

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto ON, M3B 2T8
T 416 425 2222
F 416 425 6717
info@turnerfleischer.com
turnerfleischer.com



2022-07-08

File: 22.117P01

**Re: Green Design Features
1225 Dundas St. E
Mississauga, Ontario**

SUSTAINABLE INITIATIVES

SITE SELECTION

- The subject site of 1225 Dundas St. E is not part of a Provincial Land Reserve or on environmentally sensitive lands. It is located near a municipal node and is supported by a highly developed infrastructure. Furthermore, the site is located adjacent a future LRT stop.

DEVELOPMENT DENSITY

- The proposed development serves to maximize the permitted density on the land, maximizing efficient use of the lands while minimizing urban sprawl

PROTECT AND RESTORE OPEN SPACE

- Portions of the subject site are designed to include an outdoor amenity area that will serve as a large open space for residents. This open space will be vegetated to improve the natural ecosystem compared to the current condition.

PUBLIC TRANSPORTATION ACCESS

- 1225 Dundas St. E will be located adjacent to several Mississauga Transit bus lines as well as a future LRT stop. Furthermore, it is a short bus ride to the GO Train and TTC systems, therefore encouraging mass transit and consequently reducing the carbon footprint.

WALKABILITY

- 1225 Dundas St. E will be situated within walking distance to public transit and retail, therefore encouraging mass transit and consequently reducing the carbon footprint.

BICYCLE STORAGE

- Conveniently located bicycle parking spaces for residents and visitors have been proposed to encourage bicycle use as an alternative form of transportation

CONSTRUCTION WASTE DIVERSION

- A construction waste management plan will be implemented during the construction process to maximize the diversion of recyclable material from landfill sites.

EROSION AND SEDIMENT CONTROL

- Construction management will be taking erosion and sediment control measures as well as following the requirements of the grading plan to prevent loss of topsoil, while also working to contain dust within the site.

CONSERVATION STRATEGIES

STORM WATER MANAGEMENT TREATMENT

- Storm water will be collected and retained for use in the landscape irrigation system within the development.

HEAT ISLAND EFFECT (NON ROOF AND ROOF)

- Of the vehicular parking provided, all will be contained within underground parking levels. This will reduce the heat island effect which results from exposed surface parking lots.

LANDSCAPE IRRIGATION

- The water used for irrigation will be a combination of retained storm water and recycled water.

INDOOR WATER USE REDUCTION

- To reduce water consumption, high-efficiency toilets and water reducing fixtures will be provided.

MULTI-SORTER RECYCLING

- A multi-sorter system will be installed and made accessible to each residential floor, allowing for convenient separation and disposal of recyclables and refuse.

REGIONAL MATERIALS

- Construction materials where available will be sourced from the GTA to minimize the carbon footprint associated with the shipment of materials.