



July 26, 2023

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

Attn: Andrea Dear, MCIP, RPP
Planner, Development Central, Planning and Building Department

Re: 4th Submission - Official Plan Amendment & Zoning By-law Amendment

3575 Kaneff Crescent, City of Mississauga
City File: OZ 20/070
Ward: 4

Kaneff Group is pleased to submit revised materials in support of the Official Plan Amendment and Zoning By-law Amendment applications for 3575 Kaneff Crescent, which have been filed under City File: OZ 20/070. The subject property has a total area of 0.27 hectares (0.68 acres) and is bounded by Mississauga Valley Boulevard to the east, Kaneff Crescent to the north, Obelisk Way to the west and Elm Drive to the south. The subject property currently operates as an underutilized parking lot, which was constructed in conjunction with the existing apartment building located at 3575 Kaneff Crescent.

Development Proposal

The enclosed materials have been prepared in support of our revised development proposal to permit a 40-storey residential apartment building with a 4-storey podium. The proposed residential apartment building will contain a total of 467 purpose built rental units, a residential gross floor area of 31,957 square metres and a FSI of 12.0.

Low Impact Design (LID) Features

The following low impact design features are proposed to be incorporated into the development design:

- STORMWATER MANAGEMENT:
 - Quantity Control: Landscaped areas are proposed around the perimeter of the site and have been graded to collect local drainage with area drains and direct it to the proposed stormwater tank. The site and landscaped area grading have been designed to match the existing perimeter grades to minimize disturbance to the existing boundaries. A 100.6 m³ stormwater tank is proposed within the underground parking structure with a 90 mm orifice to provide the quantity control



needed to meet the pre-development 2-year target. Comparing the total post development 100 year discharge from the site from 31 L/s to the predevelopment discharge of 179 L/s shows an ~83% decrease in flow to the public drainage system.

- Quality Control: Per City of Mississauga guidelines, the site is required to meet a minimum of 80% TSS removal on site for quality control. To achieve the required TSS removal an Oil Grit Separator (OGS) will be used downstream of the proposed storage tank. The OGS device will provide a minimum of 80% TSS removal.
- WATER BALANCE - The City of Mississauga requires retention of the first 5 mm of runoff to promote water balance and erosion control. Based on the 0.22 ha of impervious site area, approximately 11 m³ is required to be retained on site and re-used. As the majority of the site plan is a full coverage building there are limited/nil opportunities for infiltration on site. Reusing the stormwater onsite is permitted where retention via infiltration is not feasible. To meet 5 mm retention objectives, the storage tank in the building will be sized with a sump to store 11 m³ which will be re-used for irrigation or other mechanical re-use measures.
- LANDSCAPED AREAS - The planting media (including landscape above parking garage and planting boxes) within the proposed development (732 m²) will retain the first 5mm of rainwater and provide the opportunity for evapotranspiration.
- BIOFILTRATION GALLERY - The landscaped area along the perimeter of the site could be designed as a biofiltration gallery with enhanced topsoil, an impermeable liner and an underdrain. Stormwater from both landscaped areas and possibly downspouts from building terraces could be routed through the biofiltration gallery. The benefits of biofiltration could be attenuation, filtration, and increased water available for evapotranspiration. This would be an additional element including the stormwater tank and OGS.
- 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. Refer to Drawing C501 for site specific erosion and sediment control plans.
- BICYCLE STORAGE - Conveniently located bicycle parking spaces for residents and visitors have been proposed to encourage bicycle use as an alternative form of transportation.





Submission Documents:

In support of our resubmission and revised development proposal, the following documents and drawings are enclosed:

- Planning Rationale Report Addendum prepared by SGL Planning & Design Inc., dated July 2023;
- Site Plan and Site Statistics prepared by Turner Fleischer Architects Inc., dated June 8, 2023;
- Building Elevations, Sections and 3D Perspectives prepared by Turner Fleischer Architects Inc., dated June 8, 2023;
- Floor Plans and Underground Parking Plans prepared by Turner Fleischer Architects Inc., dated June 8, 2023;
- Waste Management Plan prepared by Turner Fleischer Architects Inc., dated June 8, 2023;
- Shadow Study Drawings prepared by Turner Fleischer Architects Inc., dated June 8, 2023;
- Landscape Drawings prepared by Adesso Design Inc., dated July 21, 2023;
- Functional Servicing Report prepared by Urbantech Consulting, dated June 2023;
- Site Servicing Plan, Grading Plan, and Grading Sections prepared by Urbantech Consulting, dated June 15, 2023;
- Erosion and Sediment Control Plan prepared by Urbantech Consulting, dated June 15, 2023;
- Pre-Development, Post-Development, and Sanitary Drainage Plan prepared by Urbantech Consulting, dated June 15, 2023;
- Noise Impact Study prepared by HGC Engineering Ltd., dated July 12, 2023;
- Transportation Impact Study prepared by Nexttrans Consulting Group Inc., dated July 2023; and,
- Pedestrian Level Wind Study Addendum prepared by Gradient Wind, dated July 12, 2023.

We look forward to your review and circulation of the revised materials. Please do not hesitate to contact the undersigned if you require anything further or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Freeman".

Kevin Freeman, MCIP, RPP

Director of Planning & Development

Kaneff Group

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