

Sustainable New Communities Program: Sustainability Snapshot

City File Number: ozs-2022-0034

Municipal Address: 5759 Mayfield Road

Applicant Name: KLM Planning Partners Inc.

Property Owner Name: Upper Mayfield Estates Inc.

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: **27**

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
Remark	Planning Justification Report, dated July 2022; Page 4		
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Remark	Planning Justification Report, dated July 2022; Page 4		
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
Remark	Planning Justification Report, dated July 2022; Page 4/5. Single detached and townhouse units are proposed.		
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
Remark	Planning Justification Report, dated July 2022; Page 23 Revised response (2022-11-28): Planning Justification Report, dated July 2022; Page 11 Revised response (2023-02-06): The lands east of the valley are owned by the same owner, currently working with Policy Planning staff on a medium density mixed-use development concept. We understand the City intends to bring forward a special policy area OPA Q1 2023 - Secondary Plan area 49.		
BE-4	The proposed community is structured to provide neighbourhoods defined by a 400 metre radius from the centre and a distinct edge/boundary, and the neighbourhood centre includes a neighbourhood park, high or medium residential densities, and retail or community facilities.	Excellent	3
Remark	Planning Justification Report, dated July 2022; Page 23 The lands east of the valley are owned by the same owner, currently working with Policy Planning staff on a medium density mixed-use development concept. We understand the City intends to bring forward a special policy area OPA Q1 2023 - Secondary Plan area 49.		

Electric Vehicle Charging Stations			
Indicator	Metric	Level	Points
BE-10	At least 50% of the parking spaces permit future electric vehicle supply equipment (EVSE) installation (e.g. rough-ins).	Excellent	2
Remark	Please refer to the Letter of Commitment prepared by a qualified professional, submitted within the 4th submission materials.		
Mobility			
Indicator	Metric	Level	Points
Block Length			
MB-1	75% of block lengths do not exceed 250 meters.	Good	1
Remark	Planning Justification Report, dated July 2022; Page 5		
MB-1	All block lengths do not exceed 250 metres.	Great	1
Remark	Planning Justification Report, dated July 2022; Page 5		
Intersection Density			
MB-3	40-50 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Good	1
Remark	Planning Justification Report, dated July 2022; Page 5.		
MB-3	51-60 multi-use trail, path, and/or street intersections are provided per square kilometre (sq.km).	Great	1
Remark	Planning Justification Report, dated July 2022; Page 5. Per square kilometre there are 45.5 street intersections (6 intersections / 0.1319 sq.km.) When the multi-use path along Mayfield is considered, the number then becomes 53 multi-use trail, path, and/or street intersections are provided per square kilometre (7 intersections / 0.1319 sq.km.)		
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
Remark	Planning Justification Report, dated July 2022; Page 5		
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
Remark	Planning Justification Report, dated July 2022; Page 5		
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
Remark	The site is within 800m walking distance to the Airport Rd & Mayfield Rd Bus Stop operated by Brampton Transit. As per Schedule 3B of the Second Draft Brampton Official Plan, Potential Future Rapid Transit (Priority Bus or Züm) is planned along Mayfield Road.		
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
Remark	As per Schedule 3B of the Second Draft Brampton Official Plan, Potential Future Rapid Transit (Priority Bus or Züm) is planned along Mayfield Road.		
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Natural Environment and Parks			
Indicator	Metric	Level	Points
Infrastructure & Building			
Indicator	Metric	Level	Points
Solar Readiness			

IB-10	All buildings are designed for solar readiness.	Great	3
Remark	Please refer to the Letter of Commitment prepared by a qualified professional, submitted within the 4th submission materials.		
IB-10	100% of ground-oriented dwellings are designed for solar readiness.	Good	3
Remark	Please refer to the Letter of Commitment prepared by a qualified professional, submitted within the 4th submission materials.		
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