



Sustainable Development Brief

467 & 471 Rosebank Road

Oak Hill Developments Ltd.

GHD | 65 Sunray Street Whitby Ontario L1N 8Y3 Canada
11178578 | February 2019



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1. Introduction

The City of Pickering has prepared a set of Sustainable Development Guidelines to promote the sustainability throughout the Municipality. Pickering Council adopted a requirement that all development applications would require a Sustainable Development Report to demonstrate that a proposed development achieves a minimum Level 1 Rating. The Guidelines are intended to be used at the neighbourhood plan and site development level. Guideline #1 applies at the neighbourhood scale and is not relevant to the Oak Hill development. Guideline #2 applies to more detailed planning approvals such as Draft Plans of Subdivision and building permits.

This Report demonstrates how the proposed development achieves a Level 1 score (≥ 19 points) based on the City of Pickering's Sustainable Development Guidelines (Guideline #2). This scoring represents an assessment based on known parameters of the development at the time of its writing. Sustainable development elements relevant to the proposed development as outlined in the Sustainable Development Guidelines are identified in the Tables 1 to 3 below. The tables include information on what elements are required or optional; the point value of each element; and how the proposed development satisfies them.

The scoring tallied in Table 1 of this Report provides a summary of the optional elements included in the proposed development to achieve a level 1 rating. Table 2 and Table 3 identify the required and optional applicable sustainable development elements, respectively, and describes how the proposed development satisfies these elements.



Table 1 Overall Score of Sustainable Development Elements Included in the Proposed Development

Item #	Brief Description	Points
1.1	Extensive pre-consultation	3
2.18	Residential Site Design to Maximize Permeability	2
2.21	Use of native species in landscaping	2
2.24	Safe/minimal use of pesticide and fertilizer	2
3.1	Redevelopment of lands at a higher density	3
4.13	Apply Regional Precedents in Urbanism and Architecture	2
5.2	Increased density for medium density	2
6.9	Transit Amenities	3
6.10	66% or more of residents within 250 m of bus stop	3
8.3	Energy efficient appliances will be provided by the builder	3
8.12	Green upgrades will be available to purchasers	3
TOTAL		28



Table 2 Required Applicable Sustainable Development Elements Included in the Proposed Development

Sustainable Development Element	How the Proposed Development Satisfies the Element
2.0 Environmental Protection	
2.1 Watershed and Sub-watershed Planning	<p>Requirements for conformity to the PPS have been addressed in the Planning Rationale Report. The proposed development conforms to Provincial Policy and Regional and local Official Plan policy.</p> <p>A Conceptual Grading and Servicing Plan are being submitted concurrently with the applications. The conceptual design addresses municipal servicing (storm, sanitary and water) and grading.</p> <p>A Functional Servicing and Stormwater Management Report (FSSR) has been completed. The report demonstrates how the development will implement the requirements for:</p> <ul style="list-style-type: none"> • Stormwater quality and quantity discharge • Groundwater infiltration • Construction related environmental impacts • Grading • Sedimentation and Erosion Control. <p>Construction related impacts will be minimized by way of controls during all phases of construction including adherence to Conservation Authority requirements and City of Pickering standards and construction best practices where applicable.</p>
2.2 Master Environmental Servicing Plan (MESP)	
2.3 Conservation Authority Regulations	
2.4 Oak Ridges Moraine Plan	
2.5 Greenbelt Plan	
Conformance to Provincial Policy Statement for:	
2.6 Building Strong Communities	
2.7 Wise Use and Management of Resources	
2.8 Protecting Public Health and Safety	
2.9 Stormwater Quality	
2.10 Maintain or Reduce Stormwater Runoff Rates	
2.11 Water Balance and Source Water Protection	
2.12 Ground Water Protection Plan	
2.13 Integrated Environmental Systems Protection	
2.17 Required Residential Site Design to Maximize Permeability	
2.22 Landform Conservation	
2.25 Minimize Construction Related Environmental Impacts	
2.27 Erosion and Sedimentation Control	
4.0 Design of Development—Land Use and Distribution	
4.4 Proximity to Schools	<p>The subject lands is within 800 m walking distance to Rosebank Road Public School to the north, and Blaisdale Montessori School to the northwest.</p>



Sustainable Development Element	How the Proposed Development Satisfies the Element
4.5 Provision of Mixed Uses and Commercial Streetscape Environments	As noted in section 4.4, the subject lands are within walking distance to two educational facilities in the neighbourhood. However, it is not possible to propose mixed use or commercial uses in the subject development due to the small size of the site.
4.7 Enhanced Housing Diversity	The proposed development will provide single detached houses in a manner consistent with the surrounding neighbourhood within a 400 m radius, which currently comprises single detached houses.
4.12 Proximity to Public Space	<p>The subject lands are located within 800 metres walking distance of at least 4 parks and/or public open space, including:</p> <ul style="list-style-type: none"> • Rosebank South park (400 m) • Waterfront Trail (600 m) • Rick Hull Memorial Park (500 m) • Rouge National Urban Park (800 m)
5.0 Design of Development—Density and Compact Built Form	
5.1 Residential Density	The proposed development implements the density ranges provided for in the Official Plan.
6.0 Design of Development—Connections	
6.1 Open and Connect Communities	The proposed development will extend Gillmoss Road to the east and facilitate the road's ultimate connection with its eastern portion, which currently ends in a bulb just northeast of the subject lands.
6.2 Protect Linked Open Space System	The proposed development will connect the site with the surrounding neighbourhood and the Rogue Park and Petticoat Creek open space system.
6.3 Provision of Interconnected Transportation Network	The proposed development establishes a network which connects to the nearest bus stop approximately 100 m to the south.
6.5 Street Network	As the proposed development abuts a mature neighbourhood to the south, a cul-de-sac is proposed to provide vehicular access to the subject lands.
6.6 Block Perimeter	The interior of the proposed subdivision development is designed as short blocks less than 550m.



Sustainable Development Element	How the Proposed Development Satisfies the Element												
6.8 Cycling Network	<p>The internal roadway proposed for the site is 45.8m in length that leads to a cul-de-sac. Due to the street length, it is not rational to add a cycling lane until the street is extended for further connection.</p> <p>Furthermore, Street 'A' has connection to Rosebank road, through Gillmoss Road, for cyclists to use.</p>												
6.13 Corridor Frontage	<p>Dwellings proposed to front onto Rosebank Road will have appropriate setback to reinforce a consistent streetscape.</p>												
7.0 Design of Development—Pedestrian Oriented Community													
7.2 Pedestrian Network	<p>The net density of the site is 28.21, therefore, the minimum 1.5m width sidewalk requirement does not apply.</p>												
7.3 Pedestrian Safety and Comfort	<p>An internal roadway is proposed for the development. The plan also accommodates streetscape amenities such as street trees and pedestrian scaled street lighting.</p>												
8.0 Resource Efficiency													
8.5 Private Outdoor Lighting	<p>Energy efficient lighting options will be provided for all units, and elimination of light intrusion has been accommodated in the proposed development.</p>												
8.6 Required Water Efficiency in Building	<p>The proposed dwellings are designed and constructed with fixtures with maximum flow rates equal to or less than the following:</p> <table border="1" data-bbox="829 1423 1456 1612"> <thead> <tr> <th>Fixture</th> <th>Flow</th> </tr> </thead> <tbody> <tr> <td>Toilet</td> <td>4.2 L/flush</td> </tr> <tr> <td>Urinal</td> <td>1.9 L/flush</td> </tr> <tr> <td>Lavatory</td> <td>6.8 L/min</td> </tr> <tr> <td>Kitchen Sink</td> <td>6.8 L/min</td> </tr> <tr> <td>Shower</td> <td>5.7 L/min</td> </tr> </tbody> </table>	Fixture	Flow	Toilet	4.2 L/flush	Urinal	1.9 L/flush	Lavatory	6.8 L/min	Kitchen Sink	6.8 L/min	Shower	5.7 L/min
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Waste Management: 8.9 Construction	<p>The proposed development will follow best practice for on-site construction waste management and material/recycling/salvage with on-site separation.</p>												



Sustainable Development Element	How the Proposed Development Satisfies the Element
8.10 Required Material Selection	The proposed development will be designed and constructed according to the requirements of Material Selection for applicable building type.

Table 3 Optional Sustainable Development Elements Included in the Proposed Development

Sustainable Development Element	Points	How the Proposed Development Satisfies the Element
1.0 Pre-Consultation and On-going Consultation		
1.1 Completion of Extensive Pre-Consultation on Sustainability Elements (O)	3	A pre-consultation meeting was conducted for the proposed development. Numerous additional discussion were undertaken with Planning and Public Works staff.
2.0 Environmental Protection		
2.18 Optional Residential Site Design to Maximize Permeability (O)	2	The proposed development will use infiltration galleries on the site and permeable materials for paved areas on the houses fronting on Rosebank Road.
2.21 Native Species and Planting (O)	2	The development's landscape plan will call for the use of native species in landscape design.
2.24 Pesticide and Fertilizer Use (O)	2	The proposed development's landscaping will be installed with minimal use of pesticides and fertilizers.
3.0 Location of Development/Selection of Lands		
3.1 Site Typology (O)	3	The plan pertains to lands that are on a site that was previously developed at a lower density.
4.0 Design of Development – Land Use and Distribution		
4.13 Apply Regional Precedents in Urbanism and Architecture (O)	2	The proposed plan of subdivision integrates the local historical pattern of neighbourhood development and proposes dwellings that are consistent in architecture, massing, and streetscape character as those in the surrounding mature neighbourhood.



Sustainable Development Element	Points	How the Proposed Development Satisfies the Element
5.0 Design of Development—Density and Compact Built Form		
5.2 Increased Residential Density (O)	2	The proposed development exceeds the average net density for residential areas by achieving between 25-30uph.
6.0 Design of Development—Connections		
6.9 Transit Amenities (O)	3	All roads proposed in the development are serviced by the transit line along Rosebank Road, which has bus stops in the local neighbourhood at less than 100 m intervals.
6.10 Transit Oriented Compactness (O)	3	The proposed street pattern and walkway connection enables all residents to be within 250 metres of an existing transit stop on Rosebank Road to the west.
8.0 Resource Efficiency		
8.3 Energy Efficient Appliances (O)	3	Energy efficient appliances will be provided to individual units in the proposed development.
8.12 Green Upgrades Available to Home Buyers (O)	3	Green upgrades will be made available to the purchasers of the units, including: native plants species, smart metering, LED lighting, and occupancy sensors.
Total Score:	28	



All of which is respectfully submitted,

GHD

A handwritten signature in black ink that reads 'Steve H. Edwards'. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Steve H. Edwards, MCIP, RPP

Project Director