



March 8, 2024

Town of Caledon
Planning and Development Services
6311 Old Church Road,
Caledon, ON L7C 1J6

Attention: Adam Wendland, MCIP, RPP, Acting Manager

**RE: Green Development Standards Brief
0 Nicholas St,
Alton Village, Town of Caledon
TBG Project No. 16420**

On behalf of our client, Mount Nicholas Holdings Inc., we are pleased to submit the Green Development Standards Brief for the lands at 0 Nicholas St in the Village of Alton ("Subject Site"). Per correspondence with the Team Lead of the Caledon Energy & Environment Staff (**Appendix A**) the Green Standards Review will act as a replacement for the Sustainable Community Brief. The brief will discuss how the proposed development will address sustainability within the three main theme areas of Community Design & Mobility, Green Infrastructure and Building & Energy Metrics.

Theme 1: Community Design and Mobility

The proposed development provides a minimum of 40% of landscaped open space within the Subject Site. Pedestrian Amenities are also provided on the site. The proposed development represents an opportunity to utilize the existing infrastructure to contribute to the Town's range of housing options. This includes partial servicing through municipal water services, as well as local amenities including parks, a library, a school, and a fire hall.

Theme 2: Green Infrastructure

In order to address the stormwater management criteria, quantity, quality, water balance and erosion control measures will be implemented in the form of a stormwater detention tank, and oil/grit separator and an infiltration trench, as follows:

- Enhance (Level 1) quality control is being achieved for the site, with a TSS removal of 80% for the site development area to the oil-grit separator.
- The 5 mm runoff volume will be infiltrated with an infiltration trench. The erosion control target for the site is therefore achieved.
- Quantity control is provided for the 2- through 100-year storm events to meet site predevelopment flow targets. Runoff storage is provided by a stormwater detention tank. Discharge from the tank is controlled by an orifice plate discharging to the storm sewer.

- A site water balance assessment has been undertaken to ensure that pre-development infiltration volumes are maintained. Based on the analysis it was determined that mitigation measures are required in the form of roof top disconnections and an infiltration trench.

A conservation easement is proposed for the majority of Lot 7 and the rear portions of Lots 8 to 15 to preserve the White Pine plantation and establish a 10-metre vegetative protection zone. The proposed conservation easement supports the long-term protection of natural features, recognizes the natural value of the land, and fosters efficient and environmentally sensitive use. This development aligns with policies promoting the efficient use of settlement areas, including within rural areas, while focusing on conservation and minimizing negative impacts to air quality and climate change, as per Policy 1.1.3.2 in the PPS.

More information can be seen in the attached Functional Servicing Report.

Theme 3: Building and Energy Metrics

As the project is still in its infancy, none of the details for building metrics have been introduced. Signage for Green/LID/site features will be considered, as well as sustainability handouts.

Respectfully submitted,
THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read 'Mark Jacobs', written in a cursive style.

Mark Jacobs, MCIP, RPP
Associate

Appendix A: Correspondence with Alexandra Service

RE: 0 Nicholas Street, Alton; PRE 2021-0004

Alexandra Service <Alexandra.Service@caledon.ca>

Wed 9/13/2023 1:52 PM

To: Adam Dhalla <adhalla@thebiglierigroup.com>

Cc: Mark Jacobs <mjacobs@thebiglierigroup.com>

Hi Adam,

Nice speaking to you today. As discussed, we've replaced the requirement for the 'Sustainable Community Brief' with the Green Development Standards. At this stage until it is approved by Council, we are requiring that applicants review the draft and provide a Green Development Standards Brief, indicating how the application is addressing sustainability within the three theme areas of Community Design and Mobility, Green Infrastructure, and Buildings and Energy.

This can be fairly high level in a narrative format describing what's being done under those three headings, and may reference other submissions where relevant (e.g. active transportation plan, landscape plans, etc.). There is no requirement yet to meet the proposed targets identified in the GDS draft, we're just trying to ensure that applicants are getting familiar with the objectives of the GDS and are incorporating sustainability elements into their application.

We also welcome any feedback you may have on the GDS draft as we're currently looking to revise it for the final version. The draft can be viewed here:

<https://haveyoursaycaledon.ca/26854/widgets/108605/documents/109762>

Happy to chat if you have any further questions,

Allie

Alexandra (Allie) Service (*she/her*)

Team Lead, Energy & Environment

Corporate Strategy & Innovation

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From: Adam Dhalla <adhalla@thebiglierigroup.com>

Sent: Wednesday, September 6, 2023 9:55 AM

To: Alexandra Service <Alexandra.Service@caledon.ca>

Cc: Mark Jacobs <mjacobs@thebiglierigroup.com>

Subject: Re: 0 Nicholas Street, Alton; PRE 2021-0004

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Alexandra,

I hope you had a wonderful time away.