



A. BALDASSARRA

Architect Inc.

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February 7, 2008

Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attention: Valerie Shuttleworth. M.C.I.P., R.P.P.
Director of Planning and Urban Design

Dear Valerie,

RE: Le Parc Office Tower Two Inc.
220 Commerce Valley Drive West
File: SC 07 12 7439

Further to the Markham Development Services Committee meeting on Tuesday February 5, 2008, I am writing to reiterate our client's position on LEED Certification given the current status of this project.

We have made great strides to satisfy the Planning Department in accommodating concerns raised at the submission stage as well as the concerns raised by the Site Plan committee on October 23, 2007. In addition, although we have not elected to be LEED certified, we have incorporated numerous elements within the project while clearly displaying our sensitivity to energy consumption and the environment. A summary of these items was submitted to the Town of Markham on December 3, 2007 as follows:

Architectural

1. Some areas if the site will have permeable pavers
2. Using a complete white roof at top of building
3. Utilizing recycled concrete for a stone base in the parking area
4. Collecting water from the roof and utilizing it for irrigation

Tony Baldassarra, B.Arch., O.A.A., MRAIC.

Associates

John Higgins - B.Sc., Arch. Tech.

Hugh Marshall - Dip. Arch.

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CLERKS DEPT.**

Mechanical

1. All contaminated air is run through a heat recovery unit where the heat and cold is reclaimed and passed into the make-up air stream
2. Heating and air conditioning is achieved utilizing a hydrolic heat pump system known to be one of the most energy efficient for this type of application
3. The boiler is gas fired atmospheric with the highest efficiency of 82% available for this type
4. Fresh air requirements exceed LEED requirements since all the air is reclaimed at 95% efficiency. This allows for all future expected increased occupancies. It will also provide proper flushing of the building prior to occupancy
5. The building meets ASHRA thermal comfort conditions
6. All washroom fixtures are low flush no-touch electronic type
7. The building will be completely automatic, controlled and run by the latest up to date building automation system. It will control the building energy usage and keep it to the absolute minimum. The system also monitors the operation of all mechanical equipment to record and warn of possible failures and maintain maintenance records
8. The cooling tower water is treated using the latest in chemical free technology
9. Tower fans use variable frequency drives to reduce HP and airflow when required

Electrical

1. Exterior lighting
 - a. All exterior lighting fixtures are full cut off type
 - b. Exterior lighting designed as per IES recommendations for allowable intensity (FC)
 - c. All exterior light fixtures are equipped with high factor ballasts
 - d. Exterior lighting will be controlled by photocell and has been designed to allow reduction of lighting to security level
2. Interior Lighting
 - a. Interior fluorescent lamps are T8 with environmental friendly extra low mercury and high lumen per watt
 - b. Ballasts of fluorescent fixtures are high efficiency electronic type rapid start
 - c. Controls have been provided to lower lighting levels after normal office hours
 - d. Lighting controls are automatic and programmable
 - e. Occupancy sensors have been provided in common rooms to control room lighting

3. Distribution System

- a. Transformers are energy efficient and comply with CSA C802

Beyond this summary we have also reviewed the LEED checklist and confirm that we are able to incorporate the following items into our project at this stage of the process:

- Bicycle storage and Change Rooms
- Roofing materials which have a high Solar Reflectance Index.
- Incorporate a system to collect rainwater and using it for irrigating the landscape area
- Engage and independent to commission all Mechanical and Electrical Systems
- Provide an easily accessible area to provide for collection and storage of Recyclables
- Utilize recycled concrete within the new construction of the parking lot
- Utilize regional materials i.e. stone on building, these are extracted and manufactured within 800 km from project site
- Prohibit smoking in the building and designate an outside smoking area
- Utilize Low-Emitting Adhesives and Sealants
- Utilize Low-Emitting Paints and Coatings
- Utilize Low-Emitting Carpets

It is rather unfortunate that we are placed in this position now because we not only have completed our design and contract document package, but numerous subcontract packages have been awarded to date.

As far as the municipal process you are well aware of Site Plan Approval granted, and a conditional building permit has been issued to date while awaiting a full permit shortly.

Although we cannot provide full certification on this building, it is our client's position that the next project in Markham will certainly consider LEED certification.

Trusting this will satisfy Council, I remain,

Yours Truly,

A. BALDASSARRA ARCHITECT INC.

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