December 6, 2024

Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Allie Service
Climate Change Specialist, Energy & Environment

RE: Letter of Commitment for Green Development Standards
Proposed Draft Plan of Subdivision
PARC 2024-0085, PARC 2024-0086
Argo Alloa (BT) Corporation
12455 Creditview Road
Town of Caledon, Region of Peel

As required by the Town's Green Development Standards ('GDS'), we herein provide written declaration that the following requirements of the Green Development Standards will be fulfilled:

1.3 Light Pollution Reduction

Developments are encouraged to adhere to the Five Principles for Responsible Outdoor Lighting outlined by the DarkSky International Association.

Sites adjacent to protected natural features shall have no lateral light trespass into the feature. See specifications for details and definitions of natural features.

During the detailed design stage, the possibility of reducing light pollution will be investigated and incorporated where feasible.

1.7 Electric Vehicles

Provide a minimum one vehicle space per residential dwelling unit is EV-Ready.

During detailed design, the possibility to incorporate EV-Ready parking spaces will be investigated. EV-Ready parking spaces will be incorporated where possible and feasible.

2.1 On-Site Green Infrastructure

Meet minimum green cover targets of 0.6 (low-rise residential) and 0.5 (multi-unit residential in strategic growth areas) by completing the Green Factor Tool. Eligible green infrastructure features must comply with specifications in the GDS and other Town standards and guidelines.

This metric will be addressed during the future detailed design stage. The development will strive to meet the minimum green cover targets where feasible.

2.2 Healthy Soils

Soil volume: *Provide access to a minimum of 30 m^3 soil volume for newly planted trees or tree-specific soil volume indicated in municipal tree species guide. Refer to GDS Guidebook for additional details on techniques.*
Grading and compaction: *Where feasible and appropriate, use selective grading techniques that reduce soil compaction and preserve the natural landform as much as possible. Refer to GDS Guidebook for additional details on techniques.*

During the detailed design stage, access to a minimum of 30 m^3 soil volume for newly planted trees or tree-specific soil volume indicated in municipal tree species guidelines will be met where possible. Where feasible and appropriate, selective grading techniques that reduce soil compaction and preserve the natural landform as much as possible will be utilized.

2.3 Plant Species

Landscape plan to include no invasive species and a minimum of 50% native plant species. Select drought-tolerant species from local climate zones wherever possible will be utilized. Refer to GDS Guidebook for species list and guidelines.

Where buffer plantings are required by Town policy, they must be 100% native plant species.

Provide a 2-year watering and maintenance program.

Landscaping will be investigating through subsequent stages of detailed design and native plantings will be incorporated wherever possible. A watering and maintenance program will be reviewed and implemented.

2.4 Urban Heat Island

For all sloped-roofed buildings: Install cool roof over 100% of available roof area – high-albedo/light-coloured materials with a Solar Reflective Index (SRI) of 78 or over for low-sloped roofs (<2:12), or 29 for steep-sloped roofs (>2:12). Exempt if installing solar PVs over 50% of available roof area.

For all flat-roofed buildings (slope <2:12): Install cool roof over 90% of available roof area. Exempt if installing solar PVs and/or green roof over minimum 50% of available roof area.

During the detailed design stage, the possibility of incorporating cool roof building materials will be investigated and incorporated, where possible.

2.5 Stormwater Quantity and Quality

Water balance:

Control the infiltration deficit per the criteria identified in the water balance assessment through stormwater retention low impact development (LID) practices.

OR

Control, to the greatest extent possible, the 27 mm event using a hierarchical application of LID measures to achieve the target beginning with (1) retention, followed by (2) filtration, in accordance with site constraints outlined in the GDS Guidebook.

Stormwater quality: *Ensure 80% Total Suspended Solids (TSS) removal, to the greatest extent possible through a hierarchical approach identified in GDS Guidebook.*

During the detailed design stage, water balance and stormwater quality techniques will be reviewed and implemented into site design where possible.

3.1 Operation Energy and GHG Emissions

Design and construct to minimum: *Tier 3 energy performance under the National Building Code (NBC) 2020 section 9.36 or follow a recognized labelling program equivalent to ENERGY STAR for New Homes version 17.1 revision 2.*

AND

Reduce operational GHG emissions by an additional 20% (demonstrated through an energy modelling report or by installing low carbon equipment listed in the GDS Guidebook).
Alternative Pathway: *Design and construct to the current version of the OBC and install a hybrid heating system (minimum three-season air-source heat pump with gas furnace or combination hybrid heating system).*

During detailed design, energy performance will be reviewed and practices recommended by the GDS will be implemented where possible.

3.2 Building Resilience

Using the reference guides in the GDS Guidebook, implement at least two measures to increase resilience to climate-related impacts in the areas of basement flooding, high wind, and/or extreme heat.

These measures will be reviewed during detailed design and implemented where possible.

3.3 Solar Readiness

All buildings with a pitched roof are designed to be solar-ready according to specifications outlined in GDS Guidebook.

This requirement will be reviewed through subsequent stages of detailed design, in order to implement solar-ready design.

3.4 Embodied Carbon

Conduct a Materials Emissions Assessment using MCE2 or an equivalent tool to measure A1–A3 stage emissions for all structural, enclosure, and major finishes.

This requirement will be reviewed through subsequent stages of detailed design, in order to conduct the MEA or equivalent tool.

3.5 Water Conservation

Install high-efficiency Water Sense-labelled toilet and lavatory faucets or equivalent.

For single detached homes, each house includes a separate, non-potable watering system with minimum capacity of 180 L to harvest rainwater for irrigation purposes in a location approved by the Town.

Water conservation techniques will be reviewed through detailed design and implemented where possible.

3.6 Construction Waste

Develop and implement a Construction and Demolition Waste Management Plan and divert at least 50% of the total construction and demolition material from the landfill; diverted materials must include at least four material streams.

A CDWMP will be reviewed through the subsequent detailed design stage.

3.7 Owner Education

Distribute a Town-approved sustainability handout to all new building owners/tenant.
Provide permanent signage for Green/LID/site features.

Handouts and permanent signage will be reviewed through subsequent stages of detailed design and the development approvals process.

4.1 High Performance Buildings

A voluntary additional metric that allows applicants to demonstrate ways in which they are going above and beyond the Town's GDS or using innovative practices. This metric is optional to complete and will not be used to determine application approval.

Opportunities to go above and beyond the GDS requirements will be reviewed through subsequent stages of detailed design and the development approvals process and implemented where feasible.

Summary

The owner is committed to providing best efforts to satisfy the above-mentioned GDS Metrics. Per the Town of Caledon's Terms of Reference, the required GDS Metrics in this Letter of Commitment include Sections 1.7, 2.2, 2.4, 3.1, 3.3, 3.4, 3.5 and 3.7. The remaining GDS Metrics included in this Letter may be more appropriate to address during the detailed design and building permit stages as discussed with Town staff.

I hereby declare that the statements made by me in this letter are to the best of my belief and knowledge, and are a true and complete representation of the purpose and intent of this application, and that I will retain appropriate certified professionals required to carry out the commitments made as part of this application.

Justin Marr

Name

Signature

December 4, 2024

Date