

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto ON, M3B 2T8
T 416 425 2222
F 416 425 6717
info@turnerfleischer.com
turnerfleischer.com



2020-06-16

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**Re: Green Design Features
420 Lakeshore Rd East
Mississauga, Ontario**

SUSTAINABLE INITIATIVES

SITE SELECTION

- The subject site of 420 Lakeshore is not part of a Provincial Land Reserve or on environmentally sensitive lands. It is located near a municipal node and is supported by a highly developed infrastructure.

DEVELOPMENT DENSITY

- The proposed development serves to maximize the permitted density on the land, maximizing efficient use of the lands while minimizing urban sprawl

PUBLIC TRANSPORTATION ACCESS

- 420 Lakeshore will be located adjacent to several Mississauga Transit bus lines. Furthermore, it is a short bus ride to the GO Train and TTC systems, therefore encouraging mass transit and consequently reducing the carbon footprint.

WALKABILITY

- 420 Lakeshore will be situated within walking distance to public transit and retail, therefore encouraging mass transit and consequently reducing the carbon footprint. All the public and private walkways are continuous, accessible and barrier-free. All the building entries are connected to pedestrian pathways.

BICYCLE STORAGE

- Conveniently located bicycle parking spaces for residents and visitors have been proposed to encourage bicycle use as an alternative form of transportation

GREEN ROOF SYSTEM

- Where feasible, all portions of the roof will have either a high solar reflectance surface, outdoor amenity areas or a "green roof" created through the use of plant material, reducing temperature extremes inside the buildings and providing attractive views from suites. These areas will not only help to reduce the heat island effect but will also serve as outdoor amenity and recreation areas. The current design does not contemplate any green roofs at this time. That said, this will be investigated further as the project proceeds through the SPA process.

NATIVE VEGETATION & SHADE

- A target of 50% of all proposed plantings will be native, where feasible. New shade trees along all street frontages and public walkways will be provided in areas with sufficient soil quality and volume.

CONSTRUCTION WASTE DIVERSION

- A construction waste management plan will be implemented during the construction process to maximize the diversion of recyclable material from landfill sites.

EROSION AND SEDIMENT CONTROL

The erosion and sediment control plan for the site will be designed in conformance with the City of Mississauga and Credit Valley Conservation Authority guidelines. Construction management will be taking erosion and sediment control measures as well as following the requirements of the grading plan to prevent loss of topsoil, while also working to contain dust within the site.

GREEN SITE MAINTENANCE

- A comprehensive site maintenance program will be implemented.

CONSERVATION STRATEGIES

HEAT ISLAND EFFECT (NON ROOF AND ROOF)

- Of the vehicular parking provided, all will be contained within underground parking levels. This will reduce the heat island effect which results from exposed surface parking lots

INDOOR WATER USE REDUCTION

- To reduce water consumption, high-efficiency toilets and water reducing fixtures will be provided.

TRI-SORTER RECYCLING

- A tri-sorter system will be installed and made accessible to each residential floor, allowing for convenient separation and disposal of recyclables and refuse.

REGIONAL MATERIALS

- Construction materials where available will be sourced from the GTA to minimize the carbon footprint associated with the shipment of materials.