

1785 Bloor Street, Mississauga

Low Impact Design (LID) Features List

1. Stormwater Retention

- Rainwater harvesting
 - The design includes water retention through re-use. A cistern in the P1 level will collect the roof rainwater and can be re-used in the irrigation system or other means.
- Grass and dry swales to collect all on-site drainage and direct it to the detention tank.
- Cool Roof
 - High solar reflectance surface, known as a cool roof or white roof, to be considered in many areas to reflect more sunlight than a conventional roof and absorb less solar energy. Cool roof is proposed for non-programmed roof areas.
 - Outdoor amenity and recreational area for building residents with features such as plantings, gardens, and furniture (i.e., benches).

2. Erosion and Sediment Control

- An Erosion and Sediment Control (ESC) Plan will be designed and installed prior to any site alteration.

3. Soft Material Landscape

- Removal of existing, hard surface parking lot and overall greening of the site and reducing overall heat island effect.
- Plantings
 - New trees and extensive shrub planting are proposed throughout the re-developed areas of the site, including the perimeter and ground level amenity areas.
 - A minimum of 50% of shrub planting shall be drought tolerant where appropriate.
 - Native or non-invasive species shall be proposed throughout the site.

4. Pedestrian and Cycling Comfort

- Provide for multi-modal transportation options.
- Maximizing outdoor spaces – generous balconies, access to exterior amenity spaces and private spaces, views to natural conditions.
- Provide for comfortable active and passive recreational areas that promote non-vehicular modes of transportation.
- Connected, continuous and barrier-free paths interior to the site that promote safety and walkability.
- Dedicated bicycle storage area both indoors and outdoors for residents and visitors

5. Exterior Building Design

- Tailoring solar heat gain coefficient of glazing to benefit from solar gain during the winter but not during the summer.
- Balcony design encourages shading to prevent solar heat gain in the summer.
- Parking garage is not heated, it tempers the heat loss in the garage but isn't using energy to heat.
- Increased insulation on the roof to minimize heat gain in summer and heat loss in winter.
- Minimize glass to solid relation on all walls which helps with insulation.
- Lighting will be determined per standard requirements of photometric study
- Bird-friendly glazing.

6. Waste Reduction / Green Site Maintenance

- Tri-sorter has been proposed (including separating three streams into three separate chutes).

7. Sustainable Building Practices

- Increased density to maximize space and utilize existing infrastructure and services.
- Promoting higher density development (helping to minimize urban sprawl).
- Site furnishings shall be sourced from local manufacturers.