

December 12, 2024

Forest Glen Shopping Centre
Ltd. 3427 Fieldgate Dr.,
Mississauga ON, L4X 2J4

Re: 3403-3445 Fieldgate Drive Development

To whom it may concern:

onespace unlimited inc. has been retained to provide architectural services in support of the proposed development of the property located at 3403-3445 Fieldgate Drive, in the City of Mississauga. Please see below how this development intends to incorporate the Green Development Standards with the following low impact design features.

Low Impact Design Features:

Soft Material Landscape

The proposed development will utilize drought resistant and native plant/tree species planting. This will ensure that landscaped areas within the site are healthy and can survive in hot summers and cold Canadian winters. Raised planter beds have been incorporated into the design to maximize soil volume required for all new tree planting, where located over the parking garage. Shade trees have been planted along the street frontage and public walkways as per the City standards.

Pedestrian and Cycling Comfort

Visitor bicycle parking has been located throughout the site, near the main building entrances to make the site cycling friendly. Long-term resident bike parking is located securely in the underground parking garage, which can be accessed through the elevators in each building.

Landscape buffers have been incorporated, where possible, to separate pedestrians from vehicle movements for additional safety, especially adjacent to the drive aisle through the site. The loading area and main parking ramps have been located towards the rear of the site, further separating them from main pedestrian nodes to keep people away from heavy traffic areas and large vehicle movements. Trees located throughout the site provide ample shade on the walkways for pedestrian comfort. Patio seating has been incorporated into the courtyard within a grove of trees to provide a comfortable place to sit and enjoy the space. The proposed courtyard and surrounding walkways have been designed to prioritize pedestrian safety and movement throughout the site. Shaded pedestrian walkways have been provided to connect residents from the buildings to the proposed Parkland Dedication as well to encourage safe and comfortable movement between the commercial and residential areas and outdoor amenity spaces.

Exterior Building Design

The building materiality is intended to take advantage of natural sunlight conditions on the site. For instance, white roof design is considered in many areas to help lower the temperature of the building on warm days and can also support reduced air conditioning usage. Additionally, there is increased insulation on the roof for securing heat during winter months. The balcony design on the building encourages shading to prevent solar heat gain in the summer. These balconies, access to exterior amenities and private terraces have been maximized to create a harmonious relationship between indoor and outdoor living. To maximize energy efficiency on the site, the solar heat gain coefficient of the glazing is adjusted for the required characteristics of each face of the building. As well, the parking garage is being maintained as an unheated space and will be insulated from the heated residential areas of the building above.

All glazing within the first 12m above grade are to be treated with a bird friendly glazing pattern as per the City of Mississauga's Green Development Standards. Similar treatment is applied above large terraces or amenity spaces where the building steps back over large outdoor spaces.


All exterior lighting on the building façade will be properly shielded to prevent glare. Light fixtures will direct the light downwards to brighten walkways and provide a safe environment for pedestrians during evening hours while minimizing the visual impact and light pollution on neighbouring properties.

The proposed development displays a thoughtful design that will support achievement of the green development policies and other sustainability objectives outlined in the City of Mississauga's Green Development Standards. The site is well suited for the proposed development with will maximize transit use, optimize the use of the Site and other services and amenities in the area, and implement a number of low impact design features as outlined above.

I trust this is satisfactory.

Yours truly,

onespace unlimited inc . architecture + interior design

A handwritten signature in black ink, appearing to read 'Don Iafrate', with a long horizontal stroke extending to the right.

DON IAFRATE

B.TECH. M.ARCH. OAA. LEED AP

VP-studio operations, architect