

25th January 2023

David Ferro
Planning and Building Department
City of Mississauga
300 City Centre Drive
Mississauga, ON, L5B 3C1

Dear Mr. Ferro,

Re: List of Low Impact Design (LID) Features – 70 Park Street East, Mississauga, ON

The applicant will be analyzing the following list of proposed low impact design features to be incorporated into the proposed building and site design.

Building Features:

- Location offers exceptional levels of transit access, walkability, and active transportation routes.
- Site layout and circulation has been designed to maximize pedestrian comfort, including canopies at residential entrances to provide covered waiting areas and protection from inclement weather.
- Bicycle parking consistent with the zoning by-law requirements shall be provided to encourage active transportation.
- All residential long-term bicycle parking spaces will be located within the building. Dedicated bicycle parking rooms will be located at the mezzanine level.
- Parking rate reduction is being requested to encourage alternative forms of transportation.
- Minimal at-grade surface parking is proposed on site. At-grade parking is limited to parking primarily for the purpose of pick up and drop offs. The majority of parking spaces are located in enclosed below-grade parking garage.
- Project is considering a percentage of parking spaces to be electric vehicle charger ready.
- Project will comply with the requirements of the Ontario Building Code for energy modelling.
- Project will have waste chutes for residential waste and recycling. All sorted waste from both the proposed building and existing building will be stored within a ground-level waste room within the proposed building, and will be picked up from the loading area located within the proposed building, immediately south of the waste room. The project will also provide a residential bulk waste storage area, and a separate waste and recycling room for retail and daycare use.

Landscape Features:

- More than half of the plant species will be native or selections of native species.
- No invasive plant species will be proposed.
- New street trees will provide shading for the municipal sidewalk and pedestrian connections to the development, where feasible, given existing utilities.

- Project is providing 2,000m² of landscaped area at grade (32% of site area) and 1,400m² of outdoor amenity area at the ninth level. This includes a significant amount of soft landscaping for stormwater infiltration.
- High-albedo paving materials will be considered to reduce heat island effect.
- Zero-uplight exterior lighting fixtures will be used. All exterior lighting shall be shielded and dark-sky friendly.
- Project is considering high-efficiency (drip) irrigation system to be specified instead of sprinklers. Landscape planting beds will be irrigated from cistern to re-use stormwater on site.
- A percentage of the overall planting on site will be comprised of water-efficient plant material.

Please contact me directly at 647-765-2814 or dylan@sajeckiplanning.com should you wish to discuss this in greater detail.

Sincerely,



Dylan Dewsbury
RPP, M.PL, B.Arch
Senior Planner, Sajecki Planning