

COREARCHITECTS

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15 September 2020

Re: List of low impact design features
Project No. : 19-172_1 Fairview Road, Mississauga

The applicant will be analyzing the list of proposed low impact design features below through the development review process to be incorporated into the building and site design.

Building Features

- No at grade surface parking proposed on site. All parking spaces are located in enclosed below grade parking garage.
- Parking rate reduction is being requested to encourage alternative forms of transportation
- All residential long term bicycle parking spaces will be located within the building.
- Canopies have been provided at the retail and residential entrances to provide covered waiting areas for pedestrian comfort and protection from inclement weather.
- The project will comply with the requirements of the Ontario Building Code for Energy modelling.
- Project will have trisorter to deal with waste, compost and recycling. All sorted waste arrives at a central collection area adjacent to the loading area. Project will also provide an area for bulk garbage storage.
- Project is considering incorporating intake and exhaust vents from below grade garage into building façade and landscape treatments.
- Full height glazing proposed along ground floor retail and amenity space located at the intersection of Hurontario Street and Fairview Road to activate the public realm.

Landscape Features

- Project is proposing the enhancement of private road with landscape treatment, continuous sidewalk and landscape treatments.
- More than half of the plant species will be native or selections of native species.

- No invasive plant species will be proposed.
- Additional tree planting is proposed along the neighboring property to compensate for trees lost within our own site.
- Street trees along Fairview Rd (dependent upon utility coordination) will provide shading for the municipal sidewalk and the pedestrian connections to both individual townhouse units and the principal residential lobby.
- All exterior lighting shall be shielded and dark-sky friendly
- Project is considering using green roofs on lower roof levels.
- Project is considering irrigation systems that can be fed from cistern to reuse stormwater on site.
- Project is considering high-efficiency (drip) irrigation system to be specified instead of sprinklers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deni Poletti', with a long, sweeping flourish extending to the right.

Deni Poletti, B.ARCH., OAA
Principal