

List of Low Impact Development Features

February 2025

BDP Quadrangle Architects Limited has been retained to provide architectural services in support of the proposed development of the property located at 1470 Williamsport Drive, in the City of Mississauga.

Please see below the response to the City's recommendation for the incorporation of the Low Impact Development Guidelines:

Stormwater Retention

- Stormwater management tank is provided on P1 level that will retain a portion of the collected rainwater from the roofs and the ground over the P1 level footprint.
- Grass, shrubs and trees will be provided around the site that will improve retention of stormwater as well as reducing overall heat island effect. This includes landscape buffers and landscaped areas provided around the site as well as outdoor amenities provided on ground, 2nd and 7th floor levels which are expected to include softscape.
- All hardscape proposed on the site plan will be permeable, with stormwater directed to area drains.

Pedestrian and Cycling Comfort

- All short-term bicycle parking spaces provided at ground floor level at clearly visible exterior areas, adjacent to building entrances.
- Long term bicycle parking provided at below ground areas, equipped with a bicycle repair station, for the exclusive use of the residents.
- Pedestrian paths that provided all around the site that is flanked by activated spaces of the building, i.e. residential unit patios, residential lobby and amenities. Dedicated pedestrian paths provided on the east, north and west sides, with the south side landscapes area designed to have pedestrian permeability throughout the east-west connection.
- Trees proposed along pedestrian paths provided interspersed canopy shade that will improve pedestrian and cyclist comfort during summer months.
- All vehicular parking located on below grade floors that minimizes back-of-house functions at grade creating a more community-oriented setting around the building.
- Short-term vehicular parking provided of Williamsport Drive which will provide drop-off and delivery conveniences as well as a secondary moving connection via a corridor connection to the building's elevator core.

Exterior Building Design

- Most of the residential units are equipped with patios, balconies or terraces that provides ancillary living space that enhances the residents comfort levels.
- Parking floors are expected to not be heated, and the building being insulated at the parking soffit that will limit the heating of the building during winter months and cooling of the building during summer months to the occupied spaces above grade.
- Utilization of punch windows at most of the facade will reduce the window-to-wall ratio, effectively reducing heat loss/gain through the facade.

Sustainable Building Practices

- Increased density to maximize space and utilize existing infrastructure and services.
- Maintaining reasonable building height that respects the existing context while increasing density to minimize urban sprawl.
- Reduce traffic congestion on local roads by reduced parking ratios and location of the parking in below grade floors.