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July 15, 2020

LOW IMPACT DESIGN FEATURES OF SITE AND PROPOSED DEVELOPMENT 2444 HURONTARIO STREET

The following is a list of low impact design features for the proposed development at 2444 Hurontario Street. It is anticipated that more specific details can be provided at the Site Plan Application stage. At this time, only Official Plan Amendment and Zoning By-law Amendment applications have been submitted.

1. Water Balance Control

The stormwater management provides storage for 10 cu.m of runoff that will be re-used onsite and be applied to landscaping purposes.

2. Stormwater Management

Flow from the underground tank will be directed towards an Oil Grit Separator (STC-750) where 80% TSS removal is achieved. Quantity of stormwater is controlled as pre-development condition by proposing on-site controls (orifice control and on-site storage) before discharging to the existing storm sewer.

3. Permeable Pavement

It is anticipated that permeable pavement or pavers will be installed. This will be confirmed during the future application for Site Plan Approval.

4. Green Roof

A green roof is proposed at the parking garage ramp roof.

5. Landscape

It is anticipated that the majority of planting proposed will be native species to assist in stormwater mitigation. New street trees will provide shade on the site. Further detail will be provided at Site Plan Approval stage.

6. Pedestrian and Cycling

Pedestrian walkways, pedestrian comfort and bicycle parking have been incorporated to encourage active transportation.