



## Sunray Group

10 Aspen Springs Drive  
Municipality of Clarington  
(Bowmanville)  
Region of Durham

# SUSTAINABILITY BRIEF



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## **1.0 INTRODUCTION**

Gagnon Walker Domes Ltd. (“GWD”) is agent and planning consultant to 2346120 Ontario Inc. (“Sunray Group”); the registered owner of the property municipally known as 10 Aspen Springs Drive, in the Municipality of Clarington (“subject site”)

This Sustainability Brief has been prepared in support of Sunray Group’s Application to Amend the Municipality of Clarington Zoning By-law 84-63 and Site Plan Approval Application for the purposes of the redevelopment of the subject site for a mixed use, 9-storey mid-rise building and a 25-storey, twin-tower mixed use building featuring a total of 607 residential units as well as 624.8 m<sup>2</sup> of ground floor commercial.

This Sustainability Brief has been prepared with input received from Sunray Group and its consultant team including Mataj Architects Inc., Cosburn Nauboris Ltd., Valdor Engineering Inc., Watters Environmental Group Inc., Palmer Environmental Consulting Group and Trans-Plan.

This Sustainability Brief summarizes how the Sunray Group proposal promotes sustainable “green development” based on the Priority Green Clarington Site Plan Checklist and is structured based on the Priority Green Development Framework and Implementation Plan’s three (3) key themes of ‘Built Environment’, ‘Natural Environment and Open Space’, and ‘Infrastructure and Buildings’.

The Priority Green Development Framework and Implementation Plan establishes criteria for meeting specified Mandatory Requirements which development proposals shall achieve. The Priority Green Development Framework and Implementation Plan also identifies voluntary guidelines over and above the Mandatory Requirements on an Enhanced and Aspirational basis.

## **2.0 SUSTAINABILITY SUMMARY**

### **2.1 Built Environment**

The Sunray Group proposal will undertake to meet a number of Mandatory, Enhanced and Aspirational targets in regards to the Built Environment. The following is an outline of how the Built Environment criteria are targeted to be achieved:

<b>Criteria</b>	<b>Target Achieved</b>	<b>Response</b>
Intensification	<u>Mandatory</u> <u>Enhanced</u> <u>Aspirational</u>  The site will be developed at a higher density than currently exists through one or a combination of:	The subject site, being situated within the defined Built-up Area and within a designated Major Transit Station Area (MTSA), will be redeveloped at a greater



	<ul style="list-style-type: none"> <li>• Redevelopment, including the reuse of brownfield sites;</li> <li>• Infill development;</li> <li>• The expansion or conversion of existing buildings; or</li> <li>• Additional buildings on an existing lot.</li> </ul>	<p>density than the minimum 200 units per net hectare density contemplated for sites located within the Bowmanville Transportation Hubs designation.</p> <p>A net density of approximately 619 units per hectare is proposed through the redevelopment of the subject site.</p>
<p>Density</p>	<p><u>Mandatory</u>  <u>Enhanced</u>  <u>Aspirational</u></p> <p>Achieve a density that is greater than the minimum density targets applicable to the area, but is consistent with the policies of the Official Plan regarding compatibility with the built form.</p>	<p>The proposal achieves a density greater than the minimum density target of 2.5 Gross Floor Space Index contemplated for sites located within the Bowmanville Transportation Hubs designation. The proposal also exceeds the minimum Growth Plan target of 150 people and jobs per hectare for MTSA.</p> <p>The development proposes a Gross Floor Space Index of 4.90, and is compatible with the existing and planned context for the Bowmanville West Urban Centre Secondary Plan/ Bowmanville MTSA.</p> <p>The development has regard for key urban design considerations, including appropriate transition to adjacent stable residential areas and street-related built form components. The development incorporates appropriate development standards such as, but not limited to setbacks, step-backs, tower separation distances and slender tower floor plates.</p> <p>Key development principles such as compact, mixed use, transit-</p>



		<p>oriented development within a MTSA and abutting future higher-order transit station, are at the forefront of the proposal.</p> <p>The Sunray Group proposal is consistent with the nature and intent of the emerging Bowmanville West Urban Centre Secondary Plan.</p>
Housing Mix	<p><u>Mandatory</u></p> <p>The Municipality encourages the provision of a variety of housing densities, tenure and housing forms for each neighbourhood to achieve a housing mix for all incomes, ages and lifestyles.</p>	<p>The development shall supply mid-rise and high-rise housing typologies to diversify housing choices within the Municipality of Clarington for persons of all incomes, ages and lifestyles.</p> <p>It is proposed that the development will be condominium in tenure to offset the largely freehold ownership housing stock in the local market.</p> <p>A range of unit types and sizes are proposed within the development; including Studio/Bachelors, 1-Bedroom, 2-Bedroom and 3-Bedroom units. Over 35% of residential units are proposed to be “family-sized units” (consisting of 2-Bedroom and 3-Bedroom units).</p>
Connectivity	<p><u>Mandatory (N/A)</u> <u>Enhanced</u> <u>Aspirational</u></p> <p>Connect buildings on the site to off-site sidewalks, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools). Where a transit stop is located within a walking distance of the project site boundary, the</p>	<p>Pedestrian connections are provided to foster active, convenient and safe mobility through the internal pathways and connecting to the municipal sidewalks. Direct pedestrian connections are provided from building entrances to the transit</p>



	<p>building/ development main entrance has a direct pedestrian linkage to that transit stop.</p>	<p>stop located at Aspen Springs Drive and Bowmanville Avenue and the provision for convenient connection to future higher-order transit.</p> <p>A private plaza courtyard located at the intersection of Aspen Springs Drive and Bowmanville Avenue has been designed to provide ground level private amenity area that shall be publically accessible. This plaza courtyard shall feature outdoor retail “spill out” areas; including outdoor furniture as well as additional landscape and street furniture to create a community gathering space and foster social interaction.</p>
Bicycle Parking	<p><u>Mandatory</u> <u>Enhanced</u> <u>Aspirational</u></p> <p>Provide a minimum 0.2 bike parking spots per dwelling unit. Provide a minimum 5% of bike parking at grade. Place bike parking in weather protected areas.</p>	<p>Inclusion of short-term and long term bicycle parking is provided within the development to promote clean, active transportation methods. The development provides approximately 0.42 bicycle parking spots per dwelling unit and 100% of bike parking is provided at grade. 93% of all bicycle parking is provided internal to the building in weather protected areas.</p>
Existing Healthy Trees	<p><u>Mandatory</u></p> <p>Satisfy Municipal Tree Preservation Plan requirements.</p>	<p>Municipal Tree Preservation Plan requirements shall be satisfied.</p>
Urban Tree Canopy	<p><u>Mandatory</u></p> <p>Satisfy Municipal landscape design requirements.</p>	<p>Municipal landscape design requirements shall be satisfied.</p>



Urban Landscape Biodiversity	<u>Mandatory (N/A)</u> <u>Enhanced</u> No greater than 25% of the same tree species are planted.	No greater than 25% of the same tree species are planted. The development utilizes a high level of native, drought tolerant plant species.
Soil Quantity and Quality	<u>Mandatory</u> Satisfy Municipal topsoil, sodding and seeding requirements.	Municipal planting standards shall be satisfied.

## 2.2 Natural Environment and Open Space

The subject site and adjacent lands are located outside of the natural heritage system. Where applicable, the Sunray Group proposal shall achieve Mandatory targets in relation to Natural Environment and Open Space. The following is an outline of how the Natural Environment and Open Space criteria are targeted to be achieved:

Criteria	Target Achieved	Response
Stormwater Quantity	<u>Mandatory</u> Provide quantity or flood control in accordance with applicable Municipal and Conservation Authority requirements.	<p>Quantity control will be provided by an on-site detention system that will restrict discharge during the 100 year storm event to the 5 year storm event. A stormwater detention tank is located on the P1 level. No ground surface or rooftop detention is proposed.</p> <p>The site will retain the 5mm rainfall depth by providing the additional required retention volume located at the bottom of the on-site detention tank to achieve the water balance criteria in the Wet Weather Flow Management policy. The retained water will be re-used for irrigation on site.</p>



Stormwater Quality	<p><u>Mandatory</u></p> <p>Provide quality control in accordance with applicable Municipal and Conservation Authority requirements. Provide multi-barrier erosion and sediment control during construction and prevent over compaction and sedimentation during construction.</p>	<p>Quality control for the subject site is to be designed to achieve Level 1 treatment, which entails 80% total suspended solids (TSS) removal through the provision of a Stormceptor OGS system.</p> <p>Erosion and sediment controls are to be implemented during construction to prevent silt laden runoff from leaving the site in accordance with the “Erosion &amp; Sediment Control Guidelines for Urban Construction”.</p>
Low Impact Development	<p><u>Mandatory Enhanced</u></p> <p>Lot level controls, or Low Impact Development techniques, as part of a treatment train approach to stormwater management is encouraged.</p>	<p>Rainwater retention and reuse is planned for the purposes of on-site irrigation.</p>

### 2.3 Infrastructure and Buildings

Where applicable, the Sunray Group proposal shall achieve Mandatory, Enhanced and Aspirational targets in relation to Infrastructure and Buildings. The following is an outline of how the Infrastructure and Buildings criteria are targeted to be achieved:

Criteria	Target Achieved	Response
Building Energy Efficiency	<p><u>Mandatory</u></p> <p>Satisfy Ontario Building Code requirements.</p>	<p>Each of the proposed buildings shall be designed in accordance with the Ontario Building Code (O.B.C.).</p>
Reduce Heat Island Effect from the Built Form – Non Roof	<p><u>Mandatory (N/A)</u></p>	<p>Hardscape shading and high-albedo surface materials shall be implemented within the development.</p>



Reduce Heat Island Effect from the Built Form – Roof	<u>Mandatory (N/A)</u>	<p>Hardscape shading and high-albedo surface materials shall be implemented within the development.</p> <p>Roofs, where not occupied by mechanical or landscape areas, are proposed to include “white roof” construction materials.</p>
Water Efficient Fixtures and Faucets	<u>Mandatory</u> <u>Enhanced</u> <p>Include water fixtures and faucets that obtain a 10% to 20% reduction over the baseline fixture (i.e. as mandated by the Building Code).</p>	<p>Development shall be furnished with efficient fixtures and faucets to reduce water consumption to achieve a minimum reduction of 10% based on O.B.C. requirements.</p>
Rainwater Reuse	<u>Mandatory (N/A)</u> <u>Enhanced</u> <u>Aspirational</u> <p>Rainwater reuse system installed for low-grade functions (e.g. toilet flushing, irrigation).</p>	<p>The site will retain the 5mm rainfall depth by providing the additional required retention volume located at the bottom of the on-site detention tank to achieve the water balance criteria in the Wet Weather Flow Management policy. The retained water will be re-used for irrigation on site.</p> <p>Rainwater retention and reuse is planned for the purposes of on-site irrigation.</p>
Construction Waste Diversion	<u>Mandatory</u> <p>Satisfy provincial 3R's regulations for construction activities.</p>	<p>The proposal shall satisfy provincial 3R's (reduce, reuse and recycle) regulations pertaining to construction waste diversion.</p>





### 3.0 CONCLUSION

The Sunray Group proposal has achieved all required Mandatory targets, where applicable. Further, the Sunray Group proposal has exceeded the minimum Mandatory target for various criteria as located above. Overall, the Sunray Group proposal implements the nature and intent of the Priority Green Development Framework and Implementation Plan towards Clarington Council's vision of building a sustainable, creative and caring community.

This Sustainability Brief is an evolving document that shall be revised and updated to reflect any additional information from reports, studies or plans that are submitted in support of the Zoning By-law Amendment and Site Plan Approval Applications. We reserve the right to amend/update the Sustainability Brief and make supplementary submissions.

Yours truly,

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**C.c.: Sunray Group**  
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