

May 11, 2022

*MGP File: 20-2914*

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

**Attention: Mr. Carmen Caruso  
Planner**

Dear Mr. Caruso:

**RE: Updated Sustainability Summary Letter  
18-28 Elizabeth St N & 31-33 George St N  
Greenwin Corp. and Sweeny Holdings Ltd.  
City File: PRE-2020-0033**

Malone Given Parsons Ltd. (MGP) are the planning consultants for Greenwin Corp. and Sweeny Holdings Ltd. (“Greenwin and Sweeny”) with respect to the above noted lands located along Elizabeth Street North, George Street North, and Nelson Street, in the City of Brampton. The Subject Lands are legally described as Lots 10 and 11 and Part Lots 7, 8, 9, and 12, Block 2, Brampton.

As part of the Zoning By-law Amendment application, we are submitting an updated Sustainability Assessment Tool and this accompanying Sustainability Summary letter to demonstrate the preliminary score of the proposed development application.

### **1.0 Introduction**

The Subject Lands are 0.60 hectares (1.49 acres) in size. Greenwin and Sweeny are proposing a high-density, mixed-use development consisting of two towers (34 and 42 storeys), 928 units, 146 hotel units, and retail space. The existing heritage property on site is proposed to be conserved in situ.

### **2.0 Sustainability Declaration**

The proposed site plan achieved an overall Sustainability Score of **53 points**. This falls within the Silver performance level. As the score is only based on preliminary information available at the Zoning By-law Amendment stage, it is expected that the assessment will be refined when more details become available as part of a future Site Plan application.

### **3.0 Score Verification**

The proposed development has satisfied all mandatory metrics. The proposal further satisfies 35 of 76 minimum targets and 30 of 92 aspirational targets. The section below briefly summarizes how targets were satisfied.

### **3.1 Built Environment**

Within the Built Environment section, the proposed development satisfies the following minimum and aspirational targets:

#### Land use Diversity Mix: Proximity to Basic Amenities

##### Minimum and Aspirational Targets

- The metrics “Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs” and “Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs” are satisfied based on the site’s proximity (less than 400m) to the grocery stores and pharmacies located on Queen Street, west of Main Street. In addition, the Brampton Library Four Corners Branch, Gage Park, Central Public School Recreation and Art Centre, and two other pharmacies and one other grocery store are less than 800 m from the site. Refer to attached Proximity to Basic Amenities Map.

#### Land use Diversity Mix: Proximity to Lifestyle Amenities

##### Minimum and Aspirational Targets

- The metric “Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs” and the metric “Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs” are satisfied based on the site’s proximity (less than 400m) to Rose Theatre, the community hall and various convenience stores, general retail, hair salons, restaurants/pubs, banks, fast food restaurants, coffee shops, daycare centres, and places of worship on Queen Street and/or on Main Street. There are also two hair salons and a convenience store along Nelson Street. In addition, the site is less than 800m to various other hair salons, daycares, general retail, restaurants/pubs, convenience stores, and another bank. Refer to attached Proximity to Lifestyle Amenities Map.

#### Landscape and Street Tree Planting/Preservation – Soil Quantity and Quality

##### Minimum Target

- The metric “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 m<sup>2</sup> at proper planting depth of unobstructed growing medium per tree.” will be satisfied and demonstrated through the Landscape Plan detail at a future Site Plan application stage.

#### Site Accessibility – Number of Universally Accessible Points of Entry to Buildings and Sites

##### Minimum Target

- The metric “Are 100% of Emergency Exits Universally Accessible?” is satisfied as 100% of all emergency exits are designed to be universally accessible. This can be

verified by referring to the Architectural Drawings.

### Housing Unit Mix

### Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

#### Minimum Target

- The metric “What percentage of sidewalks will have shade provided 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 Municipal tree list.” is satisfied as a minimum of 50% of sidewalks will have shade provided by trees within 10 years of development, based on the Preliminary Landscape Plan.

### Parking – Bicycle Parking – Multi-Family Buildings

#### Minimum Target

- The metric “Have a minimum of 0.6 biking stalls per unit been provided? Additionally, has a minimum of 5% of the bike parking been provided at grade?” is satisfied as 0.7 biking stalls per unit will be provided and 5% of the bike parking will be provided at grade. This can be verified by referring to the Site Plan and the Preliminary Landscape Plan.

### Parking - Off-Street Parking

#### Minimum and Aspirational Targets

- The metrics “Has all new off-street parking been located beside or behind a building?”, “Is less than 20% of the total developmental area dedicated to new off-street surface parking facilities?”, and “Has 85% or more of the surface parking been consolidated to be structured parking?” are satisfied. No surface parking is proposed. Parking will be accommodated in structured parking underground or above grade that is incorporated into the proposed building, beside the ‘townhouse’ units. This can be verified by referring to the Site Plan.

### Parking – Carpool and Efficient Vehicle Parking

#### Minimum Target

- The metric “What percentage of site parking spots has been dedicated to carpooling and/or fuel efficient/hybrid vehicles and/or car share/zip car (does not apply to compact cars). Dedicated parking spots must be located in preferred areas close to building entries. A minimum of 4 spots are required.” is satisfied as 14 carpool/hybrid-efficient vehicle spaces will be provided. This can be verified by referring to the Site Plan and the Traffic Impact Study.

### Pedestrian Connections – Proximity to School

#### Minimum and Aspirational Targets

- The metrics “Are 50% of dwelling units within 800 m walking distance of public/private elementary, Montessori, and middle schools?”, “Are 50% of dwelling units within 1600 m of public/private high schools?”, “Are 75% of dwelling units within 400 m walking distance of public/private elementary, Montessori, and middle schools?”, and “Are 75% of dwellings units within 1000 m of public/private high schools?” are satisfied based on the site’s proximity (less than 400 m) to three Montessori Centres on Queen Street and (less than 800 m) to McHugh Public School, St. Mary Elementary School, and four Montessori Centres and (less than 1000 m) to Cardinal Leger Secondary School. Refer to attached Proximity to Schools Map.

### Cultural Heritage Resources – Cultural Heritage Conservation

#### Minimum and Aspirational Targets

- The metrics “Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?”, “Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?”, and “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”?” are satisfied as 28 Elizabeth Street (designated under the Ontario Heritage Act) has been evaluated and will be retained and protected and will be conserved in-situ in accordance with the “The Standards and Guidelines for the Conservation of Historic Places in Canada”. This can be verified by referring to the Heritage Impact Assessment.

## **3.2 Mobility**

Within the Mobility section, the proposed development achieves the following minimum and aspirational targets:

### Site Permeability - Connectivity

#### Aspirational Target

- The metric “Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?” is satisfied, as benches, bike racks, and landscaping are provided. This can be verified by referring to the Preliminary Landscape Plan.

### Transit Supportive – Distance to Public Transit

#### Minimum and Aspirational Targets

- The metric “Is the site within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops? Alternatively, is the site within 400

m walking distance to 1 or more bus stops with frequent service?” and “Is the site within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit, or subway with frequent stops? Alternatively, is the site within 200 m walking distance to 1 or more bus stops with frequent service?” are satisfied based on the site’s proximity (less than 400 m) to the GO Train Station and the Zum Service Routes along Queen Street and Main Street and (less than 200 m) to bus stops on George Street, Queen Street, and at the Downtown Brampton Terminal. This can be verified by referring to the attached Proximity to Transit Map.

#### Walkability - Promote Walkable Streets

##### Minimum and Aspirational Targets

- The metrics “What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards” and “Have pedestrian amenities been provided to further encourage walkable streets?” are satisfied as 100% of streets have continuous sidewalks and wind breaks, seating, wide sidewalks, and shading will be provided. This can be verified by referring to the landscape plans.

### **3.3 Natural Environment and Parks**

#### Stormwater – Rainwater Re-Use

##### Minimum Target

- The metric “Have residential (multi-family only), commercial, and institutional buildings been designed for rainwater re-use readiness?” will be satisfied and will be verified as part of the future site plan application.

#### Urban Agriculture – Dedicate Land For Local Food Production – Site Plan

##### Minimum and Aspirational Targets

- The metrics “Has 80 ft<sup>2</sup> of garden space been provided per development unit?” and “Has 15% of roof space been dedicated to local food production?” are satisfied. This can be verified by referring to the Outdoor Amenity Plan Level 5.

### **3.4 Infrastructure and Building**

Within the Infrastructure and Building section, the proposed development achieves the following minimum and aspirational targets:

#### Bird Friendly Design

##### Minimum Targets

- The metrics “Have Bird Friendly Design strategies been applied to 85% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards)?” and “Do visual markers on the glass have spacings equal to or less than 10 cm x 10 cm?” will be satisfied and will be verified as part of the future site plan

application.

Materials and Solid Waste Management - Solid Waste

Minimum and Aspirational Targets

- The metrics “For Multi-Family, Commercial, Retail and Institutional buildings, are storage and collection areas for recycling and organic waste within or attached to the building? Alternatively, deep collection recycling and organic waste storage facilities are provided.” and “Is a three-chute system provided on each floor for all multi-family developments?” are satisfied as the waste collection area is attached to the building and a trisorter system will be provided. This can be verified by referring to Floor Plan Level 1 and Floor Plan L12.

Heat Island – Reduce Heat Island Effect From the Built Form – Non Roof

Minimum Target

- The metric “What percentage of the site’s hardscape uses Municipally approved heat island reduction techniques?” is expected to be satisfied and will be verified as part of the future site plan application.

Heat Island – Reduce Heat Island Effect From the Built Form – Roof

Minimum and Aspirational Targets

- The metrics “What percentage of the roof has been designed with a “cool” roof surface?” and “What percentage of the roof is vegetated with a green roof?” are satisfied by the provision of green roofs on Levels 9 and 12. This can be verified by referring to the Green Roof Plan Level 9 and the Green Roof Plan Level 12. The cool roof metric will be satisfied and will be verified as part of the future site plan application.

#### **4.0 Conclusion**

Based on the above, the overall score for the proposed development achieves an application score of 53 points. This falls within the Silver performance level. As the score is only based on preliminary information available at the Zoning By-law Amendment stage, it is expected that the assessment will be refined when more details become available as part of a future Site Plan application.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

**Malone Given Parsons Ltd.**

A handwritten signature in black ink, appearing to read "Lincoln Lo", written in a cursive style.

**Lincoln Lo, MCIP, RPP**

**Principal**

Attachments: Sustainability Assessment Tool  
Proximity to Basic Amenities Map  
Proximity to Lifestyle Amenities Map  
Proximity to Schools Map  
Proximity to Transit Map  
Sustainable Community Adherence Letter

# Sustainability Assessment Tool

[Browser Capability Information](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Browser-compatibility.aspx)

## General Information

User Name:\*

Ashley Barter

Company Name:\*

Malone Given Parsons Ltd.

Project Name:\*

Greenwin and Sweeny - 18-28 Elizabeth St N, 31-33 George St

City File Number:\*

PRE-2020-0033

Type of Development Site:\*

Intensification

Plan Type:\*

Site Plan

Type of Development Properties:

Ground Related Residential:

No

Multi-Unit Buildings (4 stories or greater):

Yes

Commercial / Industrial / Institutional:

Yes ▼

Email Address:\*

@ abarter@mgp.ca

Confirm Email Address:\*

@ abarter@mgp.ca

Last Modified:

Oct 18, 2021

## Sustainability Score

21 of 21 Mandatory Metrics Are Satisfied

35 of 76 Minimum Targets Are Satisfied

30 of 92 Aspirational Targets Are Satisfied

### Application

Overall	53 of 156
33%	
Energy	4 of 48
8%	
Water	1 of 29
3%	
Walkability	35 of 44
79%	
Natural Systems	2 of 9
22%	

### Community

Overall	65 of 168
38%	
Energy	4 of 48
8%	
Water	1 of 29
3%	
Walkability	47 of 56
83%	
Natural Systems	2 of 9
22%	

FINAL SUSTAINABILITY SCORE 53



Reminder: Please complete all four sections and make sure to press "Save" at the end of each.

## Built Environment

[Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Built-Environment.aspx)

### Compact Development: Floor Space Index

Have the Municipal Official Plan Floor Space Index (FSI) or Floor Area Ratio requirements been satisfied?

Yes



[Mandatory](#)

### Land use Diversity Mix: Proximity to Basic Amenities

*Please Populate Both Cases*

#### Case 1 - Minimum Target

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)

[Up to 6 points \(M\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

Yes



Community/Recreation Centre

Yes



Pharmacy

Yes



Library

Yes



#### Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (2 Points Each)

[Up to 6 points \(A\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

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Yes



Community/Recreation Centre

No



Pharmacy

Yes



Library

No



## Land use Diversity Mix: Proximity to Lifestyle Amenities

*Please Populate Both Cases*

### Case 1 - Mandatory Requirement

Have all Municipal Official Plan requirements been satisfied?

Yes



[Mandatory](#)

### Case 1 - Minimum Target

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)

[Up to 3 points \(M\)](#)

General Retail

Yes



Convenience Store

Yes



Theatre

Yes



Coffee Store

Yes



Hair Salon

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Yes



Bank

Yes



Place of Worship

Yes



Daycare

Yes



Restaurant/Pub

Yes



Other (Please Specify)

Yes



Community Hall

### Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (1 Point Each)

[Up to 3 points \(A\)](#)

General Retail

Yes



Convenience Store

Yes



Theatre

Yes



Coffee Store

Yes



Hair Salon

---

Yes ▼

Bank

Yes ▼

Place of Worship

Yes ▼

Daycare

Yes ▼

Restaurant / Pub

Yes ▼

Other (Please Specify)

Yes ▼

Community Hall

## Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

Are there any trees on site?

Yes ▼

[Qualifier](#)

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?

Yes ▼

[Mandatory](#)

Where healthy tableland trees are proposed for removal, has enhanced compensation is provided based on basal area?

No ▼

[2 Points \(M\)](#)

Have 75% or more of the healthy mature trees greater than 20 cm DBH been preserved in-situ on site?

3 points (A)

## Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

Have all Municipal Planting Standards been satisfied as they pertain to soils?

Mandatory

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 m<sup>2</sup> at proper planting depth of unobstructed growing medium per tree.

2 Points (M)

## Green Building

Are there more than five non-residential buildings in your development application?

Qualifier

Have all Municipal buildings over 500 m<sup>2</sup> been designed to LEED Silver or equivalent?

Mandatory

How many buildings are enrolled in a third party Green Standards? (2 Points if One or More)

2 Points (M)

Please Select: Applicable Certification Standards

## Site Accessibility - Universal Design

Have 10% of multi-residential units been designed to provide a barrier-free path of travel from the suite entrance door to the doorway of at least one bedroom at the same level, and at least one bathroom in accordance with OBC.

Mandatory

What percentage of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent) (1 point for 20% and 2 points for 30%)?

2 Points (M and A)

## Site Accessibility - Number of Universally Accessible Points of Entry to Buildings and Sites

Are 100% of Primary Entrances Universally Accessible?

Mandatory

Are 100% of Emergency Exits Universally Accessible?

1 Point (M)

Are 100% of All Entrances and Exits Universally Accessible?

1 Point (A)

## Housing Unit Mix - Design for Life Cycle Housing - Site Plan

Input the percentage of housing types that fall under the following categories. 

Up to 7 Points (M)

Ownership

Affordable / Low Income

Market

95

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Housing Type

Attached

Detached

Townhomes

Mid / Hi-Rise

100

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Accommodations

Live Work

Multi-Generational Living

Mixed-Use

100

Adult/Senior Care Housing

Long-Term Care

**Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure**

Have all Municipal Tree Planting Requirements been satisfied?

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Yes



Mandatory

What percentage of sidewalks will have shade provided 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 Municipal tree list.

50%



Up to 4 Points (M and A)

## Parking - Bicycle Parking - Multi-Family Buildings

Have Municipal Standards been satisfied?

Yes



Mandatory

Have a minimum of 0.6 biking stalls per unit been provided? Additionally, has a minimum of 5% of the bike parking been provided at grade?

Yes



1 Point (M)

Have a minimum of 0.8 biking stalls per unit been provided? Additionally, has a minimum of 10% of the bike parking been provided at grade?

No



1 Point (A)

## Parking - Bicycle Parking - Commercial/Office/Institutional

Have Municipal Standards been satisfied?

Yes



Mandatory

Does the development plan include any office or institutional buildings?

No



Qualifier

## Parking - Off-Street Parking

Has all new off-street parking been located beside or behind a building?

---

Yes



1 Point (M)

Is less than 20% of the total developmental area dedicated to new off-street surface parking facilities?

Yes



1 Point (A)

Has 85% or more of the surface parking been consolidated to be structured parking?

Yes



5 Points (A)

## Parking - Surface Parking

Has a strategy been developed to minimize surface parking for permanent employees and residents?

<select>



1 Point (M)

## Parking - Carpool and Efficient Vehicle Parking

What percentage of site parking spots has been dedicated to carpooling and/or fuel efficient / hybrid vehicles and/or car share/zip car (does not apply to compact cars). Dedicated parking spots must be located in preferred areas close to building entries. A minimum of 4 spots are required. 

3%



Up to 2 Points (M and A)

## Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?

No



Qualifier

Are new non-residential roads being created within your development application?

No



Qualifier

## Pedestrian Connections - Proximity to School

Are 50% of dwelling units within 800 m walking distance of public/private elementary, Montessori, and middle schools? *(Must satisfy this minimum target to earn aspirational points)*

Yes



2 Points (M)

Are 50% of dwellings units within 1600 m of public/private high schools? (Must satisfy this minimum target to earn aspirational points)

Yes



1 Point (M)

Are 75% of dwelling units within 400 m walking distance of public/private elementary, Montessori, and middle schools?

Yes



2 Points (A)

Are 75% of dwellings units within 1000 m of public/private high schools?

Yes



1 Point (A)

## Cultural Heritage Resources - Cultural Heritage Conservation

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.

Yes



Mandatory

Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?

Yes



2 Points (M)

Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?

Yes



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"?

Yes



2 Points (A)

## Mobility [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Mobility.aspx)

### Site Permeability - Connectivity

Have buildings on the site been connected to off-site pedestrian paths, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools)?

Yes



Mandatory

Are outdoor waiting areas (located on the site) providing protection from weather?

Yes



Mandatory

Where a transit stop is located within walking distance of the project site boundary, does the building main entrance have a direct pedestrian linkage to that transit stop?

Yes



Mandatory

*(all the above three mandatory questions must be answered "yes" or "NA" to receive a Mandatory point in your Sustainability Score)*

Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?

Yes



2 Points (A)

### Transit Supportive - Distance to Public Transit - Site Plans

Is the site within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops? Alternatively, is the site within 400 m walking distance to 1 or more bus stops with frequent service? *(This Minimum Target must be met in order to earn Aspirational Points)*

Yes



3 Points (M)

Is the site within 400 m walking distance to an existing or planned commuter rail, light rail , bus rapid transit, or subway with frequent stops? Alternatively, is the site within 200 m walking distance to 1 or more bus stops with frequent service?

Yes



3 points (A)

## Active Transportation - Proximity to Cycle Network

Does the development plan include any anticipated or existing trails or cycling networks?

No



Qualifier

## Walkability - Promote Walkable Streets

Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5 m in width.

Yes



Mandatory

What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards? 

100%



Up to 4 points (M and A)

Have pedestrian amenities been provided to further encourage walkable streets?

Yes



2 points (A)

Please list pedestrian amenities provided:

- Wind Breaks
- Seating
- Pedestrian Oriented Lighting
- Wide Sidewalks (Urban Areas)
- Shading

Other (Please Specify)

## Natural Environment and Parks

[? Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Natural-Environment.aspx)

### Natural Heritage - Connection to Natural Heritage

Is a natural heritage system included within, or adjacent to, the development boundary?

[Qualifier](#)

### Parks - Park Accessibility

Does the development plan include any parks?

[Qualifier](#)

### Stormwater - Stormwater Management Quality and Quantity

Have quantity or flood control been provided in accordance with applicable Municipal and conservation authority requirements?

[Mandatory](#)

What is the most intense rainwater event that the site can retain runoff from (in mm)? [?](#)

[Mandatory and Up to 6 points \(M and A\)](#)

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)?

[Mandatory](#)

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)*

1 Point (M)

Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15 mm rainfall event?

<select>



4 points (A)

## Stormwater - Rainwater Re-Use

Have residential (multi-family only), commercial, and institutional buildings been designed for rainwater re-use readiness? *(This Minimum Target must be satisfied in order to earn Aspirational Points)*

Yes



1 Point (M)

Is rainwater collected on site and used for low-grade functions?

No



3 points (A)

## Stormwater - Stormwater Architecture/Features

Have stormwater amenities which provide functional and aesthetic benefits to the site been included in the development plan?

No



2 Points (M)

## Urban Agriculture - Dedicate Land For Local Food Production - Site Plan

Has 80 ft<sup>2</sup>. of garden space been provided per development unit?

Yes



2 Points (M)

Has 15% of roof space been dedicated to local food production?

Yes



2 points (A)

## Infrastructure and Buildings

 [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Infrastructure.aspx)

## Energy Conservation - Solar Readiness

Have 100% of all new buildings been designed for solar readiness?

<select>



1 Point (M)

What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%)

Up to 7 points (A)

## Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional

Have all building been designed in accordance with the Ontario Building Code?

Yes



Mandatory

Relative to an MNECB compliant reference building, what is the expected energy savings of the proposed building design? 

Up to 11 points (M and A)

Will all commercial, institutional and multi residential buildings over three storeys be commissioned?

<select>



3 points (A)

Will building electricity sub-meters be required for all office tenants and residential suites?

<select>



3 points (A)

## Energy Conservation - Energy Management

Has an energy management strategy been developed for the development?

<select>



2 Points (M)

In an Intensification Area, where district energy is deemed viable by the Municipality, has a district energy feasibility study been conducted?

3 points (A)

### Potable Water - Reduce Potable Water Used for Irrigation

What percentage has potable water for irrigation been reduced as compared to a mid-summer baseline? 

Up to 6 points (M and A)

### Potable Water - Water Conserving Fixtures

Have the applicable Municipal Standards been satisfied?

Mandatory

Input applicable flow rates for water consuming fixtures:

Toilets:(6LPF Baseline)	<input type="text" value="6"/>	LPF
Private Faucets:(8.3LPM Baseline)	<input type="text" value="8.3"/>	LPM
Showerheads:(9.5LPM Baseline)	<input type="text" value="8.3"/>	LPM
Public Faucets:(1.9LPM Baseline)	<input type="text" value="8.3"/>	LPM
Urinals:(3.8LPF Baseline)	<input type="text" value="3.8"/>	LPF
Current Percentage Reduction: 	<input type="text" value="0"/>	%

Up to 6 Point (M and A)

### Lighting - Parking Garage Lighting

Has a minimum illumination of 50 lux been implemented in all parking garages?

Mandatory

Have occupancy sensors been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux?

<select>



1 Point (M)

## Lighting - Reduce Light Pollution

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

Confirm that uplighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.

<select>



1 Point (M)

Have lighting controls been implemented to reduce light spillage from buildings by 50% from 11 pm to 5 am?

<select>



1 point (A)

Will all architectural lighting be shut off between 11 pm and 5 am?

<select>



## Lighting - Energy Conserving Lighting

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior? (Includes street lights, park lights, and pedestrian ways)

<select>



2 Point (M)

## Bird Friendly Design

Have Bird Friendly Design strategies been applied to 85% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards)?

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Yes



2 Points (M)

Do visual markers on the glass have spacings equal to or less than 10 cm x 10 cm?

Yes



For green roofs with adjacent glass surfaces, has the glass been treated with Bird Friendly Design strategies on the 12m above the green roof surface? 

<select>



## Materials and Solid Waste Management - Solid Waste

Have the applicable Municipal Standards been satisfied?

Yes



Mandatory

For Multi-Family, Commercial, Retail and Institutional buildings, are storage and collection areas for recycling and organic waste within or attached to the building? Alternatively, deep collection recycling and organic waste storage facilities are provided.

Yes



1 Point (M)

Is a three-chute system provided on each floor for all multi-family developments?

Yes



1 Point (A)

## Materials and Solid Waste Management - Material Re-used and Recycled Content

What percentage of reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? 

<select>



Up to 2 points (M and A)

What percentage of recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? 

<select>



Up to 2 points (M and A)

## Materials and Solid Waste Management - Recycled/Reclaimed Materials

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. 

<select>



Up to 2 points (M and A)

## Heat Island - Reduce Heat Island Effect From the Built Form - Non Roof

What percentage of the site's hardscape uses Municipally approved heat island reduction techniques? 

50%



Up to 3 points (M and A)

## Heat Island - Reduce Heat Island Effect From the Built Form - Roof

What percentage of the roof has been designed with a "cool" roof surface?

75%



Up to 8 points (M and A)

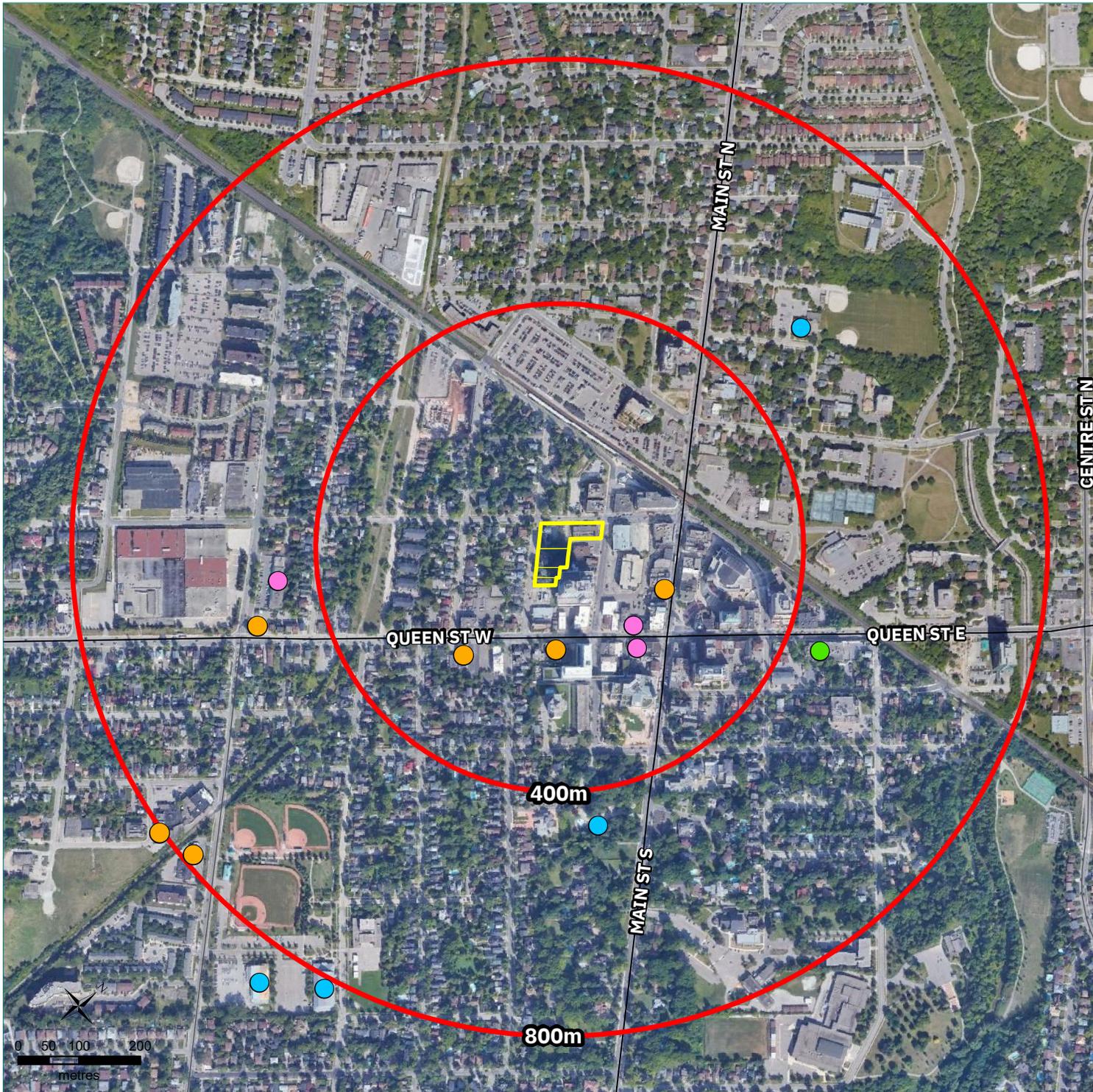
What percentage of the roof is vegetated with a green roof?

25%



# SUSTAINABILITY METRICS AMENITIES MAP

## PROXIMITY TO BASIC AMENITIES



 Subject Lands

 Distance Band

### Basic Amenities

 Grocery Store

 Pharmacy

 Recreation Centre

 Library

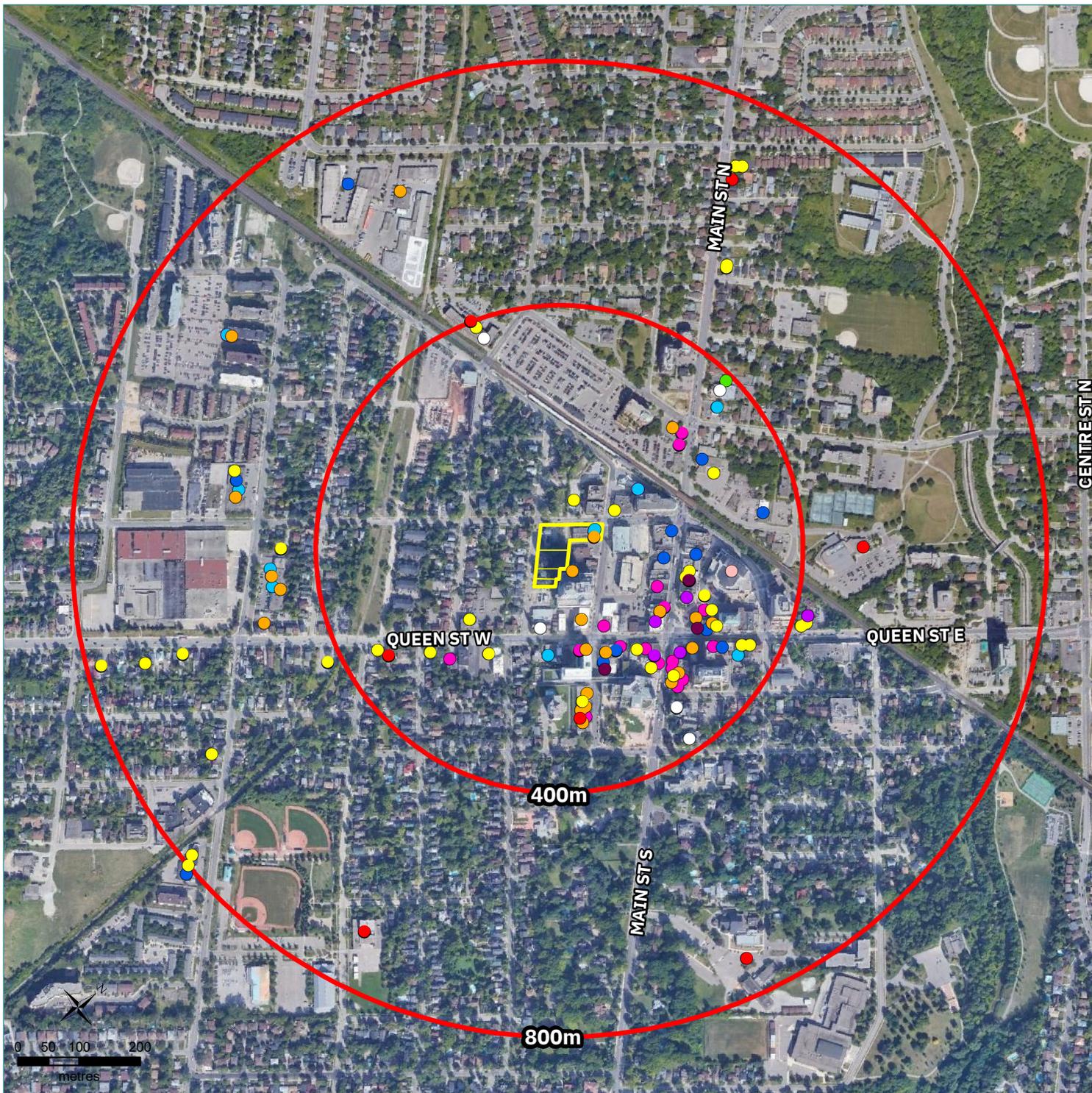
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MGP File: 20-2914  
Date: August 31, 2021

**MGP** Malone  
Given  
Parsons.

# SUSTAINABILITY METRICS AMENITIES MAP PROXIMITY TO LIFESTYLE AMENITIES



- Subject Lands
- Distance Band
- Lifestyle Amenities**
  - Place of Worship
  - Day-Care Centre
  - Community Hall
  - Bank
  - Hair Salon
  - Restaurant/Pub
  - Coffee Shop
  - Fast Food
  - General Retail
  - Convenience Store
  - Theatre

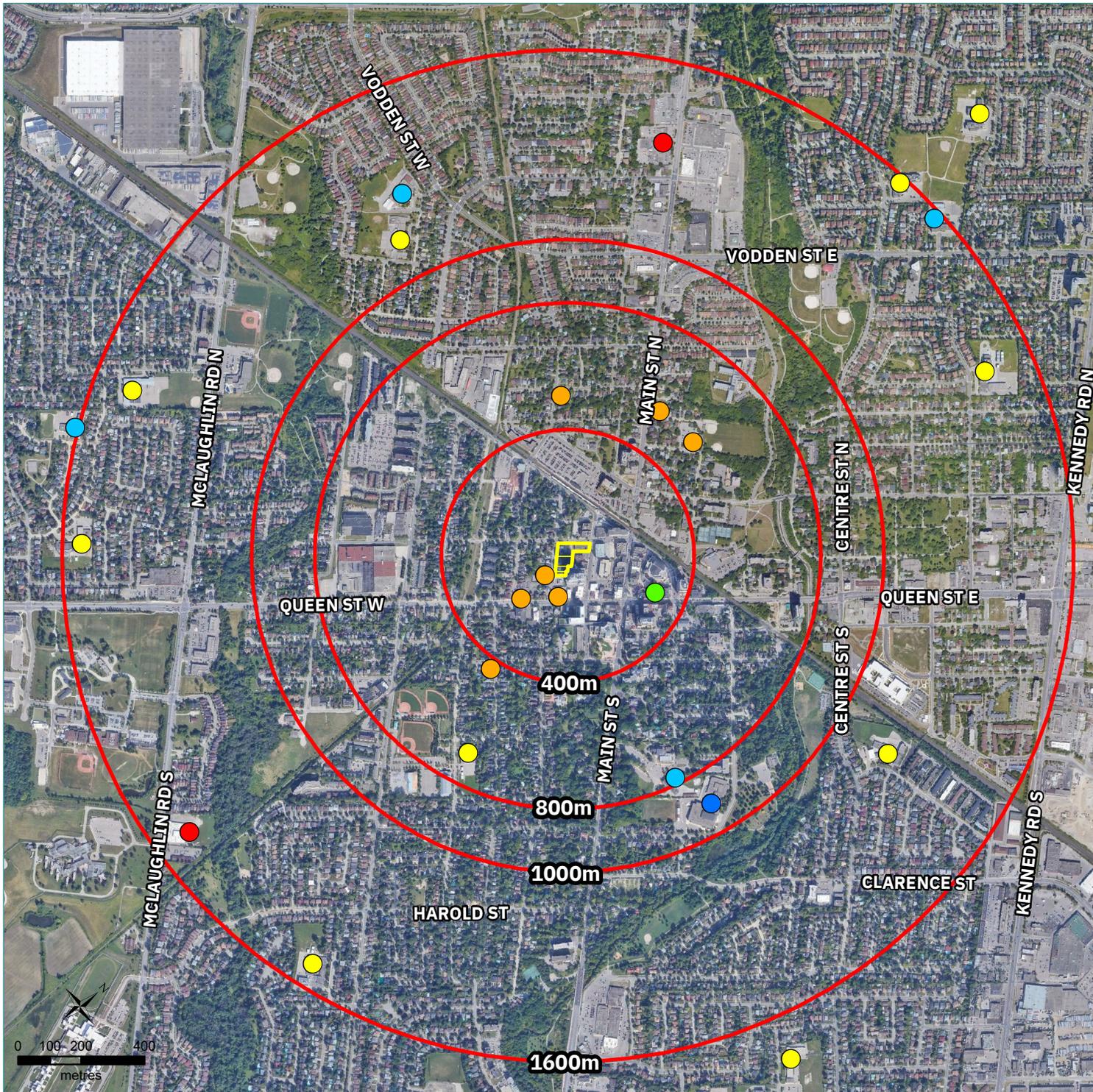
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Given  
Parsons.

# SUSTAINABILITY METRICS AMENITIES MAP PROXIMITY TO SCHOOLS



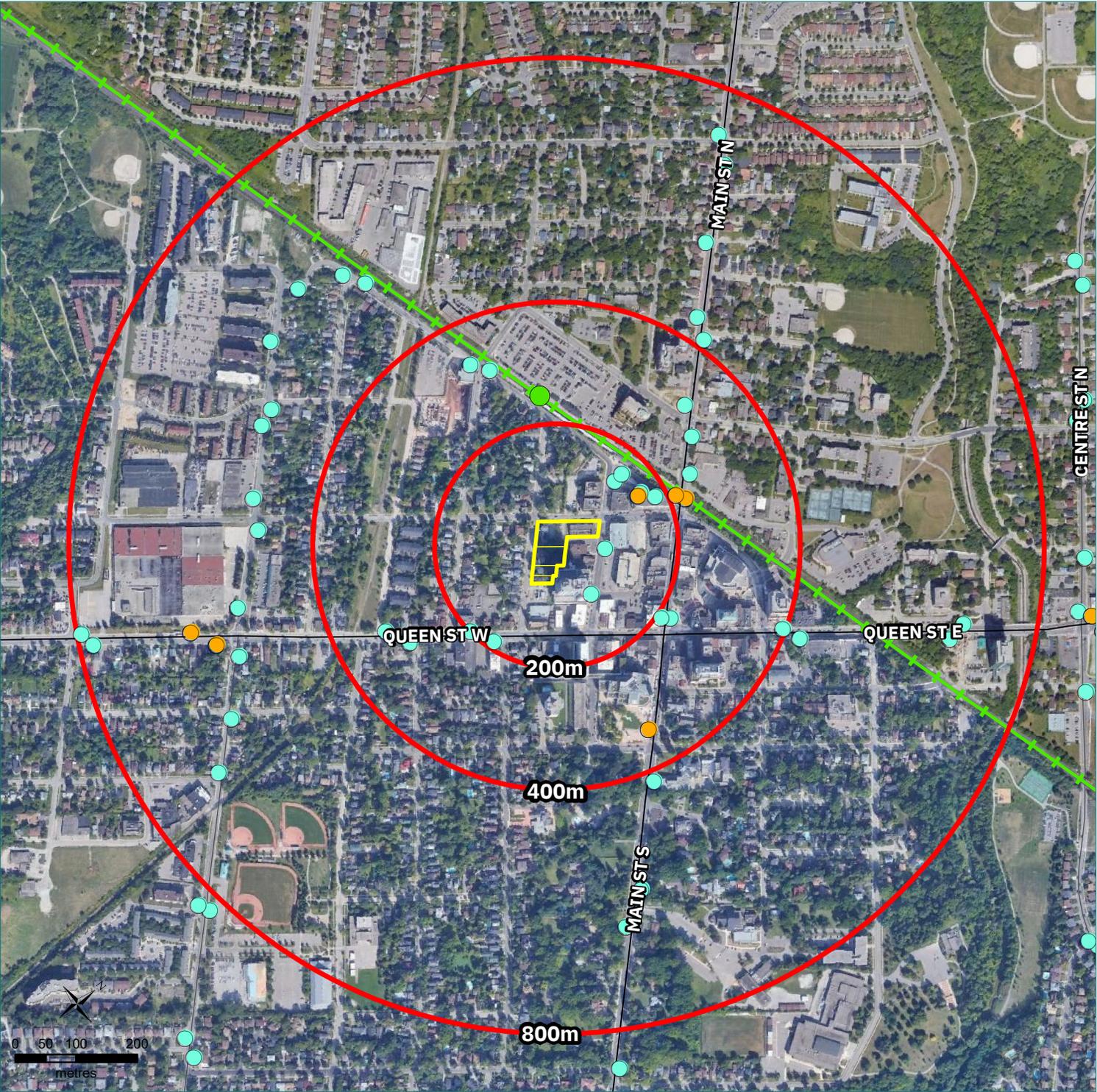
-  Subject Lands
-  Distance Band
- School Type**
-  Public Elementary
-  Catholic Elementary
-  Catholic Secondary
-  Private Elementary
-  College/University
-  Montessori

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# SUSTAINABILITY METRICS AMENITIES MAP PROXIMITY TO TRANSIT



-  Subject Lands
-  Distance Band
-  Zum Bus Rapid Transit Stop
-  Bus Stop
-  GO Train Station
-  Kitchener GO Train Line

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Date: August 31, 2021



October 1, 2021

Mark Zaky  
Greenwin  
19 Lesmill Road  
Toronto ON M3B 2T3

**Reference: 24 Elizabeth Street North/33 George Street North  
Brampton, Ontario  
Our Project No. 21-011**

Dear Mark:

This letter shall serve to confirm that the buildings at the above noted address will be designed to adhere to all applicable municipal standards as it relates to Items 2.4.6, 2.4.7 and 2.4.9 of the City's Sustainable Community Program: New Development Manual. Specifically, the proposed buildings will:

- Include plumbing fixtures with the following maximum flow rates and satisfy applicable City standards and baseline fixture rates:
  - Toilets: 6 LPM
  - Faucets: 8.3 LPM
  - Showerheads: 9.5 LPM
  - Urinals: 3.8 LPM
  - Faucets: 8.3 LPM (private applications only)
  - All Others: 1.9 LPM(Item 2.4.6 – Water Conserving Fixtures)
- Include parking garages that have a maximum level of illumination of 50 Lux (Item 2.4.7 – Parking Garage Lighting)
- Adhere to the City's applicable energy conserving standards (Item 2.4.9 – Energy Conserving Lighting)

In addition, the design will conform to all energy requirements required by the Ontario Building Code.

Yours truly,  
**ABLE ENGINEERING INC.**

Steven Little, P. Eng.  
SL/tb