



Architects  
Constructors  
Managers

**Chamberlain Architect  
Services Limited**

4671 Palladium Way  
Unit 1  
Burlington, Ontario L7M 0W9  
CANADA

Tel: 905-631-7777

[www.chamberlainipd.com](http://www.chamberlainipd.com)

February 22, 2022

## Green Development Standards Cover Letter 60 Dundas, Mississauga, ON

This cover letter was prepared to support the 60 Dundas development application 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 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, & Environmental Impact Study provided.

### **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.
- The proposed public park to establish a connection with community

### **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.
- 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.
- Enhanced boulevard experience along Dundas rd. to create active atmosphere with community.

### **INTERIOR ELEMENTS**

- Maximizing natural light for all units to reduce consumed energy.
- All units will have energy star appliances to reduce natural energy consumption.
- 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.
- 3rd party verified testing is implemented for the New Homes Program to ensure integrity.

### **STORMWATER MANAGEMENT TREATMENT**

- A stormwater management system (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.

### **PAVEMENT DESIGN & TREATMENT**

- Site circulation and parking configurations shall be efficiently designed to reduce excessive drive widths and hard surface areas.

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

- Proposed Park and open spaces for all ages and abilities, that encourage passive and active all-season use, promote unique experiences, and incorporate natural features.
- Active boulevard on the north property boundary to enhance community experience with proposed project.
- 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 south set back setback will be landscaped with a mixture of native and urban tolerant plant species.
- Proposing landscaped areas above podium and green-roof over tower roof tops to create multi-level green areas providing increased permeable/vegetation areas and decreasing hardscaping.

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.

Yours Truly,

**Jon McGinn**, Ba Arch Sci, M Arch, OAA, NCARB. Architect  
(EVP) Executive Vice President

☎: Work- 905.631.7777 ext 273

✉: [jmcginn@chamberlainIPD.com](mailto:jmcginn@chamberlainIPD.com)