

# COREARCHITECTS

CORE ARCHITECTS INC. 130 QUEENS QUAY EAST, WEST TOWER, SUITE 700, TORONTO ON CANADA M5A 0P6  
T +1 416 343 0400 F +1 416 343 0401  
INFO@COREARCHITECTS.COM | WWW.COREARCHITECTS.COM

4 February 2022

Re: List of low impact design features  
Project No. : 21-231\_30 Queen Street East, 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
- Project is considering 10% of parking spaces be EV charger ready.
- 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 tri-sorter to deal with waste, compost and recycling. All sorted waste arrives at a central collection area adjacent in the P1 level. 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 along the interior court yard (P.O.P.S) and Ann Street to activate the public realm.

## Landscape Features

- Project is proposing a central P.O.P.S with landscaped treatment.
- More than half of the plant species will be native or selections of native species.
- No invasive plant species will be proposed.

- 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 horizontal flourish extending to the right.

Deni Poletti, B.ARCH., OAA  
Principal