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Behnaz Djabarouti,
Urban Designer
City of Mississauga

April 04, 2022

**RE: 2570-2590 ARGYLE ROAD
ZONING BY-LAW APPLICATION
Part OF BLOCK A REGISTERED PLAN E-23**

In response to Urban Designer Behnaz Djabarouti comments dated January 24, 2021 we are providing this cover letter outlining the proposed sustainable and green technology measures suitable for implementation at the proposed condominium development located at 2570-2590 Argyle Road, Mississauga Ontario.

L.I.D. Stormwater Retention Measures

The proposed methods have taken into consideration the City of Mississauga requirements for water balance and erosion control. The silty clay soils on the property are not suitable for infiltration facilities; therefore, the development will rely on green roofs and rainwater harvesting strategies outlined below.

Green Roofs: This method is beneficial due to its water quality, water balance, and peak flow control benefits. In addition to water resource management, green roofs improve energy efficiency, reduce urban heat island effects, and create greenspace for passive recreation. In addition to the sustainable feature listed above it also enhances amenity space within the proposed building.

Rainwater Harvesting: With minimal pre-treatment, the captured rainwater within the underground storage tanks can be used for outdoor non-potable water uses such as irrigation, or in the building in rainwater re-use toilets.

Soft Landscape Material Measures

In addition to the above L.I.D. strategies, the proposed landscape follows best practice regarding compliant design and implementation for landscaped-based stormwater management to the greatest extent possible, these include environmentally efficient site stormwater management strategies as pervious hard and soft landscaping surfaces.

Soft Landscaping: The soft landscaping areas consist of an open area that supports the growth of vegetation. In addition to green roofs these include gardens, grass and raised planters. The planting features a diversity of plant materials that are low maintenance, drought resistant, native stock. It includes a mix of trees, grasses, perennials, and shrubs. A minimum of 1 tree and 5 shrubs is planted for every 45m² of landscaped area to ensure sufficient vegetative cover for pedestrian comfort and stormwater management. Where landscaped open space is located above a parking structure, adequate soil volumes are provided to ensure healthy tree growth (to accommodate sufficient depth for soil cells and paving). The site maximizes tree canopy

cover through a combination of existing and new trees. Where existing trees are not retained, they are replaced as required by the tree compensation policy.

Hard Surface Landscaping: All hard surfaces have been designed and specified to be of a high solar reflex index that will reduce the urban heat island effect.

Pedestrian and Cycling Comfort Measures

The proposed development introduced improved circulation network within the site to ensure the efficiency and safety of all users and passerby.

Pedestrian Walkways and Comfort: All private sidewalks are universally accessible and continues throughout the site connecting users to the buildings' entrances, amenities and to Argyle Rd. Site design ensures the comfort and safety of users via the introduction of canopies and trees along pedestrian routes where possible.

Bicycle Parking: Visitor short term bicycle parking are located conveniently to building entrances and provide new racks for both proposed and existing buildings. In addition, long term bicycle parking is located in a secured weather protected area within the proposed building C. The provided bicycle parking will enhance circulation while contributing to a more responsible transportation network.

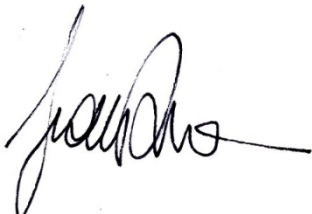
Exterior building Design Measures

Additional measures as building materiality and lighting is introduced to further ensure users safety and comfort along with preserving the natural environment around the site.

Pedestrian comfort and Bird Responsible measures: Ventilation grates are located away from pedestrian accessways where possible and all grates are designed to have a porosity of less than 2 cm by 2 cm.

Site and Building Lighting: Adequate pedestrian-scaled lighting is provided along accent walkways, steps, ramps, and other features. Pedestrian-scaled lighting are also attached directly to buildings and are directed at the ground.

Yours Truly,
IBI GROUP ARCHITECTS



Gianni Ria
Director – IBI Group Architects