

Sustainable New Communities Program: Score & Summary

City File Number: OZS-2023-0002

Municipal Address: 10797 The Gore Road

Applicant Name: Candevcon Limited

Property Owner Name: Candevcon Limited

Application Type: Draft Plan of Subdivision

SUSTAINABILITY SCORE: 27

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 by owner/architect			
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: Planning Justification report			
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: Planning Justification report			
Staff responsible for verifying this Metric: Urban Designer			
Housing Diversity			
BE-3	At least 10% of affordable/low income or purpose-built rental housing is provided.	Good	2

Documentation: Planning Justification report			
Staff responsible for verifying this Metric: Urban Designer			
Electric Vehicle Charging Stations			
BE-10	Electric vehicle supply equipment (EVSE) is provided to serve 10% of parking spaces.	Good	3
Documentation: Will be confirmed at detailed design stage			
Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist			
Mobility			
Indicator	Metric	Level	Points
Block Length			
MB-1	75% of block lengths do not exceed 250 meters.	Good	1
Documentation: Draft Plan of Subdivision			
Staff responsible for verifying this Metric: Urban Designer			
MB-1	All block lengths do not exceed 250 metres.	Great	1
Documentation: Draft Plan of Subdivision			
Staff responsible for verifying this Metric: Urban Designer			
School Proximity to Transit and Cycling Routes			
MB-2	All public schools are located within a 400 metre walking distance to transit routes and/or dedicated cycle networks.	Good	1
Documentation: Draft Plan of Subdivision			
Staff responsible for verifying this Metric: Urban Designer			
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			
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: Planning Justification report			
Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist			
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: Block Plan 47 Schedule			
Staff responsible for verifying this Metric: Urban Designer			
Traffic Calming residential			
MB-10	75% of new local streets/roads have traffic calming strategies.	Good	1
Documentation: Will be confirmed at detailed design stage			
Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist			
MB-10	100% of new local streets/roads have traffic calming strategies.	Great	2
Documentation: Will be confirmed at detailed design stage			
Staff responsible for verifying this Metric: Traffic Planning Analyst,Technologist			
Natural Environment and Parks			
Indicator	Metric	Level	Points
Soil Quantity & Quality for New Trees			
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
Documentation: Arborist Report			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
Healthy Soils			
NE-3	A minimum topsoil depth of 200 millimetres (mm) is provided across the entire site (excluding paved surfaces).	Good	1
Documentation: Functional Servicing Report			
Staff responsible for verifying this Metric: Landscape Architect,Technologist			
Stormwater Quantity			
NE-9	Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.	Good	2
Documentation: Functional Servicing Report			
Staff responsible for verifying this Metric: Environmental Engineer,Technologist			
Infrastructure & Building			
Indicator	Metric	Level	Points

Points Achieved by Category	
Built Environment	8
Mobility	11
Natural Environment and Parks	5
Infrastructure & Building	3