

NATIONAL HOMES (1240 Britannia) Inc.
Sustainable Development Features
March 5, 2021

Further to your comment noted below, provided on July 16, 2020, we have provided some sustainable design features that will be considered where feasible to be incorporated at the Site Plan and Detailed Design stage.

Comment - GREEN DEVELOPMENT:

Provide a cover letter outlining building and site design features that address issues of sustainability and green technology. Consider a design that incorporates low-impact site features, minimizes reliance on infrastructure, conserves building energy, optimizes site and building water management, and includes sustainable stormwater management practices, among other sustainable goals. For more information, review the City's Green Development Standards on-line.

Site Level Features:

- Roof leaders disconnected from the storm sewer system and instead discharging to pervious grassed areas and infiltration galleries;
- Storm flows from condo roads will be directed to an underground cistern with open bottom design in the open space amenity area to promote infiltration and reduce downstream impacts to existing storm sewers;
- Site lighting will use LED lighting and reduce light pollution with light shields;
- Planting of 147 - 60mm caliper, native deciduous trees across the site, on Galesway and Britannia Road to ensure that the site has an extensive Urban Canopy in the future and reduce heat island effect;
- Retention of 16 existing mature trees on the east side of the project to protect existing Urban Canopy;
- Outdoor amenity space in plan is placed in a prominent location in project to encourage active use by residents of the community;
- Project promotes alternative modes of transportation other than car (walking/ cycling/ transit access) by way of:
 - including reconstruction of the multi-use pathway on Britannia Road and access to Britannia through the site;
 - visitor bike parking in the amenity area.

Building Level Features:

- Low flow shower heads and faucets to reduce water consumption
- Dual flush toilets to reduce water consumption
- LED lighting fixtures to reduce energy cost
- Construction to latest Ontario Building Code standards (latest construction/ thermal energy requirements).