

# Sales Office Sustainability Brief

## Nash Developments Limited

2936 Hancock Road

Nash Road and Hancock Road  
Hancock Neighbourhood  
Community of Courtice  
Municipality of Clarington

August 2022 - Submission

**Gatzios Planning +  
Development Consultants Inc.**



Gatzios Planning + Development Consultants Inc. was retained by Nash Developments Limited ("Owner") to prepare this Sales Office Sustainability Brief as part of submission in support of a Site Plan application to permit a sales office on the subject property (the "Property").

The proposed sales office is to be located the southwest corner of Nash Road and Hancock Road, municipally known as 2936 Hancock Road. The sales office is to be used for residential sales for the draft plans known as S-C-2018-0003 and S-C-2018-0004.

The basis for this brief is Appendix A of the Clarington Official Plan, which outlines the policies for sustainability reports. It states the following:

### *Sustainability Report*

*The Clarington Official Plan recognizes three key principles which provide direction for the policies in the Plan; sustainable development, healthy communities and the management of growth.*

*The Municipality is encouraging the development industry to promote high quality design practices centered on resource (e.g. water, energy) conservation, efficiency and environmental sustainability. The Sustainability Plan must demonstrate how the development will achieve these three key principles. The Plan needs to consider the following:*

- a) Energy Efficiency;*
- b) Air Quality;*
- c) Water quality and quantity;*
- d) Solid Waste;*
- e) Natural Environment; and*
- f) Homeowner Education.*

This Sales Office Sustainability Brief outlines the actions to be taken in development of the sales office site plan that address the above noted topics. A summary of the key features per topic is outlined below.

### **Energy Efficiency**

The design of the sales office, as prepared by RN Design, will meet all energy efficient guidelines as identified in the Ontario Building Code. That will include the following:

- Energy efficient appliances; and
- LED lighting – internal and external, to the sales centre.

A temporary hydro connection will be provided to the sales centre from Hancock Road.

## **Air Quality**

Air quality will be managed throughout construction with two points of focus. The first is a dust control and mitigation plan proposed by Candevcon on their Site Grading and Temporary Erosion Control Plan that will include the following:

- Limit entry/egress during high wind days;
- Prior to high wind days, water exposed areas to reduce dust circulation;
- Minimize construction activities during high wind days; and,
- Potential chemical stabilization methods, to be confirmed by engineer and contractor in accordance with Ministry of Environment and Climate Change

The second part of managing air quality will be completed by using local contractors, tradespeople and suppliers, wherever possible and reasonable.

## **Water Quality and Quantity**

The site grading and temporary erosion control plan proposed by Candevcon includes the improvement of storm drainage along the Hancock Road frontage through the removal of an existing culvert and re-establishment of an existing swale and the implementation of erosion and sediment control to the west.

The erosion and sediment control is proposed through a silt fence with a drainage ditch located generally along the western limit of the proposed sales office. This system will be checked for proper function regularly through construction and the operation of the sales centre per the direction provided by Candevcon.

A topsoil depth of 300mm is proposed across all pervious areas of the site, which will aid in the absorption of stormwater run-off. Low flow water fixtures, including toilets and faucets will be installed to help reduce water usage.

## **Waste**

The reduction of waste, increased recycling of construction materials and utilization of non-toxic, environmentally friendly materials will be promoted during the construction of the sales office. Waste management and sorting will be provided on-site and will include, wherever possible, the reduction and reuse of materials.

The use of prefabricated building materials will help eliminate waste created on-site. The proposed sales centre is a trailer, reducing the amount of on-site construction.

## **Natural Environment**

The proposed location for the sales office was partly chosen due to the minimal disruption to the natural environment. The site is a former residential dwelling with a large, grassed area and minimal trees. As a result, no substantial removals or environmental disruptions are anticipated.

A roofing material that reduces the heat island effect will be used. A landscape plan has been prepared that helps to enhance the site and add a series of native shrubs and plants to the site plan.

### **Homeowner Education**

As part of the approvals for both S-C-2018-0003, S-C-2018-0004 and as part of the sales program, an educational Homeowners Package will be prepared. The package will inform the new homeowners of nearby sensitive environmental features, providing details regarding location and function. In addition, the handbook will also provide information on various home care and home maintenance topics.

### **CONCLUSION**

This Sustainability Brief shows how the proposed temporary sales office achieves the principles outlined in Appendix A of the Clarington Official Plan. A sustainable approach to the construction of this temporary sales centre is being taken wherever possible, including limiting the impact of the construction on the adjacent areas.