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October 28, 2021

Re: 170 Lakeshore Road East Low Impact Design Features for Site & Building

SITE

SITE SELECTION

The site at 170 Lakeshore Road East is currently a low-density low-rise commercial strip mall with surface parking. With the location on a major arterial road artery within walking distance of the Port Credit Go Station, the site can support a high-density development.

DEVELOPMENT DENSITY

The proposed development focuses on the future direction of responsible intensification and not limited by past limitations and expectations.

TRANSPORTATION ACCESS

The site vehicular accesses to Lakeshore have been removed to improve the quality of the pedestrian realm. Access has been limited to one access off Elmwood Avenue North to enhance pedestrian safety.

WALKABILITY

The proposed development is located in a transit-oriented neighborhood and within 275m of the Port Credit GO, proposed Hurontario LRT, and proposed Lakeshore BRT. Additionally, there is a large variety of retail including a grocery store, restaurants, retail, bank, and personal service uses within a 500-metre radius of the subject site. The intersection of Lakeshore and Elmwood is signalized which will facilitate ease of pedestrian movement

– October 28, 2021

STORMWATER RETENTION

RAINWATER HARVESTING

Rainwater harvesting systems which intercept, convey and store rainfall for irrigation uses will be proposed.

GREEN ROOFS

All non-amenity roof areas will be designed with intensive green roof systems where feasible. Outdoor rooftop amenity areas will be designed with raised planting beds and high albedo paved surfaces to reduce heat island effect.

SOFT LANDSCAPE MATERIAL

NEW TREES

Proposed trees will be planted in raised softscape beds, or in below grade planting beds with a minimum volume of 30 cubic metre of high-quality soil.

NATIVE VEGETATION + SHADE

A target of 50% of all proposed planting will be native, where feasible. Shade trees, approximately 6-8 metres apart, will be provided along all street frontages and public walkways with sufficient soil volume. This will ensure a climate positive landscape design.

PEDESTRIAN AND CYCLING COMFORT

PEDESTRIAN WALKWAYS

The pedestrian walkways within and surrounding the proposed development have been designed to industry standards and the pedestrian space has been maximized wherever feasible given the ROW and needs of other road users. All public and private walkways are continuous, accessible, and barrier-free. Building entrances are connected to pedestrian pathways.

– October 28, 2021

PEDESTRIAN COMFORT

Shade trees will be provided along pedestrian pathways and in amenity spaces to support pedestrian comfort in summer and shoulder season months.

Additionally, benches and landscaping features have been proposed at strategic locations to enhance pedestrian experience and enable a larger range of users (i.e. vulnerable users, those with disabilities, etc.) to make walking trips.

BICYCLE PARKING

Above grade, 16 short-term bicycle parking spaces will be located and will serve the patrons of mixed-use units' residential visitors. The long-term bicycle parking spaces will be located a secure above grade area with a total of 144 bicycle parking spaces. A dedicated cyclist stair with wheel channel will be provided along with elevator access.

EXTERIOR BUILDING DESIGN

BIRD FRIENDLY GLAZING

Bird-friendly glazing types will be examined in the subsequent design phases.

SITE AND BUILDING LIGHTING

Exterior lighting will be designed to point downwards and shielded to prevent glare and keep light from trespassing to neighbouring properties.

CONSERVATION STRATEGIES

CONSTRUCTION WASTE DIVERSION

A construction waste management plan will be implemented in the construction process to divert recyclable material from landfill.

– October 28, 2021

EROSION + SEDIMENT CONTROL

The erosion and sediment control plan for the site during construction will be noted to conformance with the City of Mississauga and Credit Valley Conservation Authority guidelines. Construction management will be addressing erosion and sediment control measures as well as following the requirements of the grading plan to prevent loss of topsoil and to contain dust within the site.

HEAT ISLAND EFFECT (NON-ROOF AND ROOF)

Roofs and site surface materials will be selected for high reflectance.

INDOOR WATER USE REDUCTION

High-efficiency toilets and plumbing fixtures will be used to reduce water consumption.

PERFORMANCE MEASURES

Benchmarking and submetering will ensure energy performance can be tracked and improved over time through tenant awareness while making the building more resilient to power disruptions and encourage the use of renewable energy.

Airtightness testing will be undertaken to ensure the building envelope integrity minimizes infiltration and or exfiltration ensuring indoor temperatures are efficiently maintained.

TRI-SORTER RECYCLING

A tri-sorter system will be used to allow residents to separate waste, organics, and recyclables.

REGIONAL MATERIALS

Where possible, construction materials will be chosen for their low carbon footprint and sourced responsibly to reduce carbon footprint of the shipment of materials.