KIRKOR
ARCHITECTS AND PLANNERS

E. kirkor@kirkorarchitects.com
www.kirkorarchitects.com

September 16, 2022

Re: 805 Dundas St. E, Mississauga
Low Impact Design Features for Site & Building

SITE

SITE SELECTION
The site at 805 Dundas St E is currently a low density low-rise strip mall with surface parking. As the site is located on a major arterial road, the site can support a high-density development

DEVELOPMENT DENSITY
The proposed development maximized the permitted density on the site.

TRANSPORTATION ACCESS
The existing driveway on Dundas St has been removed and vehicular access to the site has been limited to Haines Rd to improve the quality of the pedestrian realm and enhance pedestrian safety

WALKABILITY
The development is located on a bus line and within 400m of an express bus station. Additionally, the development is within 400m of Mississauga Chinese Centre, a shopping center which contains a grocery store, pharmacies, health and personal services, bank, restaurants, and a variety of retail.

PARTNERS
Clifford Korman, Architect, OAA, AAA, AIA, MRAIC, MAIBC, OPPI, RPP, MCIP, NCARB | Carlos Antunes, Architect, OAA, AAA, MRAIC | Brent Whitby, Architect, OAA, AAA, MRAIC

PRINCIPALS
Adrienne Lee, Architect, OAA | Ali Lalmohammadi, Intern Architect, OAA | Dickson So, Architect, OAA
Keesa Hutchinson, Architect, AAA, MRAIC | Roman Pevcevicius, Architect, OAA

TORONTO
20 De Boers Dr. Unit 400 Toronto, ON M3J 0H1
Tel: 416 665 6060

CALGARY
715-5TH Ave SW Suite1400 Calgary, AB T2P 2X6
Tel: 403 455 6064

E. kirkor@kirkorarchitects.com
www.kirkorarchitects.com

STORMWATER RETENTION

RAINWATER HARVESTING
Rainwater harvesting systems which intercept, convey, and store rainfall is proposed at this time for irrigation and to satisfy our water balance/retention objectives, however it will be detailed further at detailed design. The cistern at this stage has been designed for the retention volumes and irrigation requirements.

GREEN ROOFS
All roof areas which are not dedicated to amenity use or private terraces 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 targeting a minimum volume of 30 cubic meter of high quality soil

NATIVE VEGETATION + SHADE
A target of 50% of all proposed planting will be native, where feasible. Deciduous tree planting, approximately 6-8 meters apart, will be provided along all street frontages and public walkways with sufficient soil volume. This will ensure a climate positive landscape design.

E. kirkor@kirkorarchitects.com
www.kirkorarchitects.com

PEDESTRIAN AND CYCLING COMFORT

PEDESTRIAN WALKWAYS
Private sidewalks, crosswalks, and walkways are designed to be continuous, universally accessible, barrier-free, and clearly designated. Pedestrian paths are provided to connect building entries to parking areas, open space and outdoor amenity areas, and off-site pedestrian networks such as sidewalks and transit stops.

PEDESTRAIN COMFORT
Shade trees will be provided along pedestrian pathways and in amenity spaces to take advantage of summer shade.

BICYCLE PARKING
42 short term bicycle parking are provided at grade. In addition, 419 long term bicycle parking for the residential occupants are provided in a secure weather-protected area within the underground parking garage.

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 neighboring properties.

E. kirkor@kirkorarchitects.com
www.kirkorarchitects.com

CONSERVATION STRATEGIES

CONSTRUCTION WASTE DIVERSION

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

WASTE MANAGEMENT
Three separate chutes for garbage, recycling, and organics collection are provided on all floors.

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.