement	Response/Reference Document
Energy Conservation – Building Energy Efficiency – Single Family	
<i>Have all single family homes been designed in accordance with the Ontario Building Code?</i>	Yes, all residential units will be designed in accordance with the Ontario Building Code.
<i>What EnerGuide, or equivalent, rating have single family homes and multi-unit residential buildings (<3 storeys) been built to?</i>	N/A, to be detailed at Site Plan Stage.
Energy Conservation – Energy Management	
<i>Has an energy management strategy been developed for the development?</i>	NECB guidelines through energy modeling and B.M for energy will be established at the detailed Site Plan Stage.
<i>In an Intensification Area, where district energy is deemed viable by the Municipality, has a district energy feasibility study been conducted?</i>	N/A. Not within Intensification Area
Lighting – Reduce Pollution	
<i>Have all applicable Municipal Standards been satisfied?</i>	Yes, to be detailed at Site Plan Stage.
<i>Confirm that uplighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.</i>	To be detailed at Site Plan Stage.
Lighting – Energy Conserving Lighting	
<i>Have all applicable Municipal Standards been satisfied?</i>	Yes, to be detailed at Site Plan Stage.
<i>Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior?</i>	To be detailed at Site Plan Stage.



<i>(Includes street lights, park lights, and pedestrian ways)</i>	
Materials and Solid Waste Management – Material Re-used and Recycled content	
<i>Have all applicable Municipal Standards been satisfied?</i>	Yes, to be detailed at Site Plan Stage.
<i>What percentage of recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used?</i>	TBD

Please note that many of the items required to be addressed in the Sustainability Assessment are items that are defined at a Site Plan stage. It is anticipated that, for this reason only a bronze score is achieved. The development application reaches a sustainability score of 32, whereas a sustainability score of 30 is required for a Bronze (minimum) score. Therefore, the proposal meets the Bronze threshold.

The subject Official Plan Amendment and Zoning By-law Amendment Applications will be followed by the submission of a full Site Plan Application. Once approved, considering that building costs will be manageable/viable, the owner is willing to pursue future energy and sustainable design features for architectural, mechanical and electrical systems. We anticipate the Bronze score will be enhanced at that time.

We trust this meets towards the requirements for a Sustainability Assessment for an Application for an Official Plan Amendment and Zoning By-law Amendment. Please do not hesitate to contact us if you require further information.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.