




BRAMPTON
Flower City

An aerial photograph of a suburban neighborhood in Brampton, showing a mix of residential houses, green trees, and a road. The image is used as a background for the title slide.

City of Brampton

Measuring Sustainability of New Development Metrics and Application Review Processes

Friday May 19, 2017

Background: Phase 1 – Sustainability Guidelines

- New chapter of City's Development Design Guidelines
- Applies to Secondary Plans, Block Plan, Plans of Subdivision, Site Plans
- Approved by Council in 2013
- New development applications required to demonstrate how they integrate the SCDG's through their design submission (Urban Design Guidelines, Community Design Guidelines)



Background: Phase 2 - Sustainability Metrics

- Focus on scales of development (e.g. Block Plan, Draft Plans, Site Plans)
- Applicable to Greenfield, Redevelopment and Intensification Area
- Three Performance Tiers:
 - 1) Mandatory Requirements – current municipal standards
 - No points awarded
 - 2) Recommended Minimum – “doing better”
 - Points awarded
 - 3) Aspirational – “best in class”
 - Points awarded

Background: Sustainable Thresholds

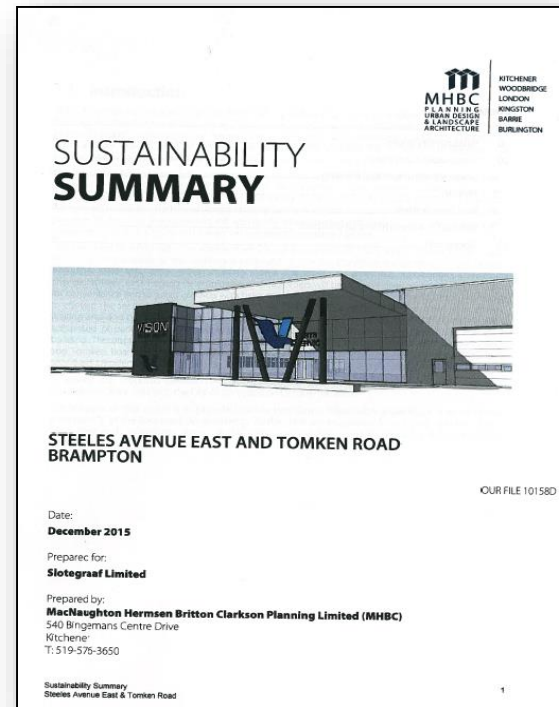
- Approved by Council in 2015
- Bronze Threshold = 10% above historic average scores
- Applications are “encouraged” to meet Bronze Thresholds

Brampton Sustainability Thresholds							
	Baseline		Minimum/Bronze		Silver		Aspirational/Gold
	Min	Max	Min	Max	Min	Max	
Site Plan	21	34	35	52	53	69	70+
Block Plan	23	29	30	38	39	48	49+
Draft Plan	21	28	29	39	40	50	51+

Submissions: Sustainability Score and Summary

2016 Planning Approvals:

- 22 Plans of Submission
- 2 Block Plans
- 30 Site Plans
- Less than 5% not achieving Bronze threshold



Land Development Application

Browser Capability Information

[Print this page](#) [Print Only the Summary](#)

General Information

User Name:* Mike

Company Name:* Grow Green

Project Name:* Greener Town

City File Number:* C2W14.2

Type of Development Site:* Greenfield

Plan Type:* Block Plan

Sustainability Score

12 of 12 Mandatory Metrics Are Satisfied

47 of 59 Minimum Targets Are Satisfied

23 of 59 Aspirational Targets Are Satisfied

Application

Overall: 57% 54 of 94

Energy: 25% 2 of 8

Water: 30% 4 of 11

Walkability: 75% 43 of 57

Natural Systems: 28% 2 of 7

Community

Overall: 59% 70 of 118

Energy: 25% 2 of 8

Water: 30% 4 of 11

Walkability: 74% 57 of 77

Natural Systems: 28% 2 of 7

Type of Development Properties:

Ground Related Residential: Yes

Multi-Unit Buildings (4 stories or greater): Yes

Commercial / Retail / Institutional: Yes

Email Address:* michael.hoy@brampton.ca

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Update: Revised Site Plan Process

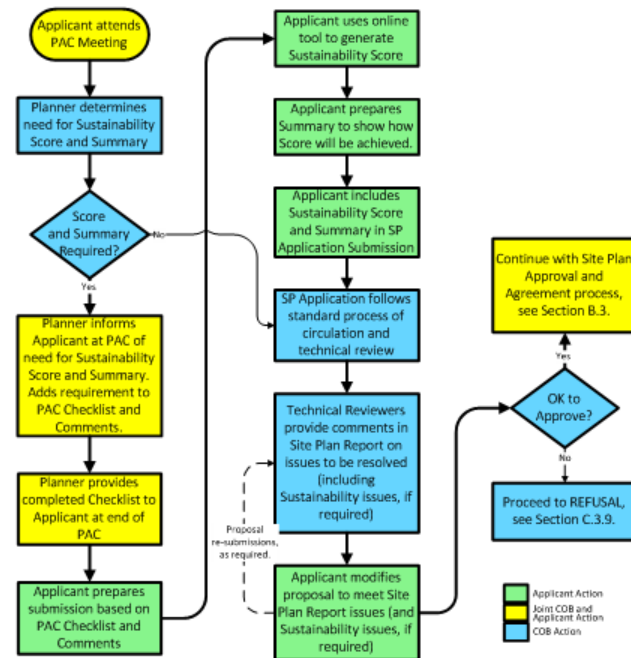
- Sustainability Score and Summary requirements
- Specific exemptions identified:
 - Limited – small, single items (i.e. additional windows or doors)
 - Basic – smaller projects (i.e. additions, parking lots, etc.)
 - Full – new builds, large additions

C.10 Sustainability Assessment

Improving the sustainability of our community occurs at all stages of development from conceptual design right through construction by making choices that will improve the natural and built environment.

The Sustainability Assessment is designed to encourage Applicants to consider sustainability in a range of areas from the physical layout and preservation of natural features to choices about the use of materials and technology when they make decisions about their proposal.

In support of the COB's commitment to elevate the level of sustainable development within our city, Applicants (generally those involved in Full Site Plan Reviews) are required to answer questions about their proposal by completing a Sustainability Score and Sustainability Summary to be submitted with their Site Plan Application.



Note: Only development proposals that meet certain criteria are required to provide Sustainability information about their proposal. Applicants will be informed during the PAC Meeting about whether their proposal meets the criteria.

To complete the assessment, please visit the COB Sustainability Assessment Tool at <http://www.brampton.ca/EN/Business/planning-development/Land-Development-Application/Pages/Welcome.aspx> and complete the questionnaire. Once completed it can be saved, printed and attached to the Site Plan Application Submission. Additional information is available in APPENDIX K.

Update Terms of Reference: Component Studies

Complete:

- EIR/EIS/FSR
- Community Design Guidelines
- Planning Justification Report

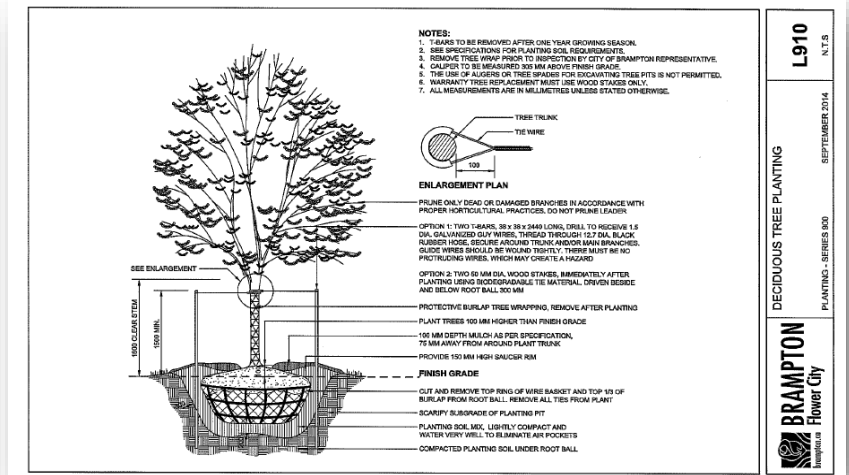
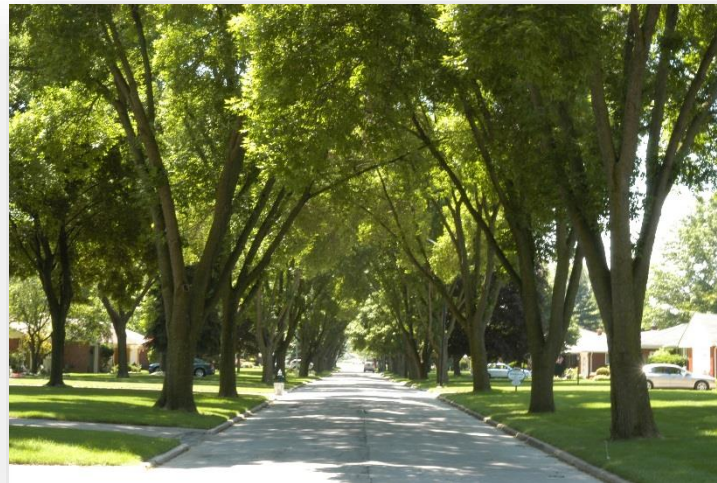
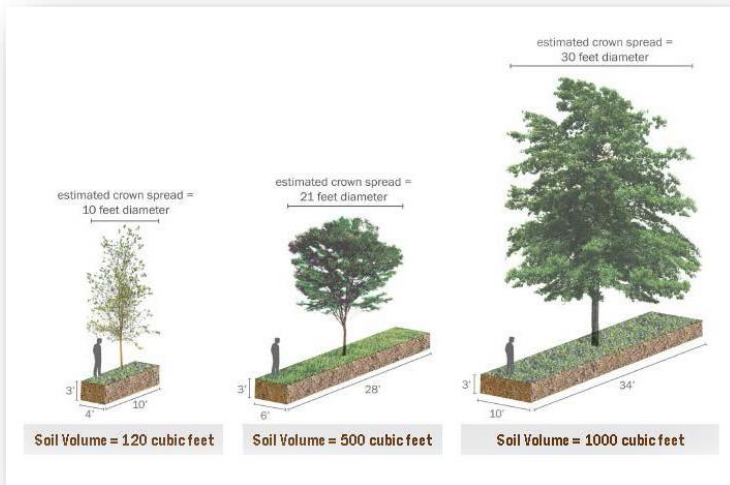
Still to do:

- Transportation Study
- Engineering Drawings
- Landscape Drawings



Standard Drawings Update

- Moving minimum targets to mandatory requirements
 - Street Tree Planting Densities
 - Soil Quality Metric



Training Workshops

Completed

- 5 Individual Sectional presentations
- 4 Design Team Workshops

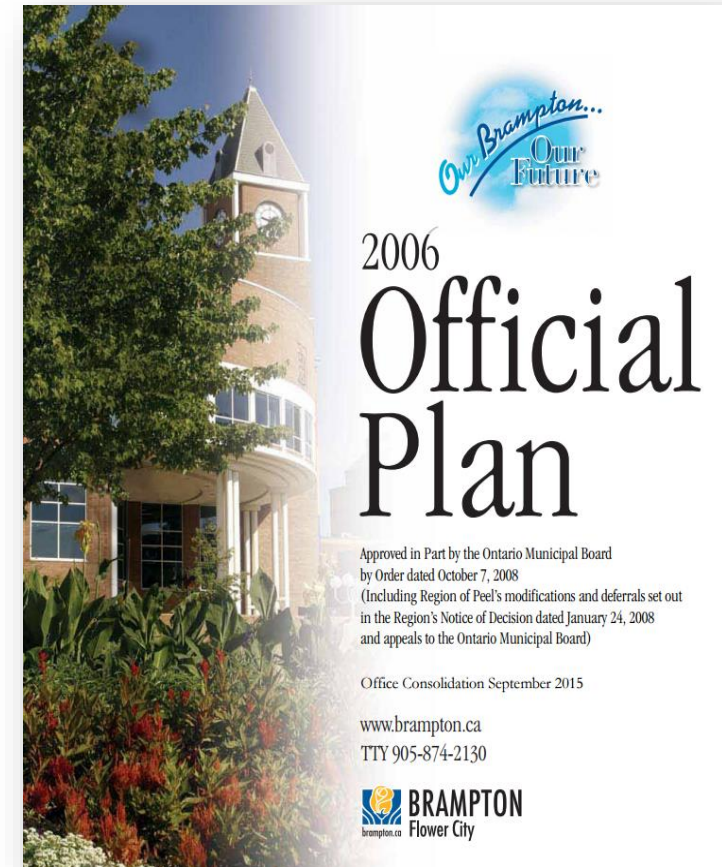
Future

- Development Planner Presentations
- Design Team Workshop



Updating OP Policies

- Residential Policies
- Commercial Policies
- ICI Policies
- Open and Parks Policies
- Transportation Policies
- Urban Design Policies
- Environmental Management Policies
- Implementation Policies



Next Steps

- Develop Monitoring Program
 - Move from “encourage” to “require” thresholds
 - Implement “Recognition” and “Incentive Program”
 - Update Metrics
- Regionalize Sustainability Tools and Metrics

Lessons Learned

- Get it in the culture
- Build a network of advocates
- Have a plan
- Do it



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Thank You.

Measuring Sustainability of New Development in Cities of Brampton, Vaughan and Town of Richmond Hill

APA's 2015 Award for Excellence in Sustainability for Best Policy, Law or Plan



OPPI's 2014 Excellence in Planning Award Research and New Direction

