

November 17, 2021

**Mr. Michael Votruba**

300 Civic Centre Drive

Mississauga, ON L5B 3C1

[michael.votruba@mississauga.ca](mailto:michael.votruba@mississauga.ca)

Re: **Green Development Standards Cover Letter  
OZ 19 012 W10 & 21T-M 19003  
Derry Britannia Developments Ltd.  
Ninth Line Lands, Mississauga ON**

This cover letter was prepared to support the Derry Britannia development application for the Ninth Line Lands in Mississauga. The proposed development supports and promotes sustainable design, low impact development (LID) practices. The suggested practices generally comply with the sustainability policies of the *Shaping Ninth Line Urban Design Guidelines (2017)* and the *City of Mississauga's Green Development Standards (2012)*.

Please see below for a list of green development and design features that have been incorporated into the subject site. Further information on each design can be found in the Functional Stormwater Report provided by Urbantech Engineering Ltd, Environmental Impact Study provided by Savanta, the Proposed Wetland Replication and Enhancement Design by GEO Morphix, and the Urban Design Study provided by NAK Design Strategies.

**LAND USE & DESIGN**

- The proposed development serves to maximize the permitted density on the land, maximizing the efficient use of the lands while minimizing urban sprawl.
- The built form shall be efficient with environmentally innovative design and construction practices.

**ACCESS & ACTIVE TRANSPORTATION**

- An integrated network of trails and multi-use paths link key destinations within the community and provide direct connections to existing and planned active transportation networks outside the Ninth Line Lands.
- Active transportation links are provided along the entire length of the Ninth Line lands, with north-south multi-use trails on both the eastern and western limits of development.
- A direct link with the future Transitway station, south of Britannia Rd. W., is achieved through the provision of trail connections from local streets and proposed parks/open space to the Ninth Line multi-use trail.
- Mid-block connections and sidewalks have been designed to be continuous, universally accessible and barrier-free throughout the development to promote walkability and pedestrian movement throughout the site.

- Bicycle racks for residents and visitors are proposed in parks and locations with higher pedestrian activity to encourage bicycle use as a healthy alternative form of transportation.

#### **INTERIOR ELEMENTS**

- All homes will participate in Natural Resources Canada's Energy Star for New Homes Program, where certified homes will be anticipated to be 20% more energy efficient.
- Continuous rigid insulating sheathing applied to exterior wall insulation will minimize condensation and moisture levels which contribute to energy conservation.
- A well-designed sealed duct system will be implemented to improve energy savings, air quality improvement and reinforce the importance of reductions in energy usage and air pollution.
- An Energy Star-certified heat recovery ventilator will be implemented to replace stale indoor air with fresh outdoor air, which helps distribute fresh air while saving energy.
- LED lighting options will be integrated to reduce energy, maintenance, and cooling costs.
- Low-flow toilets and aerated shower heads will be installed in all units as an effort to reduce water usage and enhance the general longevity on underground systems.
- 3<sup>rd</sup> party verified testing is implemented for the New Homes Program to ensure integrity.

#### **STORMWATER MANAGEMENT TREATMENT**

- Potential infiltration trenches along the rear lots of the front-loaded townhouses where feasible.
- Landscaped wetlands and woodlands with bio-retention and amphibian habitat features are proposed within the Greenlands on the west side of the future Transitway.
- A stormwater management pond (SWM) is proposed at the southern extent of the development to provide water quality/quantity control and recharge functions. By complementing the parks and open space system through integration with the pedestrian/trail network, the SWM pond will also serve as community amenity for primarily passive recreational use.

#### **PAVEMENT DESIGN & TREATMENT**

- Site circulation and parking configurations shall be efficiently designed to reduce excessive drive widths and hard surface areas.
- The community shall minimize the extent of hard surface areas in favour of vegetated landscaped areas to reduce the urban heat island effect.

#### **COMMUNAL AMENITY AREAS & LANDSCAPING**

- A system of parks and open spaces for all ages and abilities, that encourage passive and active all-season use, promote unique experiences and educational opportunities, and incorporate natural features, are well integrated and distributed throughout the community.
- Raingardens, bioswales, a community garden, and shade trees may be integrated in the North Park to achieve stormwater infiltration and micro-climate comfort, particularly in the summer seasons. Other parks within the community may also include stormwater infiltration features, as required to achieve water balance targets.
- Lighting levels are intended to be reduced to the minimum requirements to negate impacts on sensitive fauna, thereby reducing energy consumption.
- Landscaping will target a minimum of 50% native species for all proposed plantings, and shade trees will be planted approximately 10m apart along street frontages and open space frontages, where possible to achieve appropriate shade canopy coverage.

- The 14m buffer provided as the MTO setback will be landscaped with a mixture of native and urban tolerant plant species.

We believe that the above listed measures outline our highest efforts to incorporate green sustainable initiatives into the proposed development. Should you have any questions regarding the above, please do not hesitate to contact the undersigned.



Rebecca Carver, MCIP, RPP  
Senior Project Manager