

# SUSTAINABILITY SUMMARY REPORT

**Daniels HR Corporation**

**Block 1 West, Mount Pleasant Village**

**Draft Plan of Subdivision and Zoning By-law Amendment Applications (PRE 18-050)**

**September 11, 2019**

## 1.0 Introduction

Daniels HR Corporation (“Daniels”) is pleased to submit this Sustainable Summary Report in support of a Draft Plan of Subdivision Application and a Zoning By-law Amendment (“applications”) for the property located on the north side of Bovaird Drive West, south of the Lagerfeld Drive extension, between Creditview Road and Mississauga Road, in the Mount Pleasant Village neighbourhood (“subject site”). The subject site is currently vacant, having never been developed and has a total site area of 7.79 ha.

Daniels proposes to develop the subject site with a mix of residential housing typologies, including stacked townhouses, live-work townhouses, traditional townhouses, 6-storey apartment buildings and 15-storey apartment buildings. A total of 1,241 units are proposed based on the current development concept, which includes 248 townhouse units and 993 apartment dwelling units. A new 20.m wide north-south public road, referred to as Street A and a public park system totaling 0.72 ha are planned to be provided.

## 2.0 Declaration of Sustainability

The development application achieved an “Application” Sustainability Score of 29 points, which achieves Brampton’s “Bronze” threshold performance. The following provides an overview of the development application’s sustainability score:

	<b>Application</b>	<b>Community</b>
<b>Overall</b>	<b>29/105</b>	<b>39/125</b>
Energy	0/17	0/17
Water	0/11	0/11
Walkability	27/50	37/66
Natural Systems	0/14	0/14

- 17 of the 17 mandatory metrics have been satisfied
- 25 of the 64 minimum targets are satisfied
- 14 of the 61 aspirational targets are satisfied.

## 3.0 Sustainability Summary

### 3.1 Built Environment

The development application is located west of the Mount Pleasant GO Transit Station, which includes a GO Train station and Bus depot. The Mount Pleasant community is located north and west of the subject site and GO Transit Station, and includes a public school, community square, community centre, local retail and places of worship. Residential uses, including semi-detached and detached dwellings, are located north and south of the subject site. There exists a strip-retail shopping centre on the south side of Bovaird Drive West at the intersection with Ashby Field Road which includes a wide range of commercial and service uses. The subject site and the surrounding context support the development of higher density, transit-oriented uses in this location.

#### 3.1.1 Mandatory Requirements

<b>Mandatory Target</b>	<b>Comment</b>
Conformity with relevant minimum density targets (100 people and jobs/ha)	Yes - The proposed development will achieve approximately 159 units per net hectare and 430 people per net hectare. Refer to the Planning Justification Report, prepared by Glenn Schnarr and Associates (GSAI).

Mandatory Target	Comment
Municipal Official Plan requirements	Yes - The development application is consistent with the City of Brampton's Official Plan and Mount Pleasant Secondary Plan (SPA51). Refer to the Planning Justification Report, prepared by GSAI.
Landscape and Street Tree Planting/Preservation	Yes - Refer to Tree Inventory and Tree Preservation Report and Landscape Plans for planting plan.
Municipal Planting Standards	Yes - Refer to Landscape Plans for planting details.
Cultural Heritage Resources	Not applicable.
Site Accessibility	Yes - Refer to Architectural Plans for building accessibility.
Street trees on both sides of the street	Yes - Refer to Landscape Plans for street tree locations and planting plan.

### 3.1.2 Recommended Minimum

Recommended Target	Comment
Land use Diversity Mix: Proximity to Basic Amenities	<p>The following amenities are located within 800m walking distance of the subject site:</p> <ul style="list-style-type: none"> <li>• <b>Grocery Store/Farmers Market:</b> Apple Factory Farm Market (Mississauga Road and Bovaird Drive West)</li> <li>• <b>Community/Recreation Centre:</b> None</li> <li>• <b>Pharmacy:</b> Spring Valley Pharmacy (5 Ashby Field Road); and</li> <li>• <b>Library:</b> None</li> </ul> <p>Refer to the Planning Justification Report, prepared by GSAI.</p>
Land use Diversity Mix: Proximity to Lifestyle Amenities	<p>The following amenities are located within 800m walking distance of the subject site:</p> <ul style="list-style-type: none"> <li>• <b>General Retail:</b> Spring Valley Centre (5 Ashby Field Road) on the south side of Bovaird Dr., and includes: Restaurants (Tim Horton's, Epic Pita, Lily Thai, Pizza), Medical Centre and Pharmacy, Convenience Store, Salon and Spa, Akal Optical, Butcher, Dentist, and Mount Pleasant Montessori (Daycare).</li> <li>• <b>Convenience store:</b> Convenience Store at Spring Valley Centre (5 Ashby Field Road). Proposed convenience store associated with service station at the north-west corner of Bovaird Drive West and Creditview Road (SP19-037.000).</li> <li>• <b>Theatre:</b> None</li> <li>• <b>Coffee Shop:</b> Tim Horton's at Spring Valley Centre (5 Ashby Field Road) and proposed Quick Service Restaurant (QSR) to be included within the convenience store associated with service station at the north-west corner of Bovaird Drive West and Creditview Road (SP19-037.000).</li> <li>• <b>Hair Salon:</b> Heaven's Touch Hair Salon at Spring Valley Centre (5 Ashby Field Road).</li> <li>• <b>Bank:</b> None.</li> <li>• <b>Place of Worship:</b> None.</li> <li>• <b>Daycare:</b> Mount Pleasant Montessori at Spring Valley Centre (15 Ashby Field Road, Unit1-4)</li> <li>• <b>Restaurant/Pub:</b> Epic Pita and Lily Thai at Spring Valley Centre (5 Ashby Field Road)</li> </ul>

Recommended Target	Comment
	<ul style="list-style-type: none"> <li>• <b>Other:</b> Royal Meats and Takeout, Dentist and Optical store at Spring Valley Centre (5 Ashby Field Road)</li> </ul> <p>Refer to the Planning Justification Report, prepared by GSAI.</p>
<p>Housing Unit Mix – Design for Life Cycle Housing – Block and Draft Plans</p>	<p>The development proposal provides a mix of housing typologies including the following:</p> <ul style="list-style-type: none"> <li>• 20% of the total units are townhouses (stacked, live-work and traditional)</li> <li>• 12% of the total units are mid-rise apartments (6-storeys)</li> <li>• 68% of the total units are high-rise apartments (15-storeys).</li> </ul> <p>The development proposes a total of 15 (1%) of the units as live-work townhouses. A portion of the residential units may be developed as a senior's apartment residence. Should this occur, it may account for up to approximately 30% of the total units.</p> <p>Refer to the Draft Plan of Subdivision Application Form, Cover Letter, and Planning Justification Report, prepared by GSAI for the unit breakdown.</p>
<p>Pedestrian Connections - Traffic Calming</p>	<p>A new 20.0m wide public north-south street is being proposed that will connect Bovaird Drive to Lagerfeld Drive. Traffic calming has been incorporated into the design of this public road including:</p> <ul style="list-style-type: none"> <li>• Provision for on-street parking;</li> <li>• Raised intersection with a private east-west street at the mid-point of the block.</li> </ul> <p>Furthermore, a number of private streets and lanes are proposed which will also incorporate traffic calming measures, including raised intersections to prioritize pedestrians and the opportunity for alternative paving in some locations (to be confirmed at site plan application).</p> <p>Refer to the Traffic Impact Study, prepared by LEA Consulting.</p>
<p>Pedestrian Connections - Proximity to School</p>	<p>Public / Private Elementary Schools within 800 m:</p> <ul style="list-style-type: none"> <li>• Mount Pleasant Montessori Pre-school (approximately 800 m east).</li> </ul> <p>Public / Private Secondary Schools within 1,600 m</p> <ul style="list-style-type: none"> <li>• Jean Augustine Secondary School (immediately to the south of Bovaird Drive West).</li> </ul> <p>Refer to the Planning Justification Report, prepared by GSAI.</p>
<p>% of Tree Canopy Within Proximity to Building /Pedestrian Infrastructure</p>	<p>Street trees are proposed on both sides of Street A, (within the project) and on the project side of bordering streets (ie. Street B, Bovaird Dr. West and Lagerfeld) and are spaced 6.0 m apart.</p> <p>Refer to Landscape Concept Plans, prepared by NAK Design Strategies, included in this submission.</p>

### 3.1.3 Aspirational Targets

Aspirational Target	Comment
<p>Land use Diversity Mix: Proximity to Lifestyle Amenities</p>	<p>The following amenities are located within 400m walking distance of the subject site:</p>

Aspirational Target	Comment
	<ul style="list-style-type: none"> <li>• <b>Convenience store:</b> Convenience Store planned in the service station at the north-west corner of Bovaird Drive West and Creditview Road. Site Plan application was made to City in early 2019 (SP19-037.000).</li> <li>• <b>Theatre:</b> None</li> <li>• <b>Coffee Shop:</b> Quick Service Restaurant (QSR) is proposed within the service station convenience store at the north-west corner of Bovaird Drive West and Creditview Road. Site Plan application was made to City in early 2019 (SP19-037.000).</li> <li>• <b>Hair Salon:</b> None</li> <li>• <b>Bank:</b> None.</li> <li>• <b>Place of Worship:</b> None</li> <li>• <b>Daycare:</b> None.</li> <li>• <b>Restaurant/Pub:</b> None</li> <li>• <b>Other:</b> None</li> </ul>

## 3.2 Mobility

### 3.2.1 Mandatory Requirements

Mandatory Target	Comment
Transit Supportive - Distance to Public Transit - Block and Draft Plans	<p>Official Plan Targets have been satisfied.</p> <p>Refer to Traffic Impact Study, prepared by LEA Consulting, and Planning Justification Report, prepared by GSAI.</p>
Active Transportation - Creation of Trail and Bike Paths	<p>Brampton's Pathways Master Plan has been complied with in this application.</p> <p>Refer to Traffic Impact Study, prepared by LEA Consulting and Planning Justification Report, prepared by GSAI.</p>
Walkability - Promote Walkable Streets	<p>All sidewalks have been designed in accordance with applicable Municipal Standards and are a minimum of 1.5m.</p> <p>Refer to Traffic Impact Study, prepared by LEA Consulting, Urban Design Brief, prepared by Brook McIlroy and Landscape Plans prepared by NAK Design Strategies.</p>

### 3.2.2 Recommended Minimum

Recommended Target	Comment
Street Networks/Blocks - Block Perimeter/Length	<p>75% of block perimeters (of private street/lanes) do not exceed 550 m and 75% of block lengths do not exceed 250 m.</p> <p>Refer to Urban Design Brief, prepared by Brook McIlroy, for Block / Area perimeters.</p>
Street Networks/Blocks - Intersection Density	<p>The lands are approximately 7.8 ha (0.078 sq. km.) with the concept plan showing 19 intersections (counting all intersections, internal and connections to the public roadways). There are approx. 190 intersections per sq. km.</p>
Transit Supportive - Distance to Public Transit	<p>50% of residents are within 800 m walking distance to the Mount Pleasant GO Train Station.</p>

Recommended Target	Comment
	Refer to Traffic Impact Study, prepared by LEA Consulting, and Planning Justification Report, prepared by GSAI.
Active Transportation - Proximity to Cycle Network	75% of residents are within 400 m of existing or approved by council cycle path/network (along Creditview Road and along Bovaird Drive West – approved by the Region of Peel).  Refer to Traffic Impact Study, prepared by LEA Consulting.
Walkability - Promote Walkable Streets	100% of the public streets have continuous sidewalks.  More than 75% of the proposed private streets / lanes have continuous sidewalks.  Refer to Landscape Plans, prepared by NAK Design Strategies and Urban Design Brief, prepared by Brook McIlroy.

### 3.2.3 Aspirational Targets

Aspirational Target	Comment
Street Networks/Blocks - Block Perimeter/Length	100% of block perimeters (of private street/lanes) do not exceed 550 m and 100% of block lengths do not exceed 250 m.  Refer to Urban Design Brief for Block / Area perimeters.
Active Transportation - Proximity to Cycle Network	100% of residents are within 400 m of existing or approved by council cycle path/network (along Creditview Road and along Bovaird Drive West – approved by the Region of Peel).  Refer to Traffic Impact Study, prepared by LEA Consulting.
Walkability - Promote Walkable Streets	Pedestrian amenities been provided to further encourage walkable streets, including seating, pedestrian oriented lighting on public Street A, a multi-use trail (wide sidewalk), and shading from street trees.  Refer to Landscape Plan, prepared by NAK Design Strategies and Urban Design Brief, prepared by Brook McIlroy.

## 3.3 Natural Environment

### 3.3.1 Mandatory Requirements

Mandatory Target	Comment
Natural Heritage System Enhancements	The application is abutting the natural heritage system and buildings are setback from the edge of the property line.
Parks Accessibility	The development includes a central public park, totaling 0.72ha in size and located along the west side of the new public street (Street A). Refer to the Landscape Concept Plans prepared by NAK Design Strategies, and the Urban Design Brief, prepared by Brook McIlroy for further information.

<b>Mandatory Target</b>	<b>Comment</b>
Stormwater - Stormwater Management Quality and Quantity	Quantity control is provided in accordance with applicable Municipal and conservation authority requirements. The site is designed to retain 5mm of runoff.  Refer to the Functional Servicing and Stormwater Management Report, prepared by Fabian Papa & Partners.
Removal of 80% of Total Suspended Solids (TSS)	80% of the TSS will be removed from runoff leaving the site on an annual loading basis. A portion of the site will rely on an existing stormwater management pond located north of Lagerfeld Drive.  Refer to the Functional Servicing and Stormwater Management Report, prepared by Fabian Papa & Partners.
Soils and Topography - Restore and Enhance Soils	A Topsoil Fertility Test will be conducted according to Municipal Standards, if applicable on this site.

### 3.3.2 Recommended Minimum

<b>Minimum Target</b>	<b>Comment</b>
Stormwater Management Quality and Quantity	The current SWM approach will retain rainwater from a 5mm event. Specific approaches will be confirmed during future site plan approval applications.  Refer to the Functional Servicing and Stormwater Management Report, prepared by Fabian Papa & Partners.

### 3.3.3 Aspirational Targets

None.

## 3.4 Infrastructure and Buildings

### 3.4.1 Mandatory Requirements

<b>Mandatory Target</b>	<b>Comment</b>
Energy Conservation - Building Energy Efficiency	All residential buildings proposed to be constructed on-site will be designed in accordance with the Ontario Building Code.
Lighting - Reduce Light Pollution	All applicable Municipal Standards will be satisfied through the detailed design for Public Street A and through future site plan applications for the residential phases of development.
Lighting – Energy Conserving Lighting	All applicable Municipal Standards will be satisfied through the detailed design for Public Street A (if applicable) and through future site plan applications for the residential phases of development.
Materials and Solid Waste Management – Recycled / Reclaimed Materials	Applicable Municipal and Regional Standards will be satisfied for waste management through the future site plan applications for the residential phases of development.

### 3.4.2 Recommended Minimum

None.

### 3.4.3 Aspirational Targets

None.

## 4.0 Conclusion

The development application achieved an “Application” Sustainability Score of 29 points, which achieves Brampton’s “Bronze” threshold performance.

	<b>Application</b>	<b>Community</b>
<b>Overall</b>	<b>29/105</b>	<b>39/125</b>
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