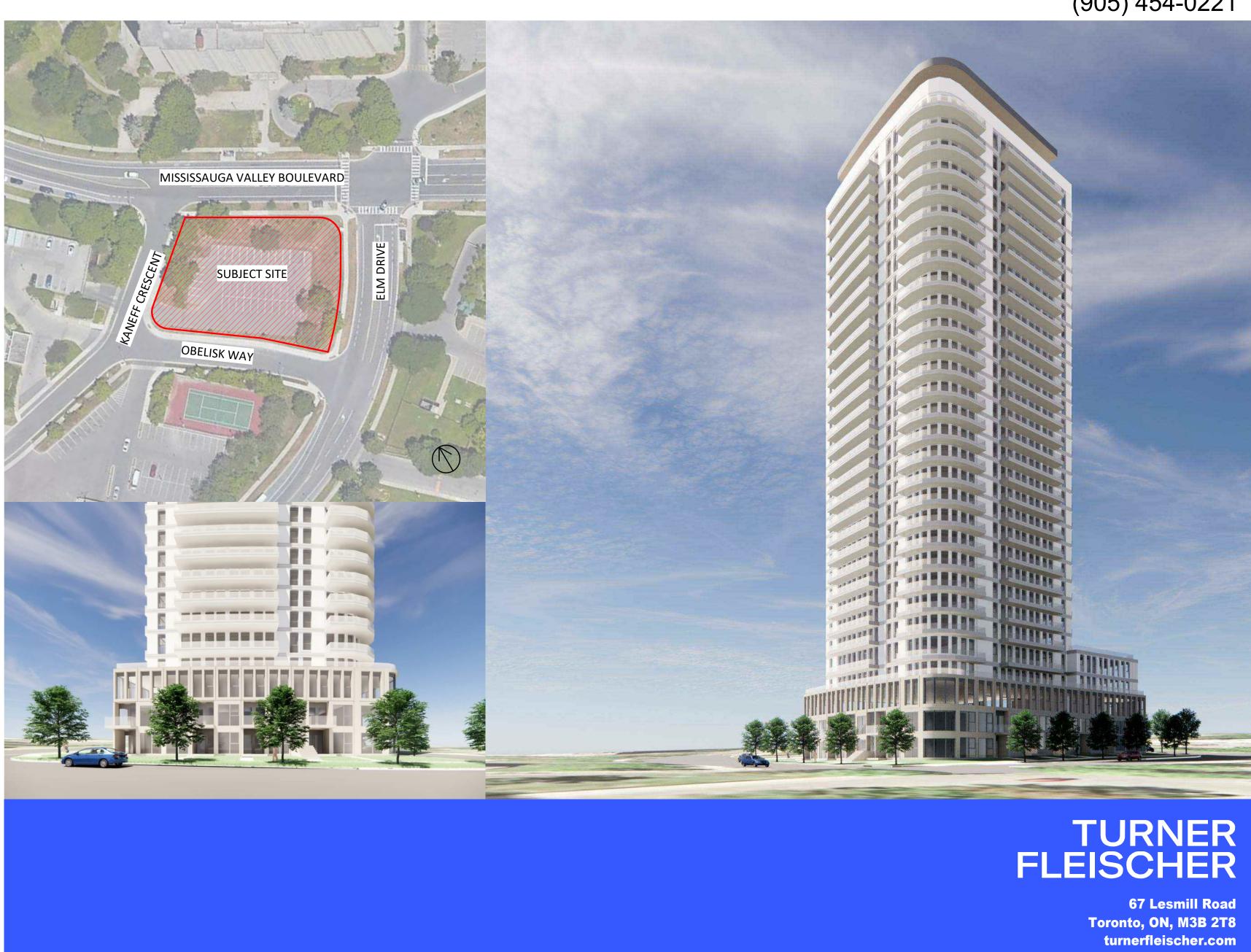


Kaneff Group of Companies 8501 Mississauga Road Brampton, Ontario L6Y 5G8 Contact: Anna-Maria Kaneff, Kristina Kaneff (905) 454-0221

KANEFF CRESCENT

MISSISSAUGA, ON

16.286



ISSUED FOR REZONING SUBMISSION #1 2020-05-22

ARCHITECTURE

67 Lesmill Rd

Turner Fleischer Architects

Toronto, ON, M3B 2T8

Contact: Raza Mehdi

Telephone: 416-425-2222

CSA

PLANNING

700 - 10 Kingsbridge Garden Circle Mississauga, ON L5R 3K6 Phone: 905-568-8888 Contact: Mark Condello **LANDSCAPE**

Baker Turner inc. 8501 Mississauga Road, Suite 300 Mississauga, ON L6Y 5G8 Phone: 905-453-9398 Contact: Michael Thistle Urbantech® Consulting

760 14th Avenue, Suite 301, Markham, ON L3R 3T7 Phone: 905-946-9461 Contact: Dragan Zec

CIVIL

Tarasick McMillan Kubicki Limited
Ontario Land Surveyors
4181 Sladeview Crescent, Unit 42

SURVEY

Mississauga ON L5L 5R2 Phone: 905-569-8849 Contact: Borys Kubicki

16.286SPA - KANEFF CRESCENT

MISSISSAUGA, ONTARIO

SHEET LIST

SPA001 SPA002 SPA003

SPA004

SPA101

SPA102 SPA103

SPA104

SPA105

SPA106 SPA107 SPA108 SPA109

SPA301

SPA302

SPA401 SPA402 SPA801 SPA802

SPA901

SPA902

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SPA906

SPA907

Sheet Number

Sheet Name

RESIDENTIAL SOLID WASTE MANAGEMENT

COVER PAGE

CONTEXT PLAN

SITE PLAN / ROOF PLAN

UNDERGROUND LEVEL 3

UNDERGROUND LEVEL 2

UNDERGROUND LEVEL 1

TYPICAL TOWER FLOOR

GROUND FLOOR

FLOOR 2 FLOORS 3 to 4 FLOOR 5

ELEVATIONS

ELEVATIONS

3D PERSPECTIVES

3D PERSPECTIVES

SHADOW STUDIES

SHADOW STUDIES

SHADOW STUDIES
SHADOW STUDIES

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SECTION SECTION

GROUND FLOOR LOWER LEVEL

STATISTICS

GROSS FLOOR AREA SUMMARY

PARCEL		GFA		FSI
		m²	ft²	
	RESIDENTIAL	20,784.0	223,719	7.59
29 STOREY RESIDENTIAL TOWER WITH 5 STOREY			2000	
PODIUM	TOTAL	20,784.0	223,719	7.59
	GRADE	134.35	m	
	HEIGHT	90.35r	n	
ITE AREA		2,739.0	29,482	

GROSS FLOOR AREA DEFINITION

Mississauga Zoning By-Law NO. 0225-2007

(GFA) - APARTMENT DWELLING ZONE
MEANS THE SUM OF THE AREAS OF EACH STOREY OF A BUILDING ABOVE OR BELOW
ESTABLISHED GRADE, MEASURED FROM THE EXTERIOR OF OUTSIDE WALLS OF THE BUILDING
INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS BUT EXCLUDING ANY PART OF THE
BUILDING USED FOR MECHANICAL FLOOR AREA, STAIRWELLS, ELEVATORS, MOTOR VEHICLE
PARKING, BICYCLE PARKING, STORAGE LOCKERS, BELOW-GRADE STORAGE, ANY ENCLOSED
AREA USED FOR THE COLLECTION OR STORAGE OF DISPOSABLE OR RECYCLABLE WASTE
GENERATED WITHIN THE BUILDING, COMMON FACILITIES FOR THE USE OF THE RESIDENTS OF
THE BUILDING, A DAY CARE AND AMENITY AREA.

INDOOR AMENITY

m² ft²

1,192.0

HEIGHT DEFINITION

OUTDOOR AMENITY

m² ft²

318.0

318.0

Mississauga Zoning By-Law NO. 0225-2007 Section 4.1.15.3

Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable. (0174-2017)

GROSS FLOOR AREA (GFA) BREAKDOWN

		I A) DILEAKE	0.00 PH 00.00	G	ROSS FLOOR AR	EA BREAKDOW!	V				
		FLOOR	# OF UNITS		RESIDE	NTIAL		TOTAL RE	SIDENTIAL	TOTAL GROSS [GFA] (TFA - I	
				SALE	ABLE	NON-SA	LEABLE			100 A-100	
			#	m²	ft²	m²	ft²	m²	ft²	m²	ft²
				,							
		U/G 3				34.0	366	34.0			366
		U/G 2				34.0	366	34.0		34.0	366
		U/G 1				41.0	441	41.0	441	41.0	441
		FL1 LOWER LEVEL		412.0	4.446	0.0		412.0	1.115	443.0	4.446
	Ψ	1	7	413.0 505.0	4,446 5,436	0.0 203.0	2,185	413.0 708.0	420.0000	413.0 708.0	4,446 7,621
	PODIUM	2	0	0.0	3,430	77.0	829	708.0		708.0	829
Σ		3	13	869.0	9,354	84.0	904	953.0	10,258	953.0	10,258
DDIC		4	13	869.0	9,354	84.0	904	953.0		953.0	10,258
29 STOREY RESIDENTIAL TOWER WITH 5 STOREY PODIUM											
ORE		5	9	601.0	6,469	50.0	538	651.0	7,007	651.0	7,007
S ST		6	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589
Ĕ		7	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589
×		8	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589
VER		9	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589
Ō.		10	10	656.0	7,061	49.0	527	705.0		705.0	7,589
JAL		11	10	656.0	7,061	49.0	527	705.0		705.0	7,589
EN		12	10	656.0	7,061	49.0	527	705.0		705.0	7,589
OIS:		13	10	656.0	7,061	49.0	527	705.0	1,200,000,000	705.0	7,589
Y RE		14	10	656.0	7,061	49.0	527	705.0		705.0	7,589
ORE		15 16	10 10	656.0 656.0	7,061 7,061	49.0 49.0	527 527	705.0 705.0		705.0 705.0	7,589 7,589
ST	R 1	17	10	656.0	7,061	49.0	527	705.0		705.0	7,589
52	OWER 1	18	10	656.0	7,061	49.0		705.0		705.0	7,589
	5	19	10	656.0	7,061	49.0	527	705.0			7,589
		20	10	656.0	7,061	49.0	527	705.0	10.000		7,589
		21	10	656.0	7,061	49.0	527	705.0			7,589
		22	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589
		23	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589
	24	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589	
		25	10	656.0	7,061	49.0	527	705.0			7,589
		26	10	656.0	7,061	49.0	527	705.0			7,589
		27	10	656.0	7,061	49.0	527	705.0	11196111	A CONTRACTOR OF THE PARTY OF TH	7,589
		28	10	656.0	7,061	49.0	527	705.0			7,589
		29	10	656.0	7,061	49.0	527	705.0	7,589	705.0	7,589
		MPH					l l				
		TOTAL	282	19,001.0	204,527	1,783.0	19,192	20,784.0	223,719	20,784.0	223,719

UNIT MIX - PROVIDED

FLOOR	UNIT TYPE			TOTAL		
	1B	1B+D	2B	2B+D	3B	
					×.	
1	0	2	0	4	1	7
2	0	0	0	0	0	0
3	4	3	3	1	2	13
4	4	3	3	1	2	13
5	2	4	0	3	0	9
6	3	4	0	3	0	10
7	3	4	0	3	0	10
8	3	4	0	3	0	10
9	3	4	0	3	0	10
10	3	4	0	3	0	10
11	3	4	0	3	0	10 10
13	3	4	0	3	0	10
14	3	4	0	3	0	10
15	3	4	0	3	0	10
16	3	4	0	3	0	10
17	3	4	0	3	0	10
18	3	4	0	3	0	10
19	3	4	0	3	0	10
20	3	4	0	3	0	10
21	3	4	0	3	0	10
22	3	4	0	3	0	10
23	3	4	0	3	0	10
24	3	4	0	3	0	10
25	3	4	0	3	0	10
26	3	4	0	3	0	10
27	3	4	0	3	0	10
28	3	4	0	3	0	10
29	3	4	U	3	U	10
SUBTOTAL	82	108	6	81	5	282
UNIT MIN (ft²)	577	599	607	870	985	
UNIT MAX (ft²)	609	749	858	1610	2105	1

TOTAL UNITS	82	108	6	81	5	282
UNIT MIX	29.1%	38.3%	2.1%	28.7%	1.8%	100.0%

AMENITY AREAS - REQUIRED

* AS PER CITY OF MISSISSAUGA BY-LAW NUMBER 0225-2007 THE MINIMUM REQUIRED AMENITY IS EQUAL TO THE GREATER OF 5.6M2 PER DWELLING UNIT OR 10% OF THE NET SITE AREA. OF THIS, A MINIMUM OF 50% IS REQUIRED TO BE CONTIGUOUS

TYPE	REQUIRED			MINIMUM 50% CONTIGUOUS AREA		
	RATIO	m2	ft2	m2	ft2	
ANAENITY AREA	@ 5.6 m2 / UNIT	1,579	16,999	790	8,499	
AMENITY AREA (INDOOR AND OUTDOOR)		7.				
(INDOON AND GOTDGON)	10% OF NET SITE AREA	274	2,948	137	1,474	

AMENITY AREAS - PROVIDED

ТҮРЕ	PRO	VIDED	
	RATIO	m2	ft2
INDOOR	4.7 m²/UNIT	1,315.0	14,155
OUTDOOR	1.1 m²/UNIT	318.0	3,423
	5.8 m²/UNIT	1,633.0	17,578
CONTIGUOUS AREA	73%	1,192.0	12,831

BICYCLE PARKING - REQUIRED

RESIDENTIAL				
USE	RATIO	SPACES		
SHORT TERM	0.20 / UNIT	56	56	
LONG TERM	0.20 / UNIT	56		
TOTAL REQUIRED			56	

OTAL FLOOR AREA [TFA] (NO

m² ft²

22,829

14,930

11,464

8,062

2,120.8

2,120.8

1,931.3

1,387.0

1,065.0

1,065.0

749.0 749.0

749.0 749.0

749.0 749.0 749.0 749.0 749.0

749.0 749.0 749.0

749.0

175.5

30,386.4

12,831

BICYCLE PARKING - PROVIDED

	RESIDENTIAL	TOTAL
FLOOR	SHORT TERM & LONG TERM	
FLOOR 1	32	32
U/G LEVEL 1	24	24
TOTAL PROVIDED		56

BARRIER FREE PARKING REQUIRED

* Vehicular parking required as per City of Mississauga Zoning By-Law NO. 0225-2007

1,315.0

USE	RATIO (MIN.)	VISITOR PARKING REQ'D	SPACES (MIN.)	
13-100	4% OF THE TOTAL # OF REQ'D VISITOR	43	2	

BARRIER FREE PARKING PROVIDED

USE	RATIO (MIN.)	VISITOR PARKING REQ'D	SPACES (MIN.)
13-100	4% OF THE TOTAL # OF REQ'D VISITOR	43	2

VEHICULAR PARKING - REQUIRED PER BY-LAW

*Vehicle parking required as per City of Mississauga Zoning By-law No. 0225-2007: Table 3.1.2.1 – Rental Apartment

USE	RATIO (MIN.) FOR OFF-STREET PARKING	UNITS / GFA (m²)	SPACES (MIN.)
1B & 1B+D UNITS	1.18 / UNIT	190	225
2B & 2B+D UNITS	1.36 / UNIT	87	118
3B & 3B+D UNITS	1.50 / UNIT	5	8
SUB TOTAL		282	351
	Visitor Parking Requireme	ents	
	0.20 / UNIT	282	56
TOTAL			407

VEHICULAR PARKING - PROVIDED

FLOOR	RESIDENTIAL	PARKING RATIO
U/G LEVEL 1	3	
U/G LEVEL 2	64	
U/G LEVEL 3	63	
SUB TOTAL	130	0.46
	VISITOR	
U/G LEVEL 1	43	0.15
TOTAL PROVIDED	173	0.61

TURNEF FLEISCHEF

> 67 Lesmill Road Toronto, ON, M3B 2T8

T 416 425 2222

turnerfleischer.com

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KANEFF CRESCENT

MISSISSAUGA, ON

STATISTICS

PROJECT NO.
16.286

PROJECT DATE
2018-04-20

DRAWN BY
Author

CHECKED BY
RMM

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1 | 2020-05-22 | Issued for Rezoning Submission #1 | LSW | # | DATE | DESCRIPTION | BY

CONTEXT PLAN

PROJECT NO.
16.286

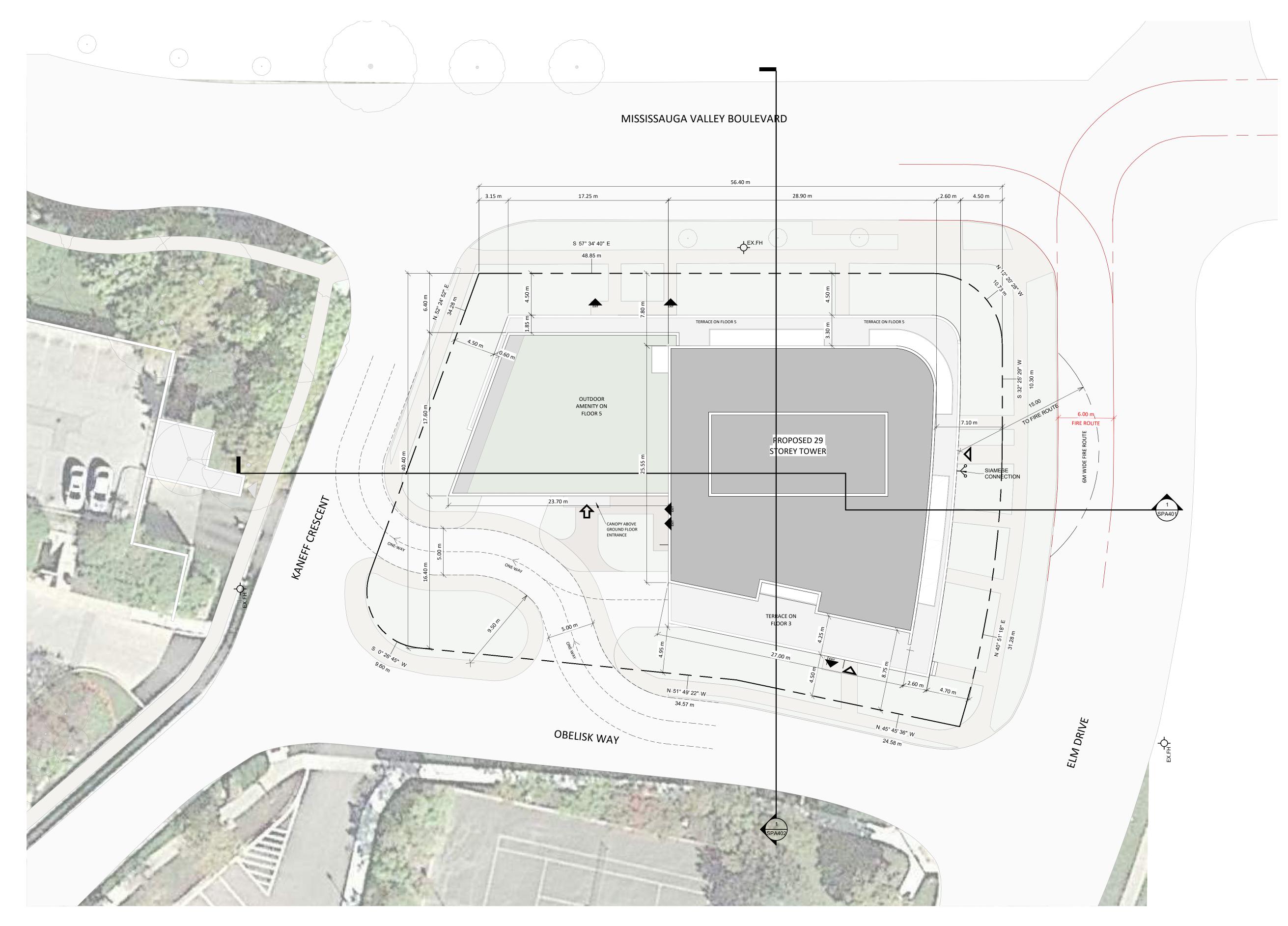
PROJECT DATE
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LEGEND



PRIMARY RESIDENTIAL ENTRANCE SECONDARY RESIDENTIAL ENTRANCE

RETAIL ENTRANCE





EX.FH EXISTING FIRE

HYDRANT





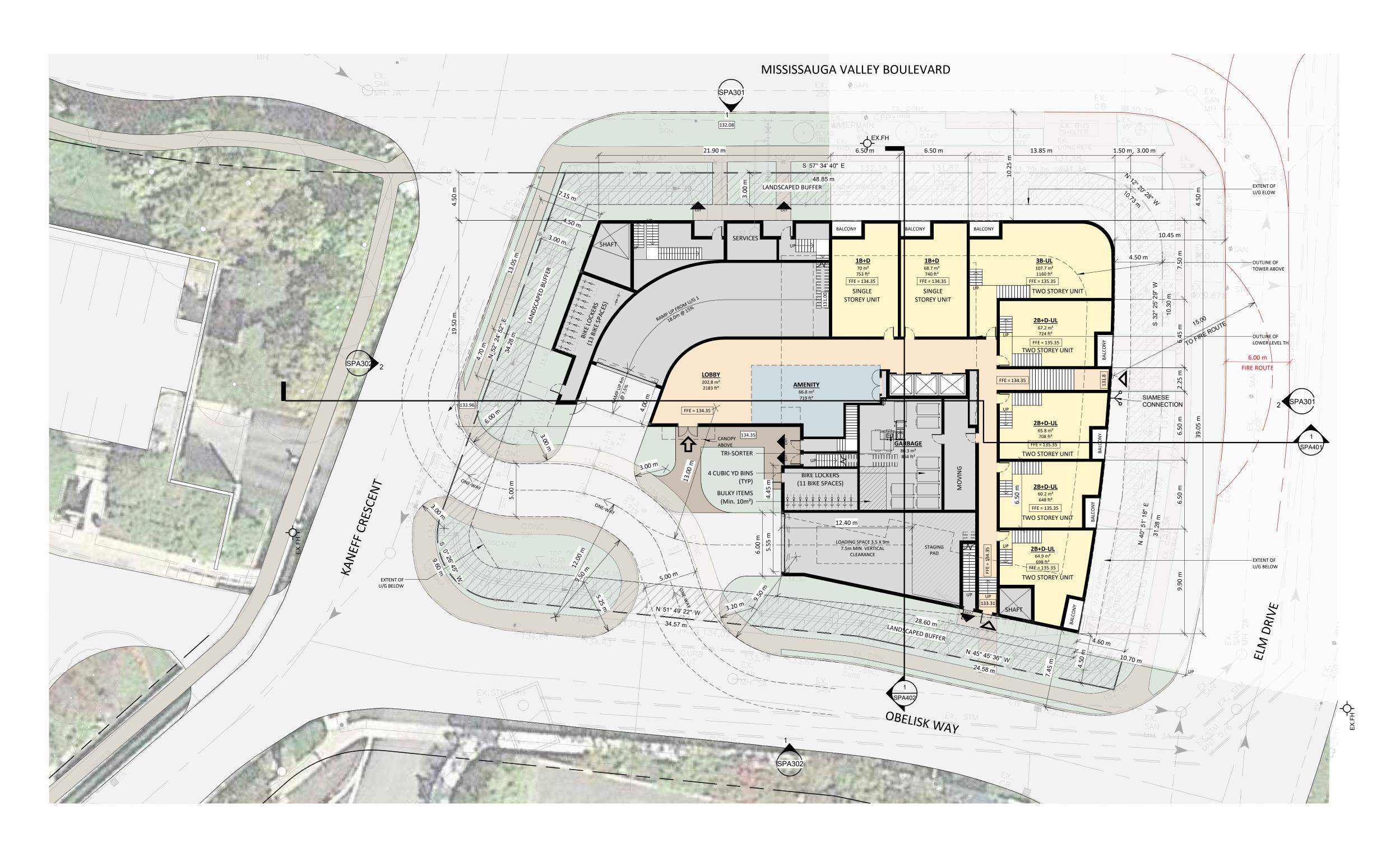
MOUNTED CONVEX MIRRORS

KANEFF CRESCENT

MISSISSAUGA, ON

SITE PLAN / ROOF PLAN

PROJECT NO. 16.286 PROJECT DATE 2018-04-20 CHECKED BY RMM



RESIDENTIAL SOLID WASTE MANAGEMENT NOTES:

SOLID WASTE MANAGEMENT REQUIREMENTS AS PER THE PEEL WASTE COLLECTION DESIGN STANDARDS MANUAL:

PEEL WASTE MANAGEMENT REQUIRES INTERNAL STORAGE AREAS TO BE LARGE ENOUGH TO CONTAIN ALL THE REQUIRED NUMBER OF FRONT-END GARBAGE BINS, IN ADDITION TO A SPACE (A MINIMUM OF 10 M2) FOR THE STORAGE OF BULKY ITEMS.

THE AREA OF GARBAGE BINS IS CALCULATED AT 10 M2 FOR THE FIRST BIN AND 6M2 FOR EACH BIN THEREAFTER. EACH 4 CUBIC YARD BIN CONTAINING COMPACTED WASTE CAN ACCOMODATE 72 UNITS. FOR RECYCLABLE MATERIALS, EACH 10 UNITS REQUIRES 0.5 CUBIC YARDS OF SPACE WHICH ARE NOT TO BE COMPACTED.

THE TURNING RADIUS FROM THE CENTRE LINE HAS TO BE A MINIMUM OF 13 METRES ON ALL TURNS FOR THE WASTE COLLECTION VEHICLE WITH THE MAXIMUM GRADE CHANGE PERMITTED ALONG THE ACCESS ROUTE BEING 8%. THE COLLECTION AREA IS TO BE DESIGNED SUCH THAT IT WILL CONSIST OF A LEVEL (+/-2%) CONCRETE SURFACE.

TRAINED ON-SITE PERSONELL MUST MANEUVER COLLECTION BINS IN FRONT OF COLLECTION VEHICLE DURING COLLECTION DAY.

TRAINED ON-SITE PERSONNEL MUST ASSIST THE COLLECTION VEHICLE IN REVERSING OUT OF THE LOADING SPACE ON COLLECTION DAY.

THE FOLLOWING MINIMUM CLEARANCES ARE TO BE PROVIDED FOR THE WASTE COLLECTION VEHICLE:

- IN THE COLLECTION AREA AN OVERHEAD CLEARANCE OF 7.5 METRES FROM OBSTRUCTIONS
- SUCH AS BALCONIES, WIRES AND TREES MUST BE PROVIDED.
- OUTSIDE OF THE COLLECTION AREA AN OVERHEAD CLEARANCE OF 4.4 METRES FROM OBSTRUCTIONS SUCH AS BALCONIES, WIRES AND TREES MUST BE PROVIDED.

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS:

WASTE STORAGE ROOM SIZE AND NUMBER OF BINS REQUIRED:

PROPOSED BUILDING WITH 282 UNITS REQUIRES:

- 282 / 72 = 3.9 BINS = 4 FOUR-CUBIC YARD BINS
 - $= 3 BINS @ 6m^2 + 1 BIN @ 10m^2$
 - $= 28m^2 + 10m^2$ (BULKY ITEMS)
 - = 38m² FOR SOLID WASTE

FOR RECYCLABLE MATERIALS:

- 282 / 10 = 28.2 *0.5 CUBIC YARD = 14.1 CUBIC YARD
 - = 4 FOUR-CUBIC YARD BINS
 - = 3 BINS @ 6m² + 1 BIN @ 10m²

TOWER A REQUIRES A GARBAGE ROOM 66m² IN SIZE CAPABLE OF ACCOMODATING: 4 BINS USED FOR SOLID WASTE, 4 BINS USED FOR RECYCLABLE MATERIALS AND 10m² FOR BULKY ITEMS.

PROVIDED GARBAGE ROOM AREA = 80.3 m²

TURNER FLEISCHER

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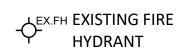
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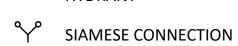


SECONDARY RESIDENTIAL **ENTRANCE**



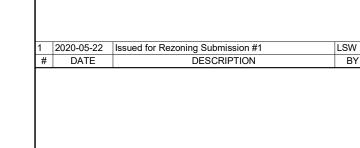








WALL/COLUMN-MOUNTED CONVEX **MIRRORS**



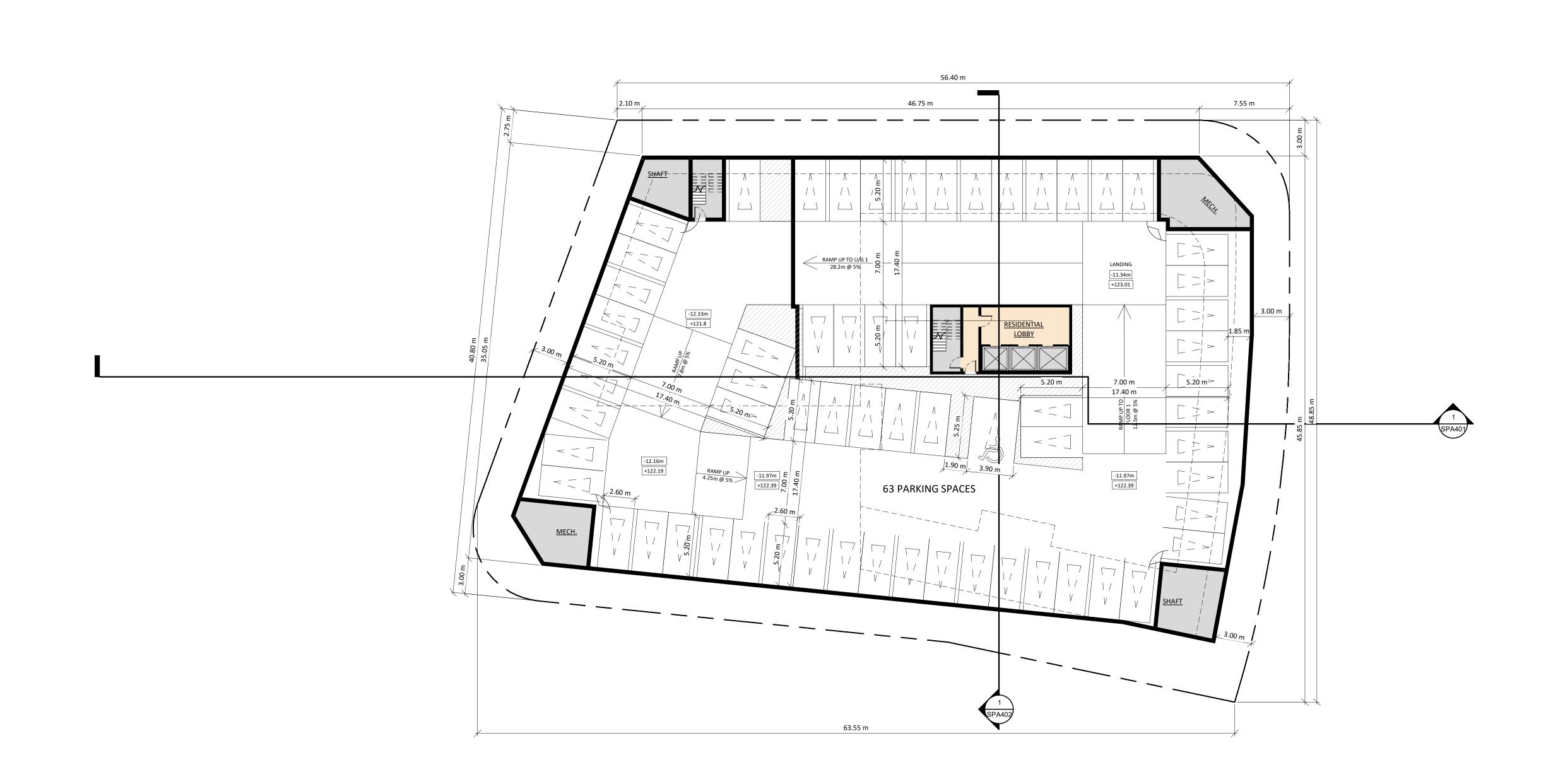
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MISSISSAUGA, ON

RESIDENTIAL SOLID WASTE **MANAGEMENT**

PROJECT NO. 16.286 PROJECT DATE 2018-04-20 DRAWN BY Author CHECKED BY As indicated





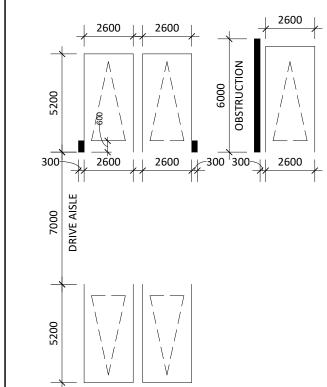
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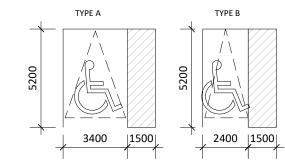
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TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 7m

TYPICAL PARKING SPACE: MIN 2.6 x 5.2 x 2.0m HIGH





<u>EGEND</u>

WALL/COLUMN-MOUNTED CONVEX MIRRORS

V VISITOR PARKING

1 2020-05-22 Issued for Rezoning Submission #1 LS
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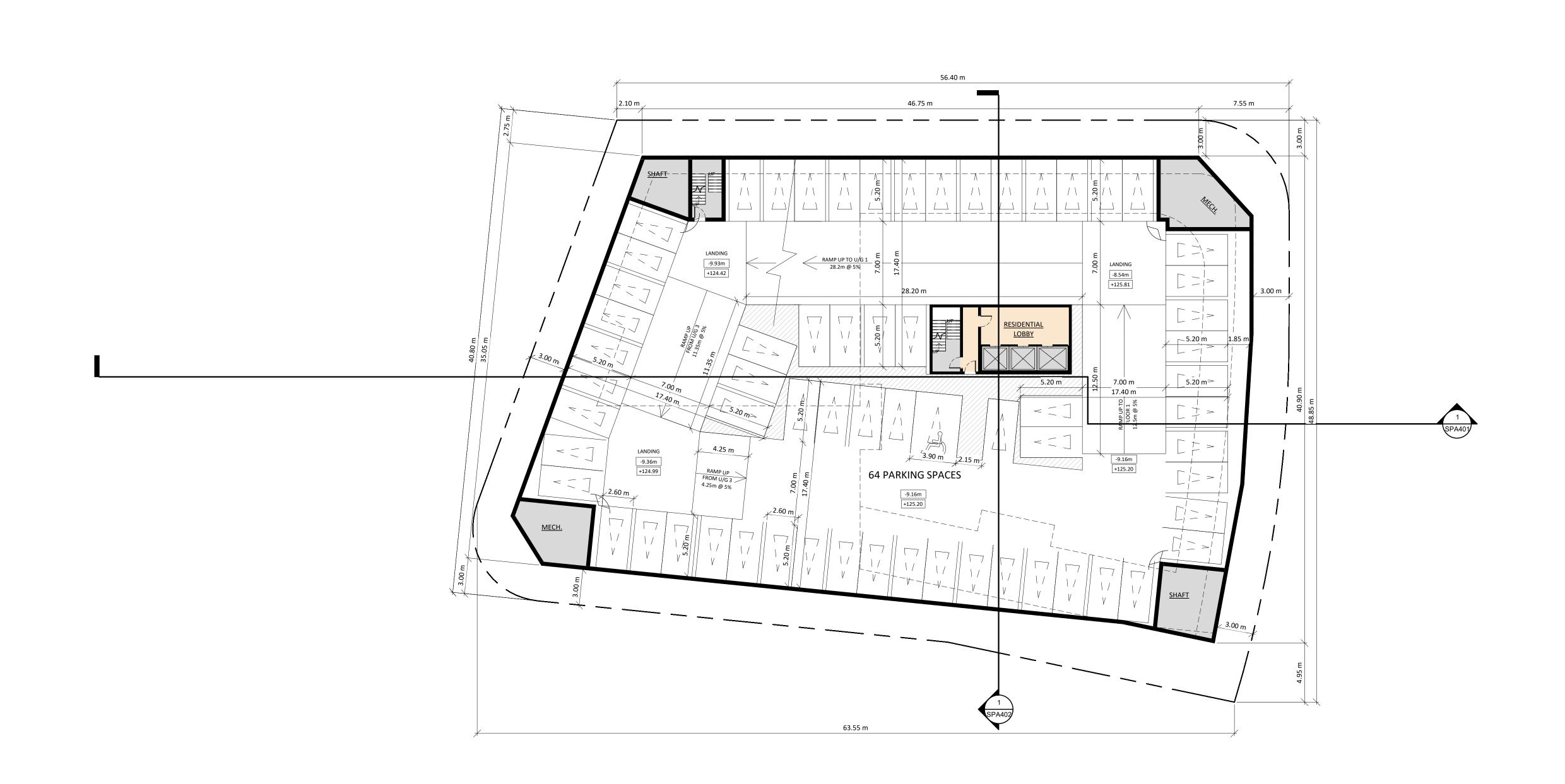
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MISSISSAUGA, ON

DRAV

UNDERGROUND LEVEL 3

PROJECT NO.
16.286
PROJECT DATE
2018-04-20
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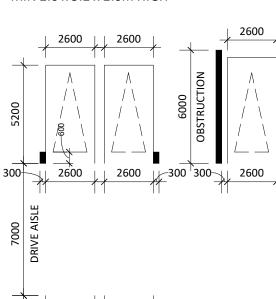
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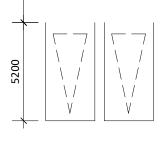
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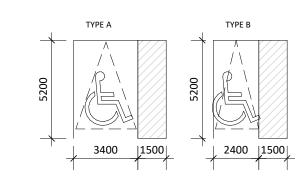
TYPICAL PARKING DIMENSIONS:

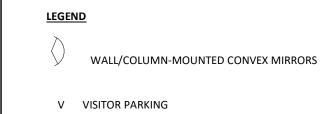
AISLE WIDTH: MIN 7m

TYPICAL PARKING SPACE: MIN 2.6 x 5.2 x 2.0m HIGH









1 2020-05-22 Issued for Rezoning Submission #1 LSW
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MISSISSAUGA, ON

DRAWING

UNDERGROUND LEVEL 2

PROJECT NO.
16.286

PROJECT DATE
2018-04-20

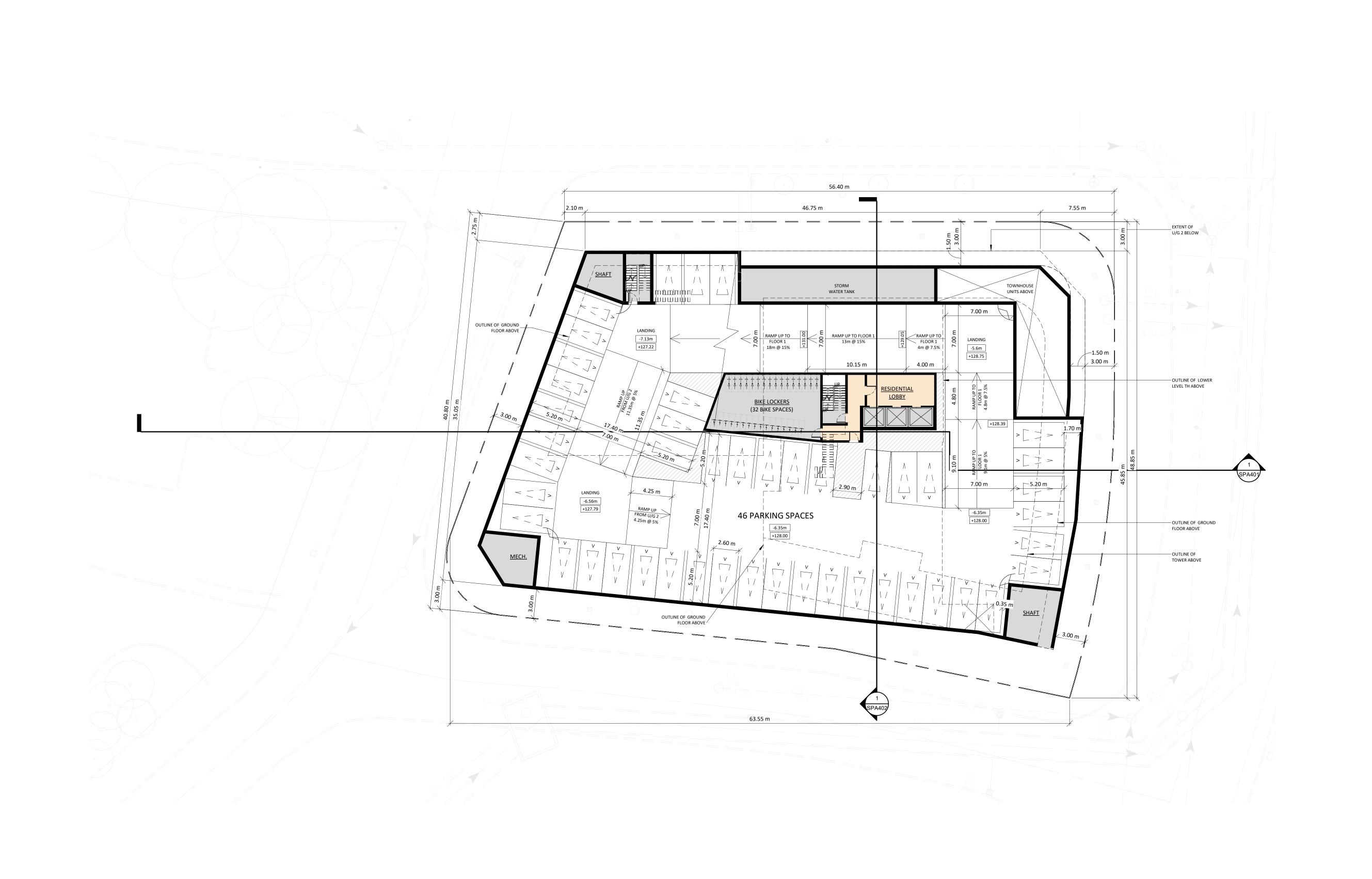
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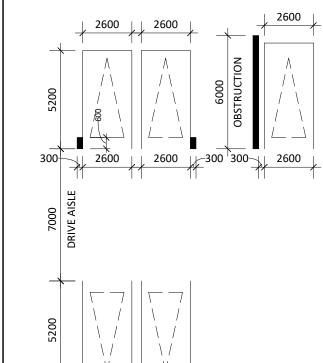
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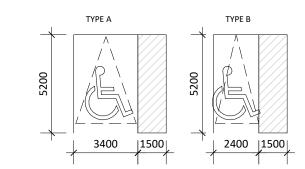
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TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 7m

TYPICAL PARKING SPACE: MIN 2.6 x 5.2 x 2.0m HIGH







V VISITOR PARKING

 1
 2020-05-22
 Issued for Rezoning Submission #1
 LSW

 #
 DATE
 DESCRIPTION
 BY

PROJECT KANEFF CRESCENT

MISSISSAUGA, ON

UNDERGROUND LEVEL 1

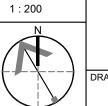
PROJECT NO.
16.286

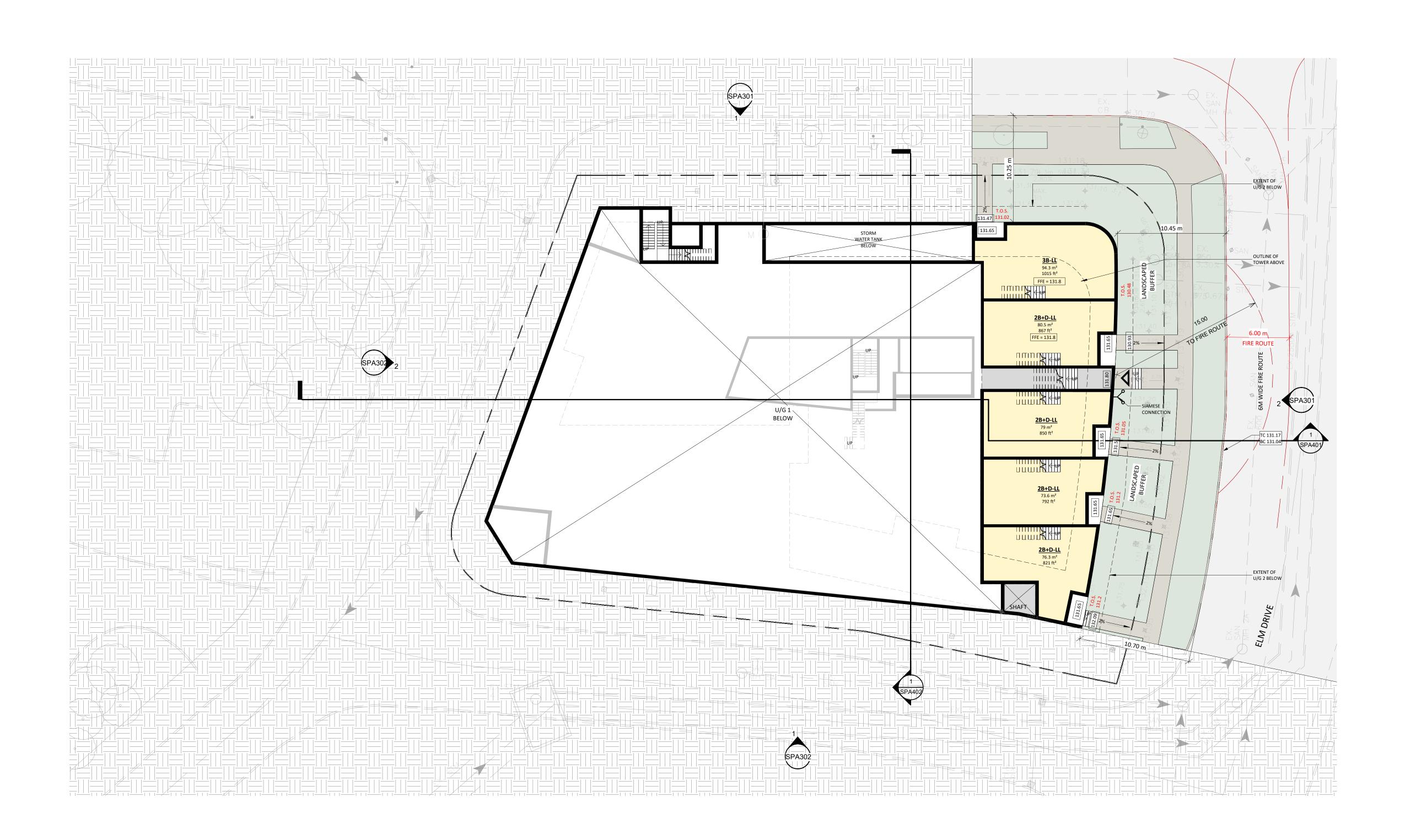
PROJECT DATE
2018-04-20

DRAWN BY
MPA

CHECKED BY
RMM

SCALE
1:200







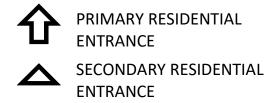
67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222

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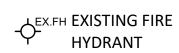
LEGEND

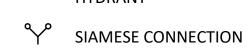














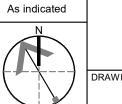
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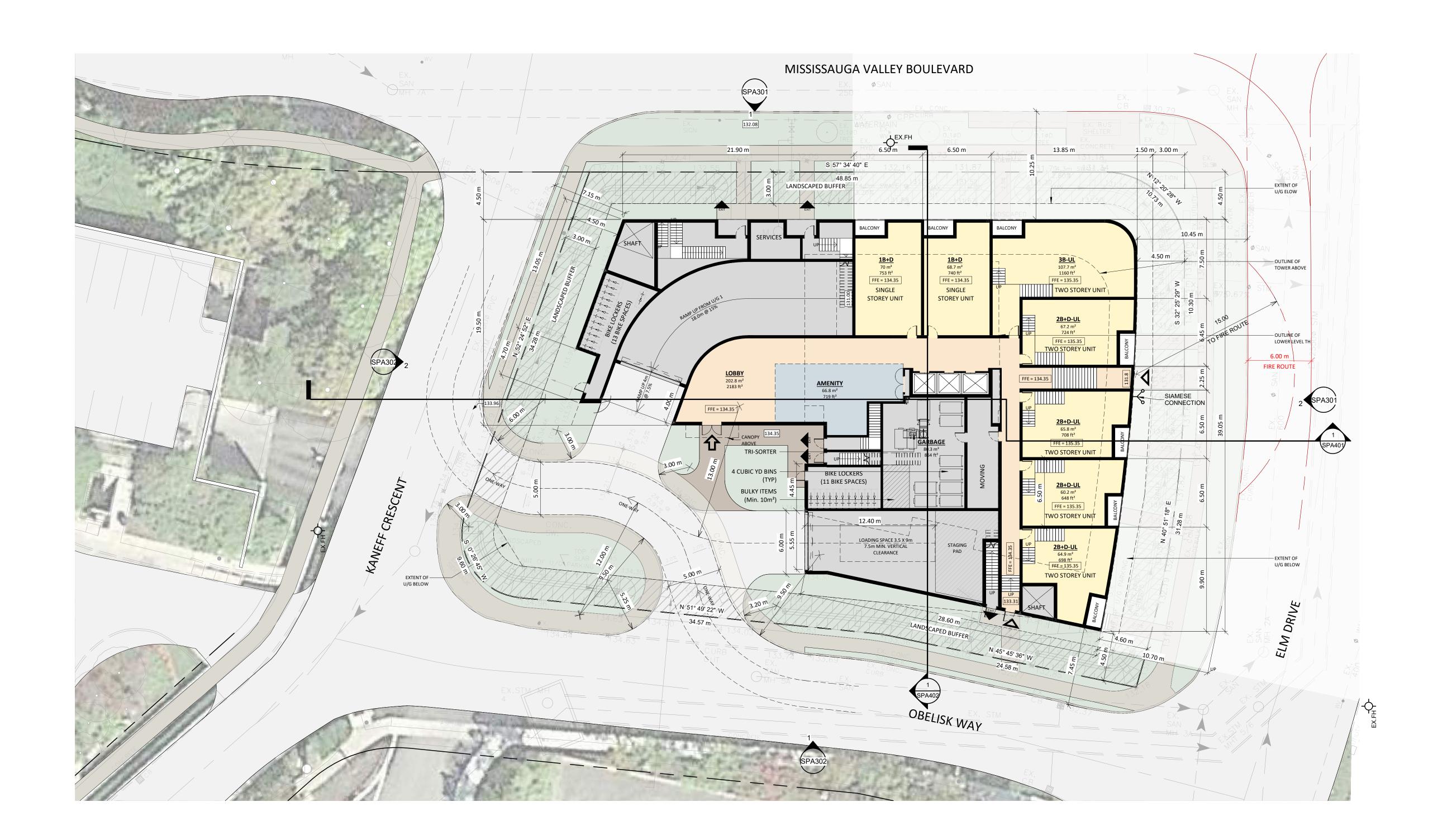
KANEFF CRESCENT

MISSISSAUGA, ON

GROUND FLOOR LOWER LEVEL

PROJECT NO. 16.286 PROJECT DATE 2018-04-20 DRAWN BY Author CHECKED BY RMM





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LEGEND



PRIMARY RESIDENTIAL ENTRANCE SECONDARY RESIDENTIAL ENTRANCE











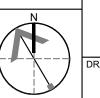


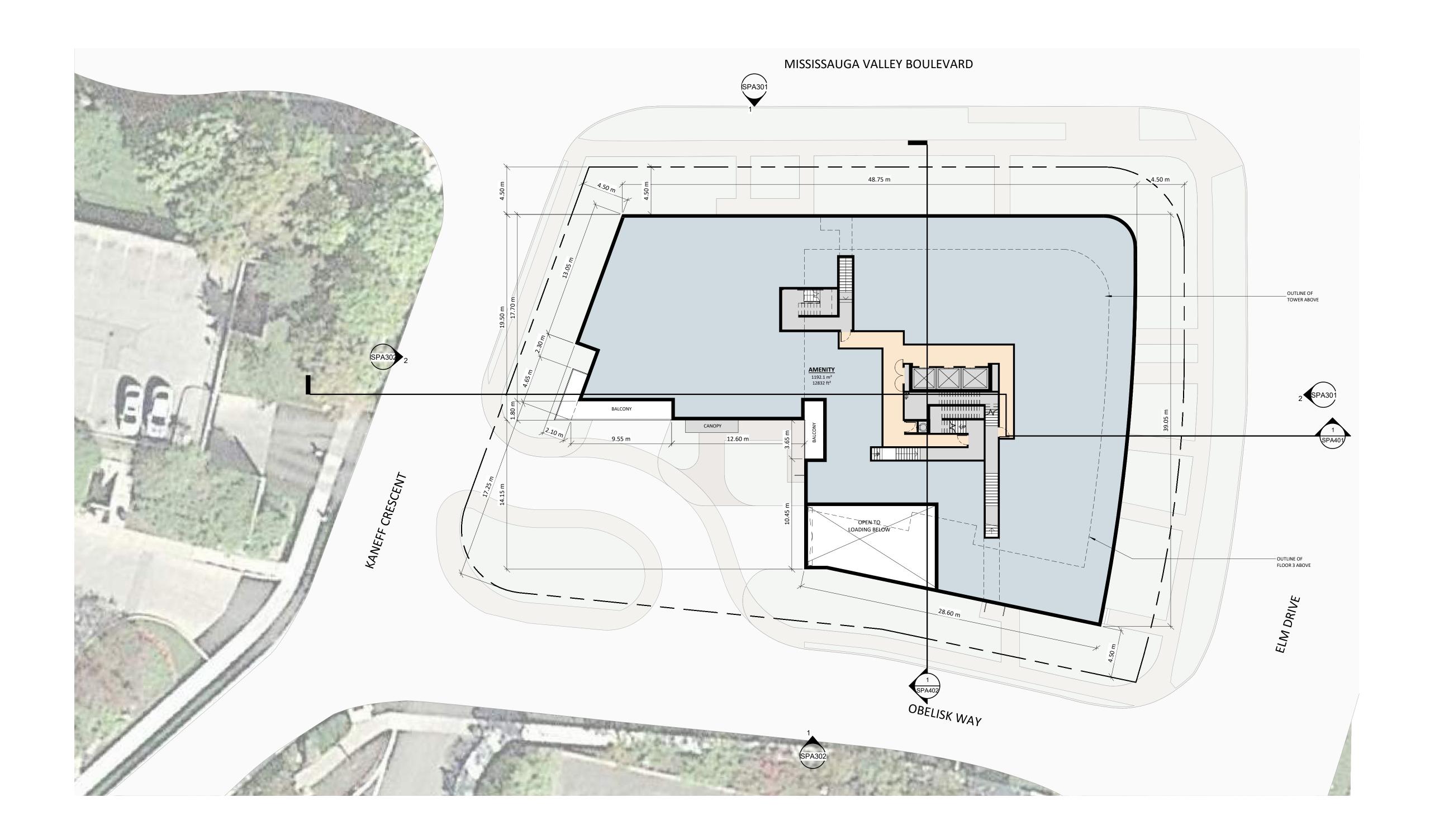
KANEFF CRESCENT

MISSISSAUGA, ON

GROUND FLOOR

PROJECT NO. 16.286 PROJECT DATE 2018-04-20 DRAWN BY MPA CHECKED BY RMM As indicated





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KANEFF CRESCENT

MISSISSAUGA, ON

DRAV

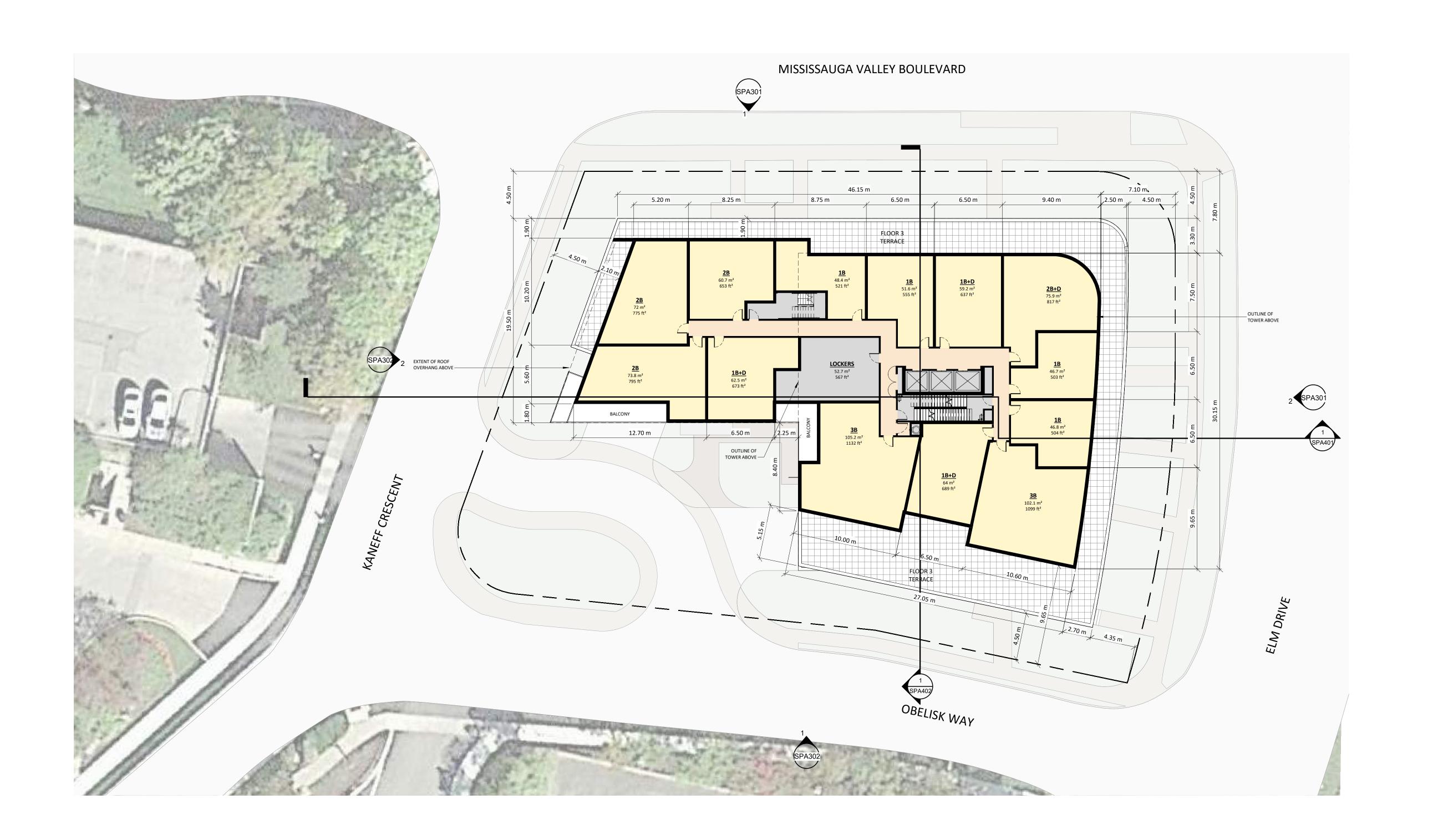
FLOOR 2

PROJECT NO.
16.286
PROJECT DATE
2018-04-20
DRAWN BY
MPA
CHECKED BY

CHECKED BY RMM SCALE 1:200

DRAWING NO.

SPA106



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 1
 2020-05-22
 Issued for Rezoning Submission #1

 #
 DATE
 DESCRIPTION

KANEFF CRESCENT

MISSISSAUGA, ON

DRA

FLOORS 3 to 4

PROJECT NO.
16.286

PROJECT DATE
2018-04-20

DRAWN BY
MPA

CHECKED BY
RMM

N DRAV



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 1
 2020-05-22
 Issued for Rezoning Submission #1
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 DATE
 DESCRIPTION

OJECT
KANEFF CRESCENT

MISSISSAUGA, ON

DRA

FLOOR 5

PROJECT NO.
16.286

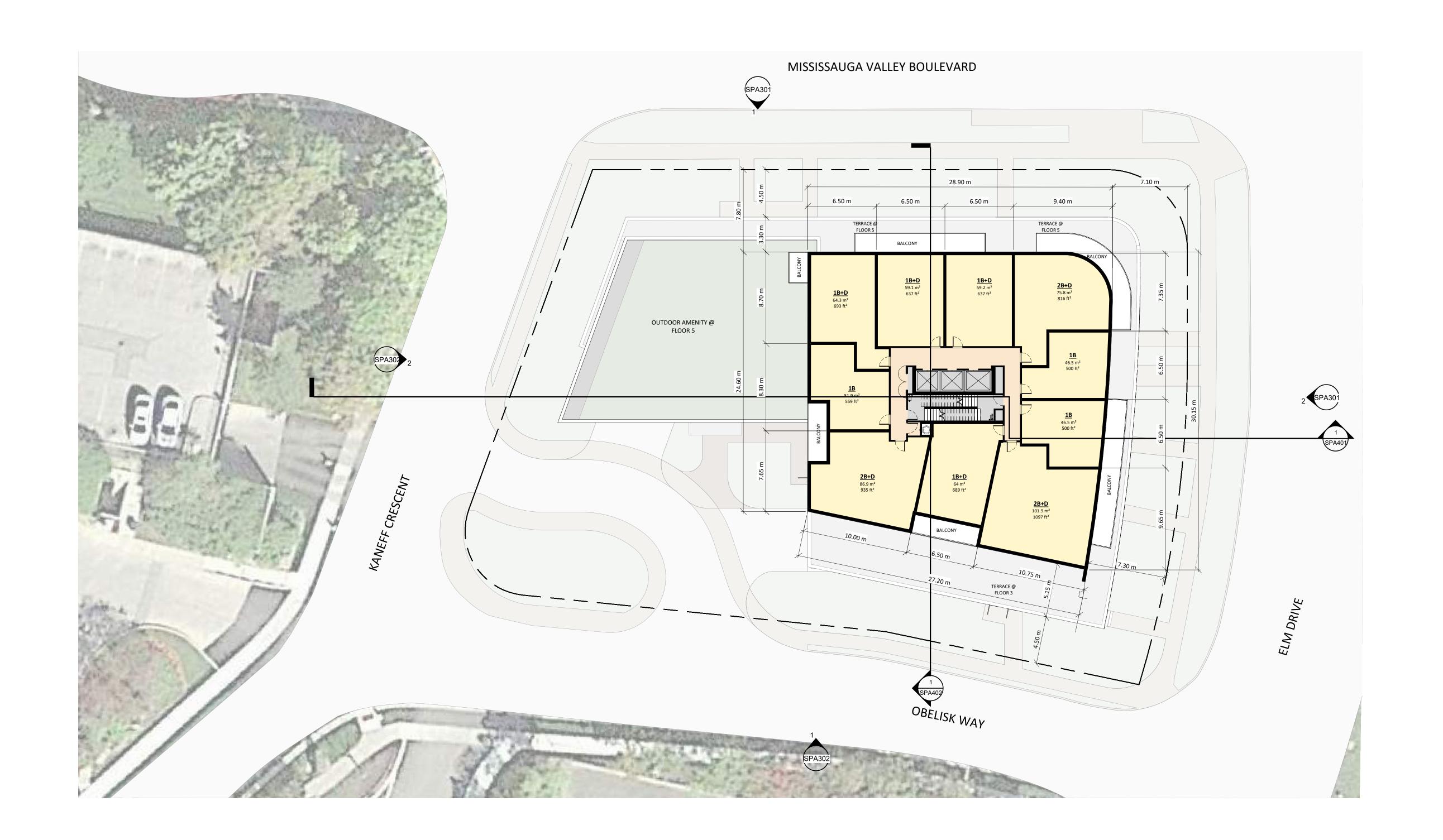
PROJECT DATE
2018-04-20

DRAWN BY
MPA

CHECKED BY RMM

SCALE

1:200



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1 2020-05-22 Issued for Rezoning Submission #1 Lt # DATE DESCRIPTION

KANEFF CRESCENT

MISSISSAUGA, ON

DRA

TYPICAL TOWER FLOOR

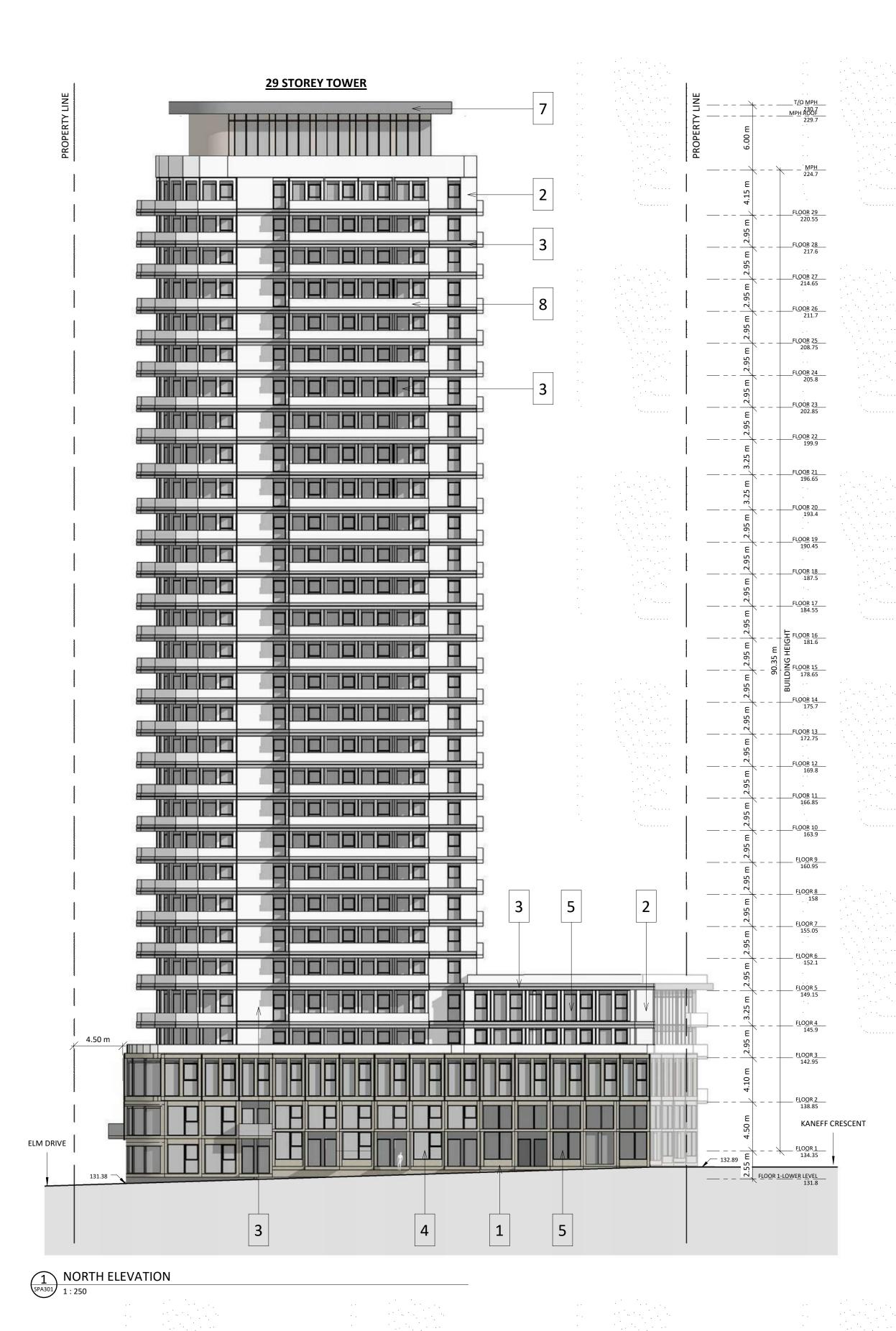
PROJECT NO.
16.286

PROJECT DATE
2018-04-20

DRAWN BY
MPA

CHECKED BY
RMM

DRAWING NO.



OBELISK WAY ELM DRIVE 2 EAST ELEVATION 1:250

29 STOREY TOWER

FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M3B 2T8

TURNER

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The contractor must verify and accept responsibility for all dimensions and condition is notify Turner Fleischer Architects be of any variations from the supplied.

MATERIAL LEGEND

1 - PRECAST WITH STONE PATTERN (LIGHT BROWN)

2 - PRECAST (WHITE)

3 - PRECAST (LIGHT GREY)

4 - CLEAR VISION GLASS

5 - SPANDREL GLASS (DARK GREY)

6 - METAL PANEL (COPPER)

7 - METAL PANEL OR PRECAST (DARK GREY) 8 - GLASS RAILING (TRANSLUCENT)

KANEFF CRESCENT

MISSISSAUGA, ON

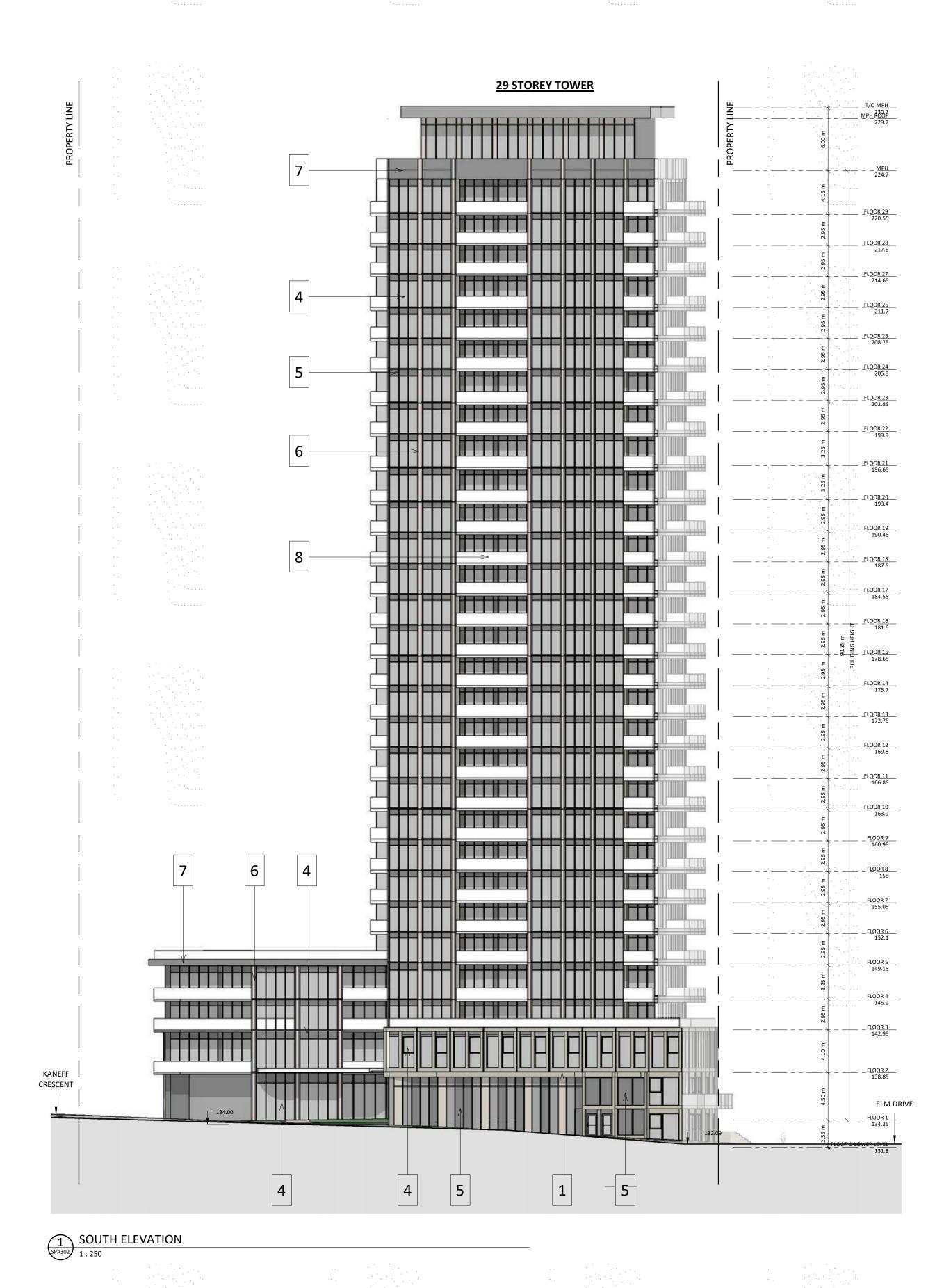
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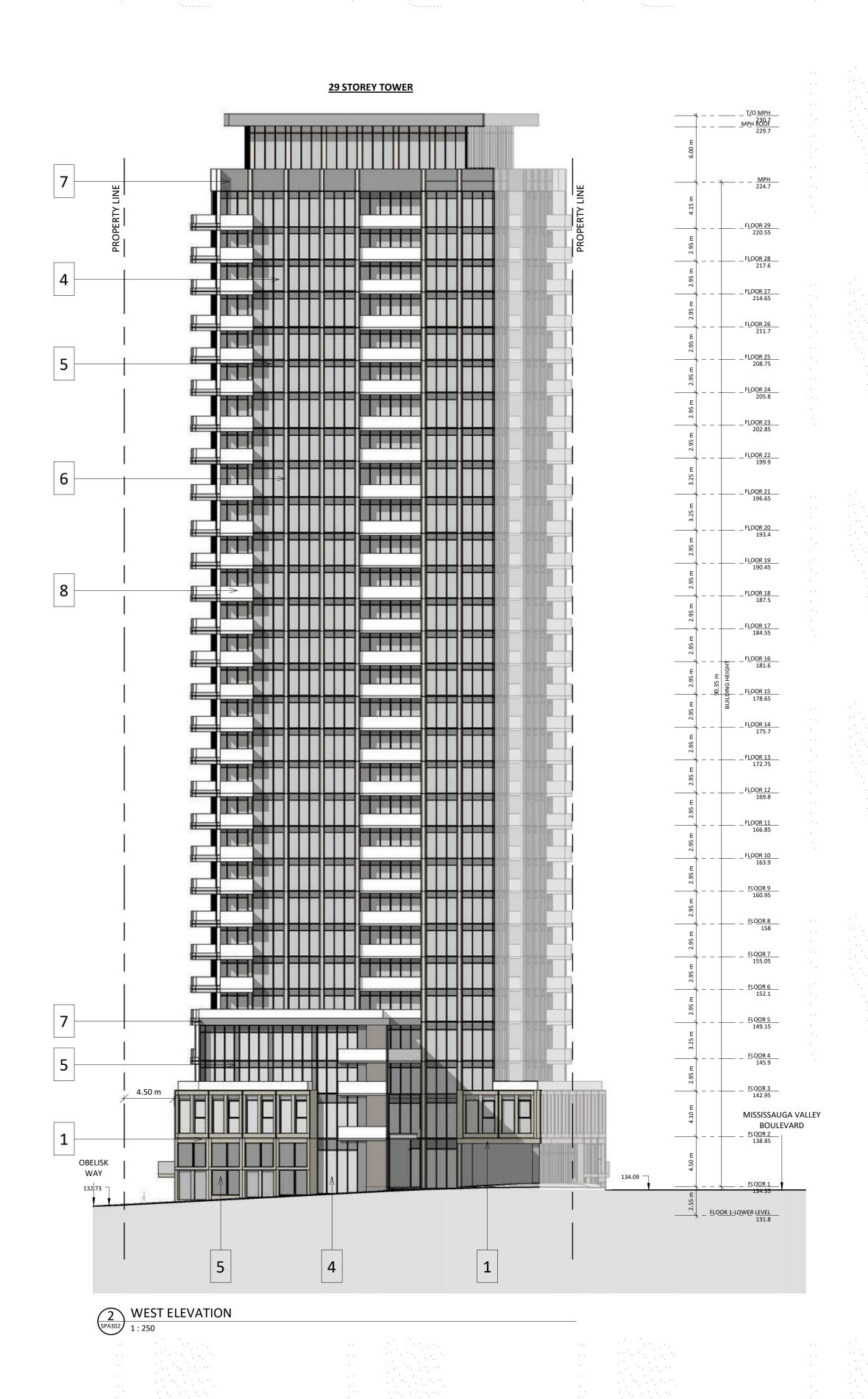
ELEVATIONS

PROJECT NO. 16.286 PROJECT DATE 2018-04-20

PROJECT DA
2018-04-2
DRAWN BY
Author
CHECKED BY

1:250





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Toronto, ON, M3B 2T8
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2 - PRECAST (WHITE)

3 - PRECAST (LIGHT GREY)

4 - CLEAR VISION GLASS

5 - SPANDREL GLASS (DARK GREY)

6 - METAL PANEL (COPPER)
7 - METAL PANEL OR PRECAST (DARK GREY)

8 - GLASS RAILING (TRANSLUCENT)

1 | 2020-05-22 | Issued for Rezoning Submission #1 | L | # | DATE | DESCRIPTION

KANEFF CRESCENT

MISSISSAUGA, ON

ELEVATIONS

PROJECT NO.
16.286

PROJECT DATE
2018-04-20

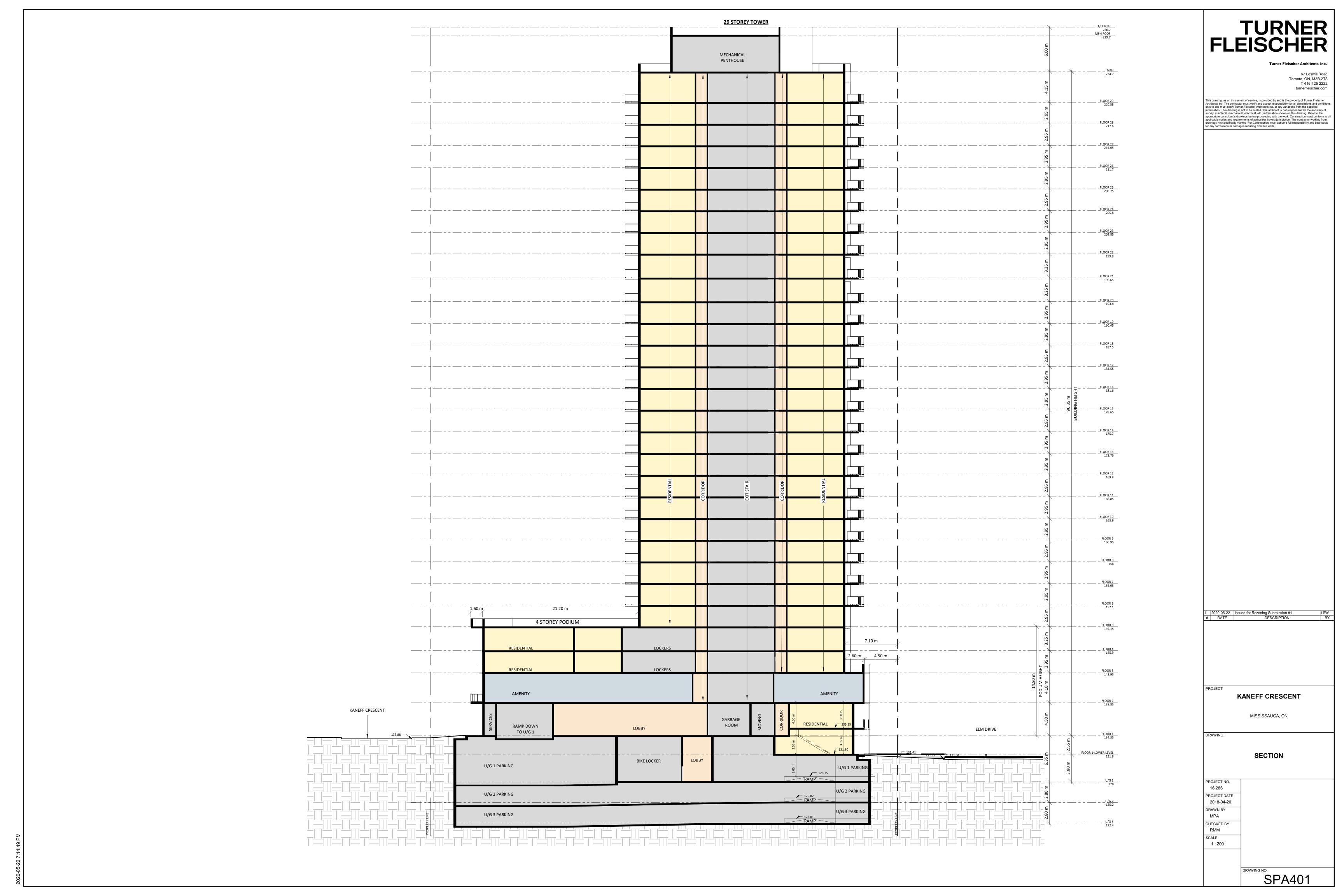
DRAWN BY
Author

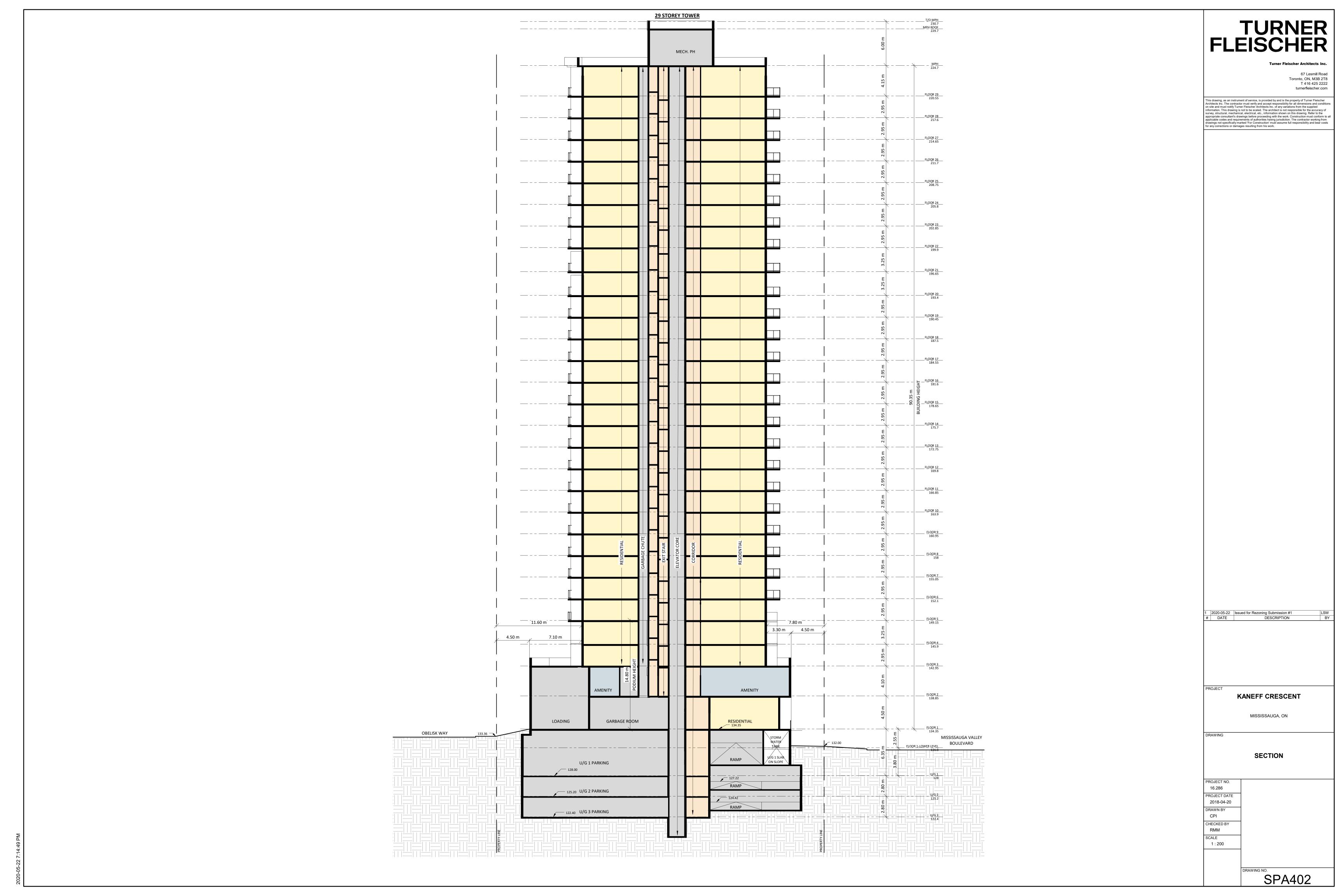
CHECKED BY
RMM

SCALE
1:250

SPA302

20.05.22 7.14.48 PI

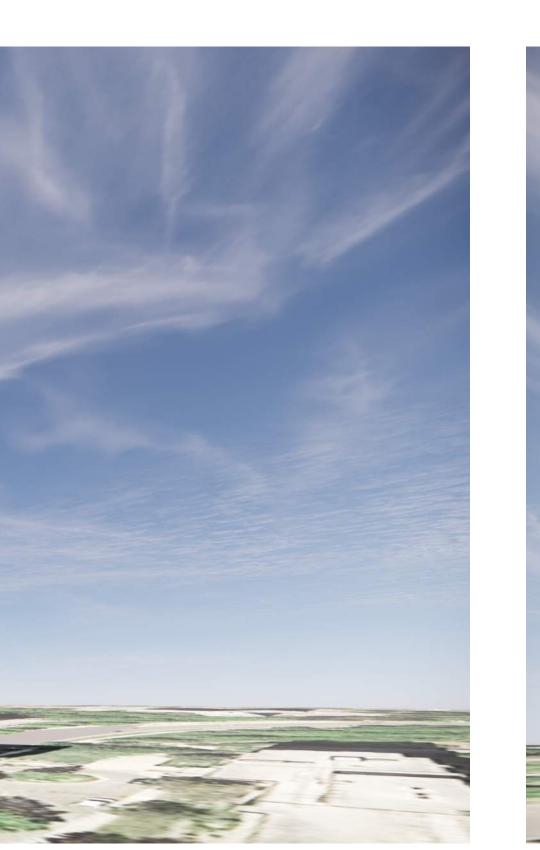






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VIEW LOOKING SOUTH-WEST FROM MISSISSAUGA VALLEY BOULEVARD



VIEW LOOKING NORTH-WEST ON ELM DRIVE



VIEW OF ELM STREET (EAST) ELEVATION



VIEW LOOKING NORTH-EAST FROM KANEFF CRESCENT

1 2020-05-22 Is	ssued for Rezoning Submission #1
# DATE	DESCRIPTION
PROJECT	
	KANEFF CRESCEN
	MISSISSAUGA, ON
DRAWING	
	3D PERSPECTIVES
PROJECT NO.	
16.286	
PROJECT DATE	
2018-04-20	
DRAWN BY	7
Author	
CHECKED BY	7
RMM	
SCALE	⊣



VIEW FROM CORNER OF MISSISSAUGA VALLEY BOULEVARD



VIEW FROM CORNER OF KANEFF CRESCENT AND OBELISK WAY



ELEVATION VIEW FROM ALONG ELM DRIVE



VIEW FROM CORNER OF ELM DRIVE AND OBELISK WAY

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awing, as a misulinien to service, is provided by and is the property of uniter relescine trichlects Inc. The contractor must verify and accept responsibility for all dimensions and cond in site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy urvey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the propriate consultant's drawings before proceeding with the work. Construction must conform pplicable codes and requirements of authorities having jurisdiction. The contractor working fir rawings not specifically marked "For Construction" must assume full responsibility and bear cor any corrections or damages resulting from his work.

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 2020-05-22
 Issued for Rezoning Submission #1
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 #
 DATE
 DESCRIPTION

KANEFF CRESCENT

MISSISSAUGA, ON

3D PERSPECTIVES

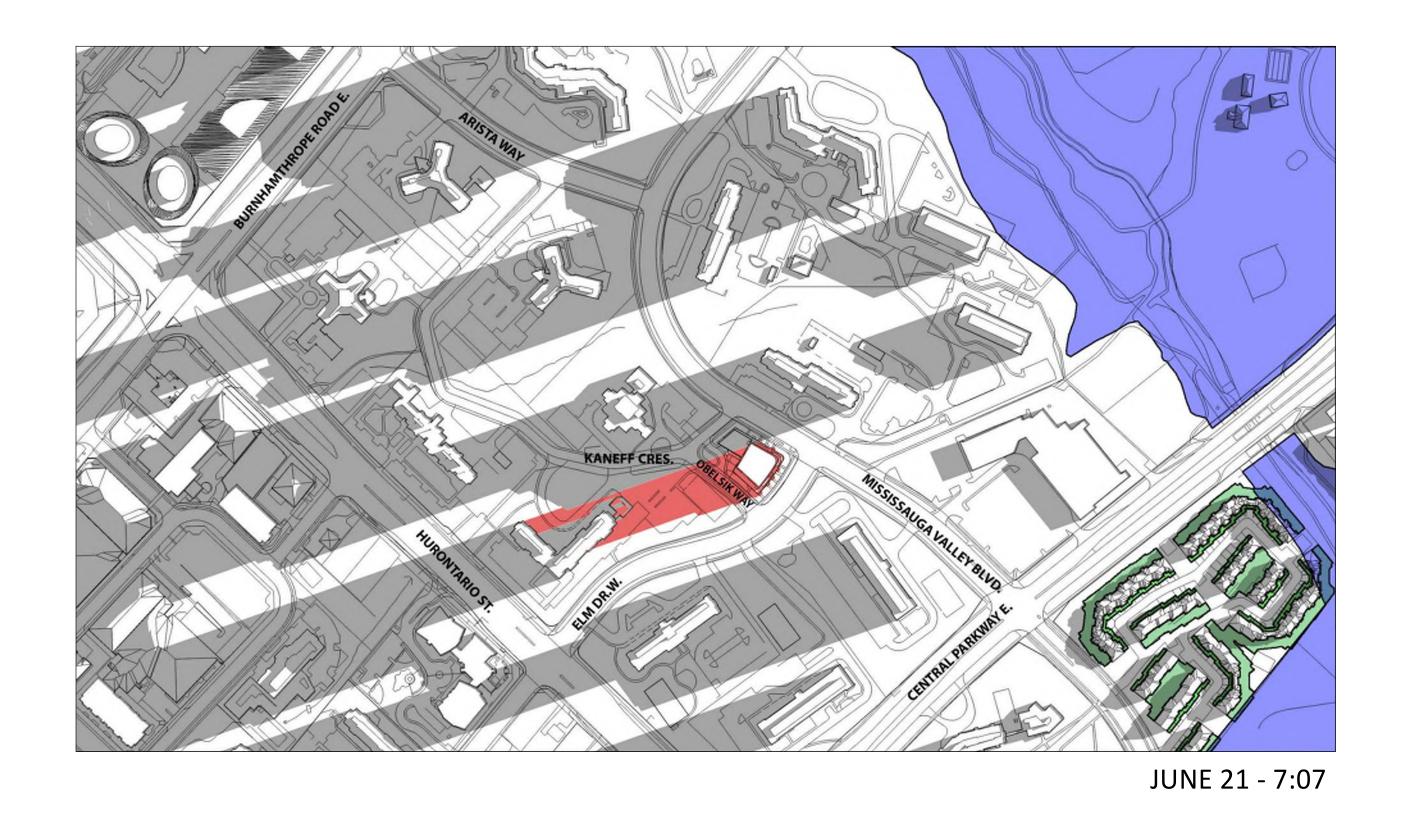
PROJECT NO.
16.286

PROJECT DATE
2018-04-20

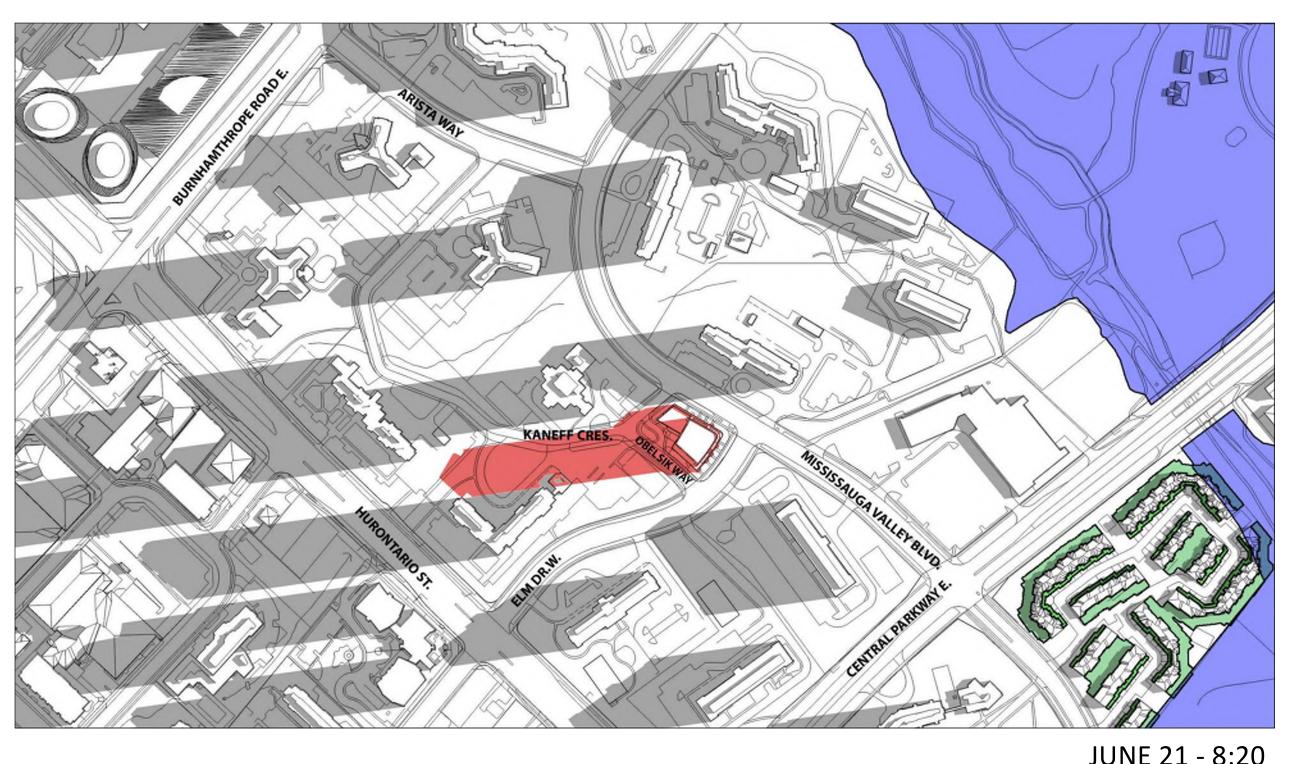
DRAWN BY
Author

CHECKED BY
RMM

JUNE 21 - 5:37







PROJECT

KANEFF CRESCENT

MISSISSAUGA, ON

DRAWING

SHADOW STUDIES

PROJECT NO. 16.286
PROJECT DATE 2018-04-20
DRAWN BY MPA CHECKED BY RMM
SCALE
As Indicated

N SPA901

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CONTEXT SHADOW

PROPOSED DEVELOPMENT

3.0m NO IMPACT ZONES

7.5m NO IMPACT ZONES

PUBLIC OPEN SPACES,

GREEN LANDS

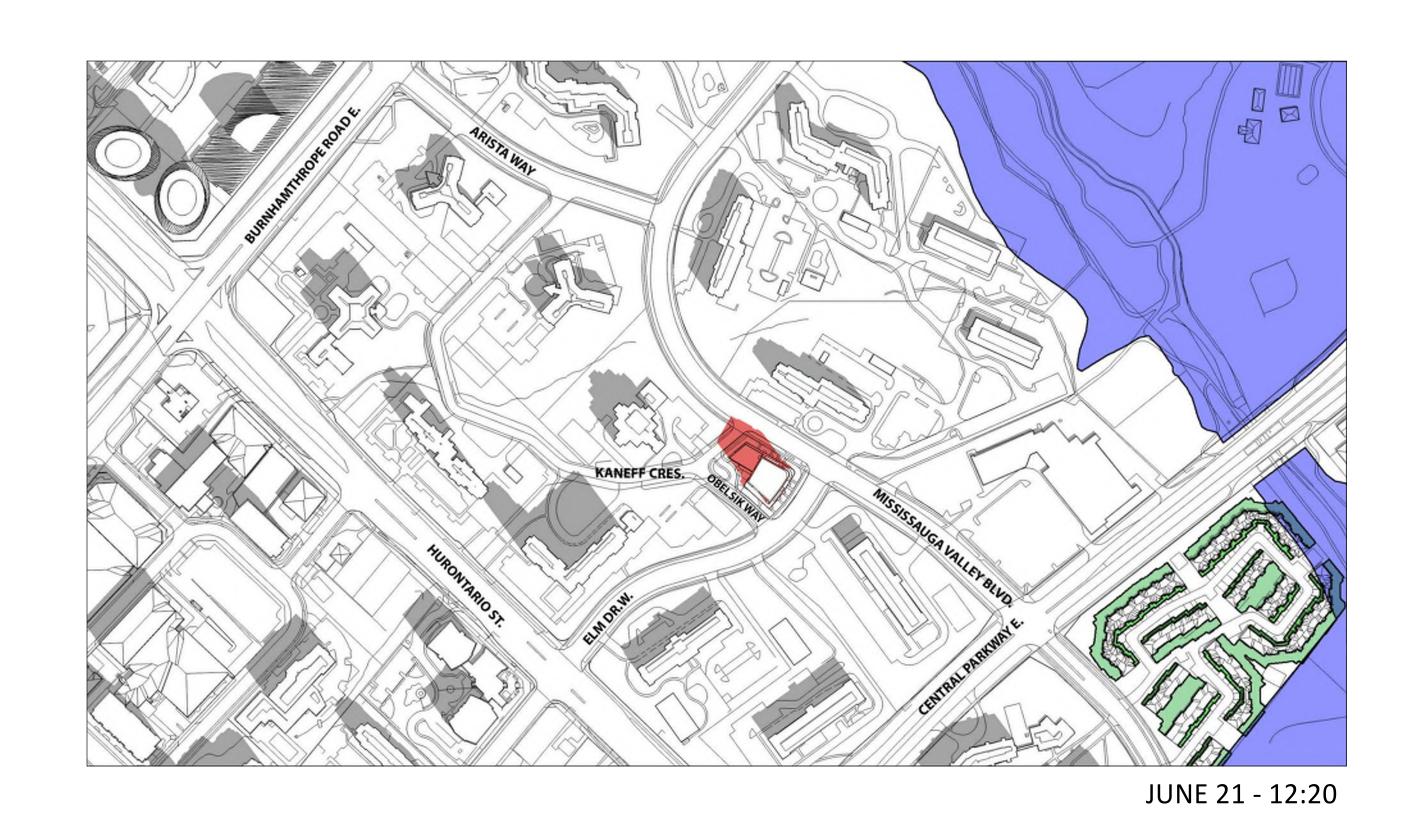
67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

JUNE 21 - 7:20

JUNE 21 - 9:20

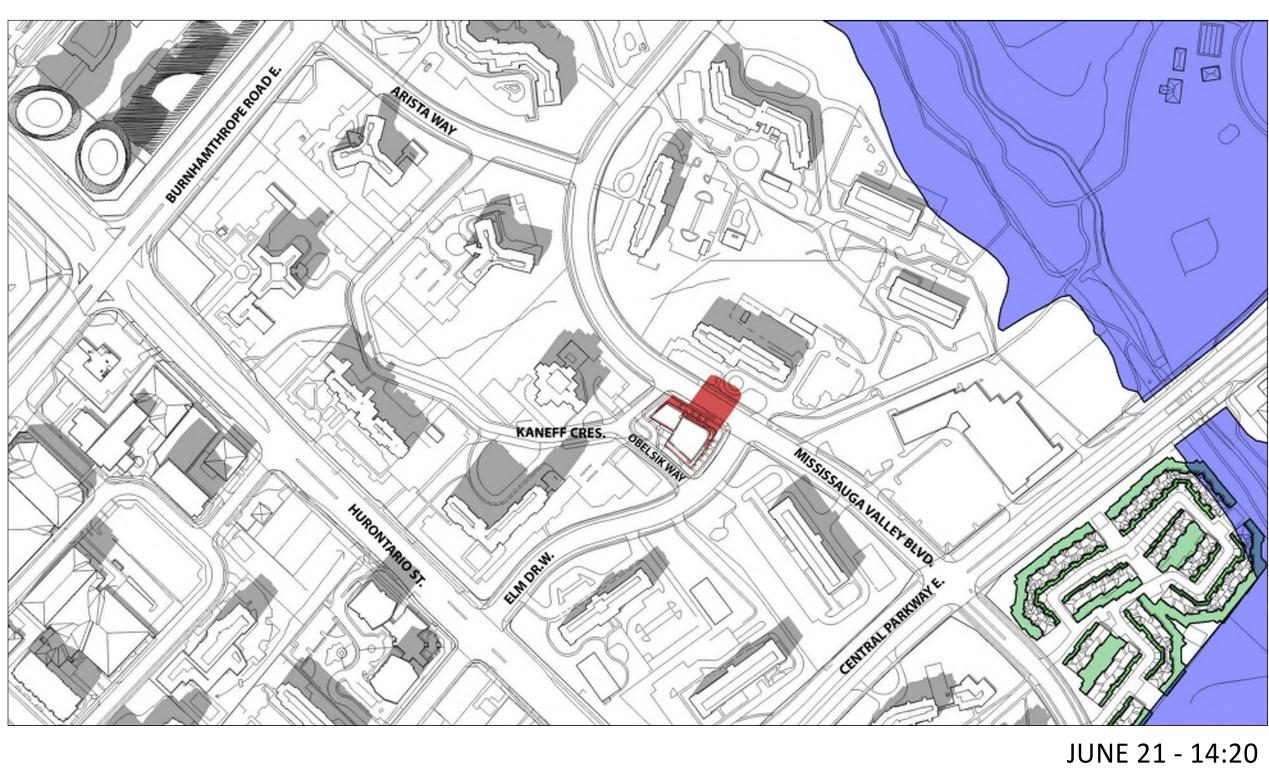


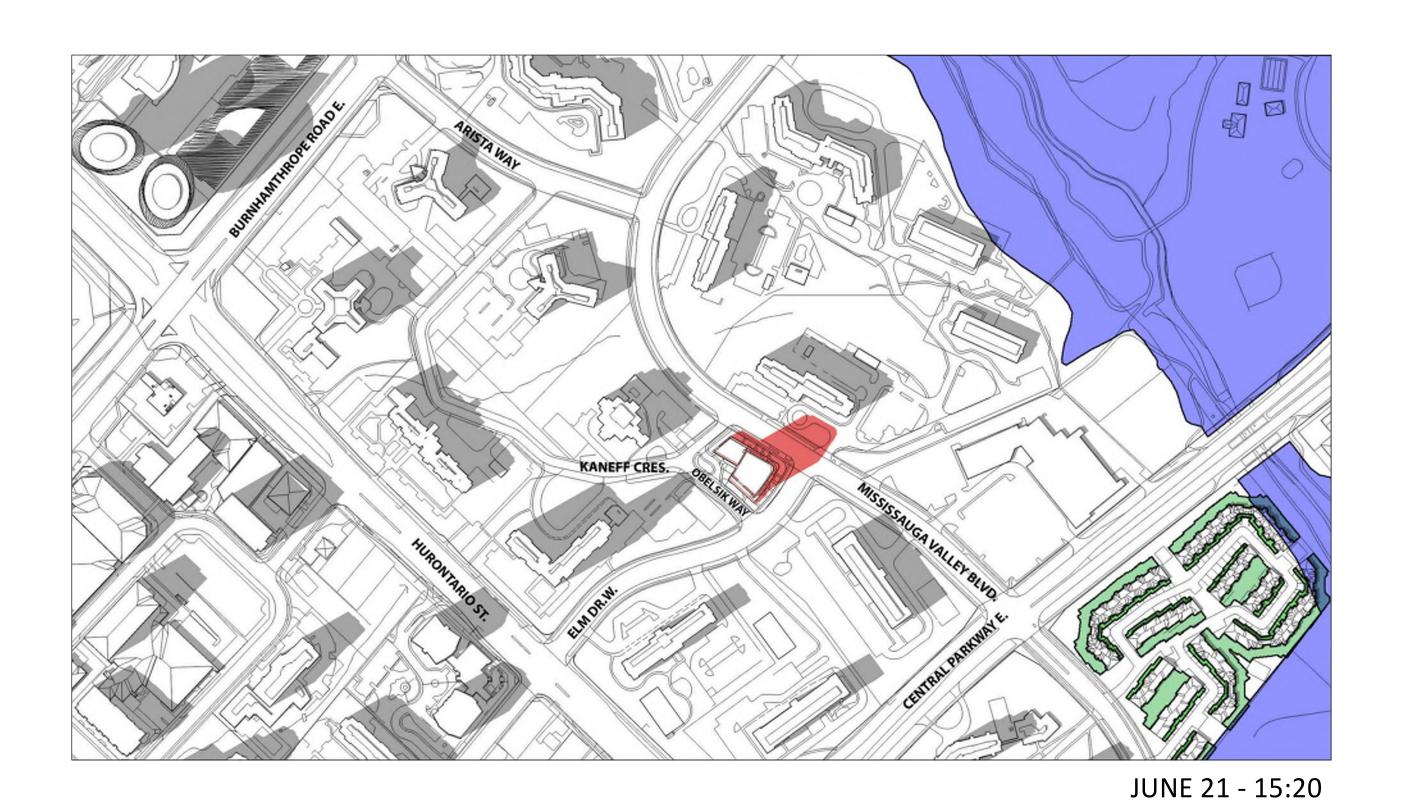




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JUNE 21 - 13:20







PUBLIC OPEN SPACES, GREEN LANDS KANEFF CRESCENT MISSISSAUGA, ON **SHADOW STUDIES** PROJECT NO. 16.286 PROJECT DATE 2018-04-20 **SPA903**

TURNER FLEISCHER

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CONTEXT SHADOW

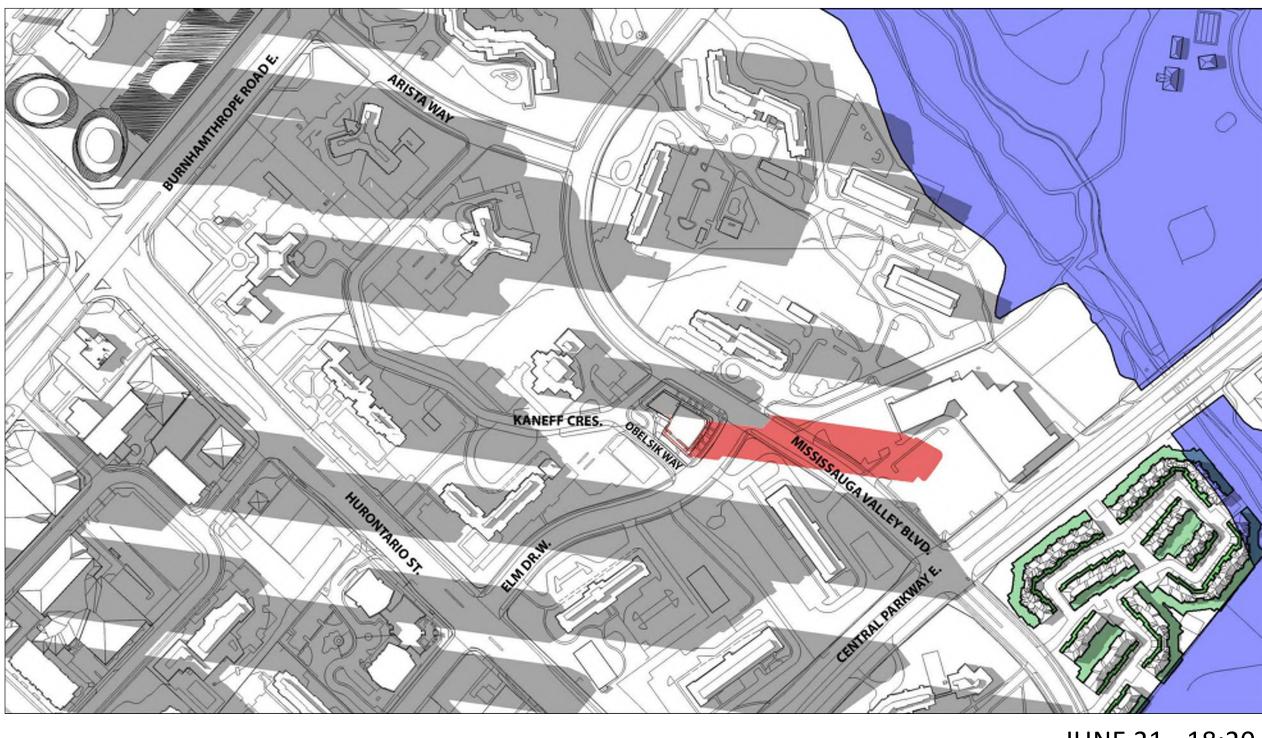
PROPOSED DEVELOPMENT

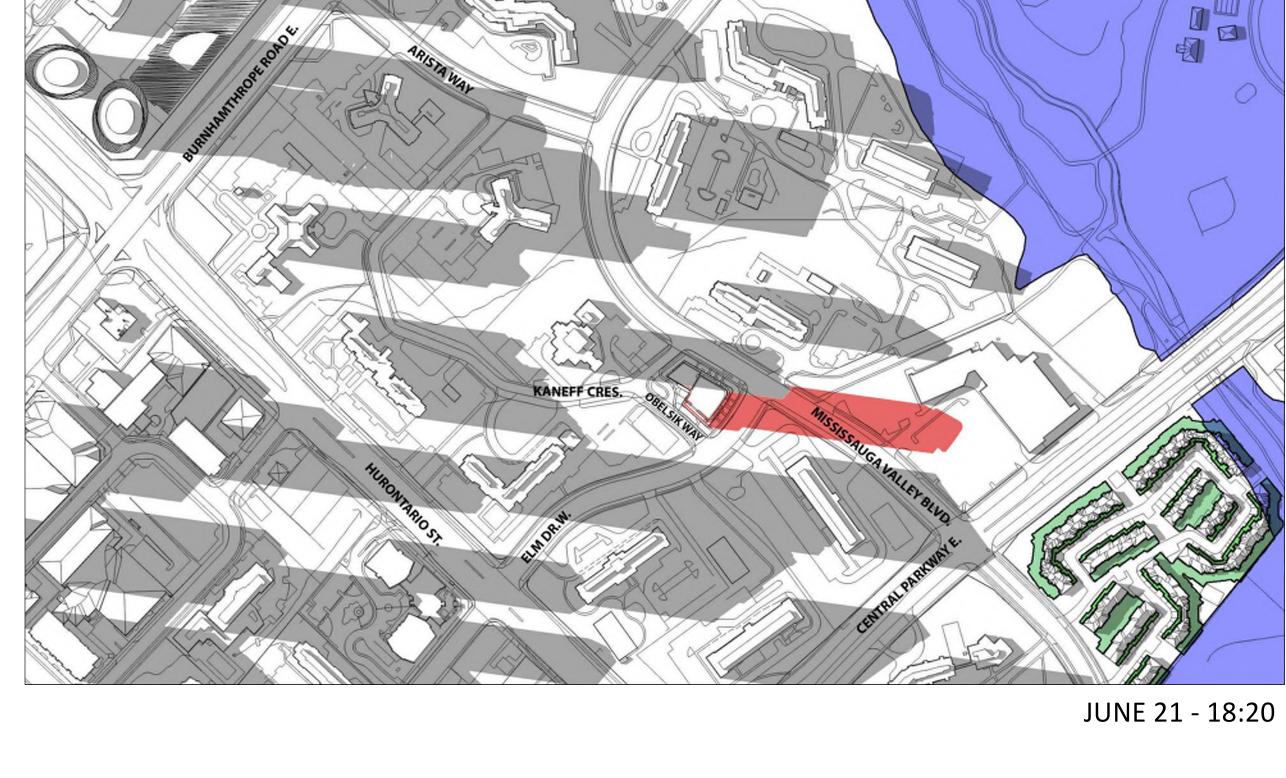
3.0m NO IMPACT ZONES

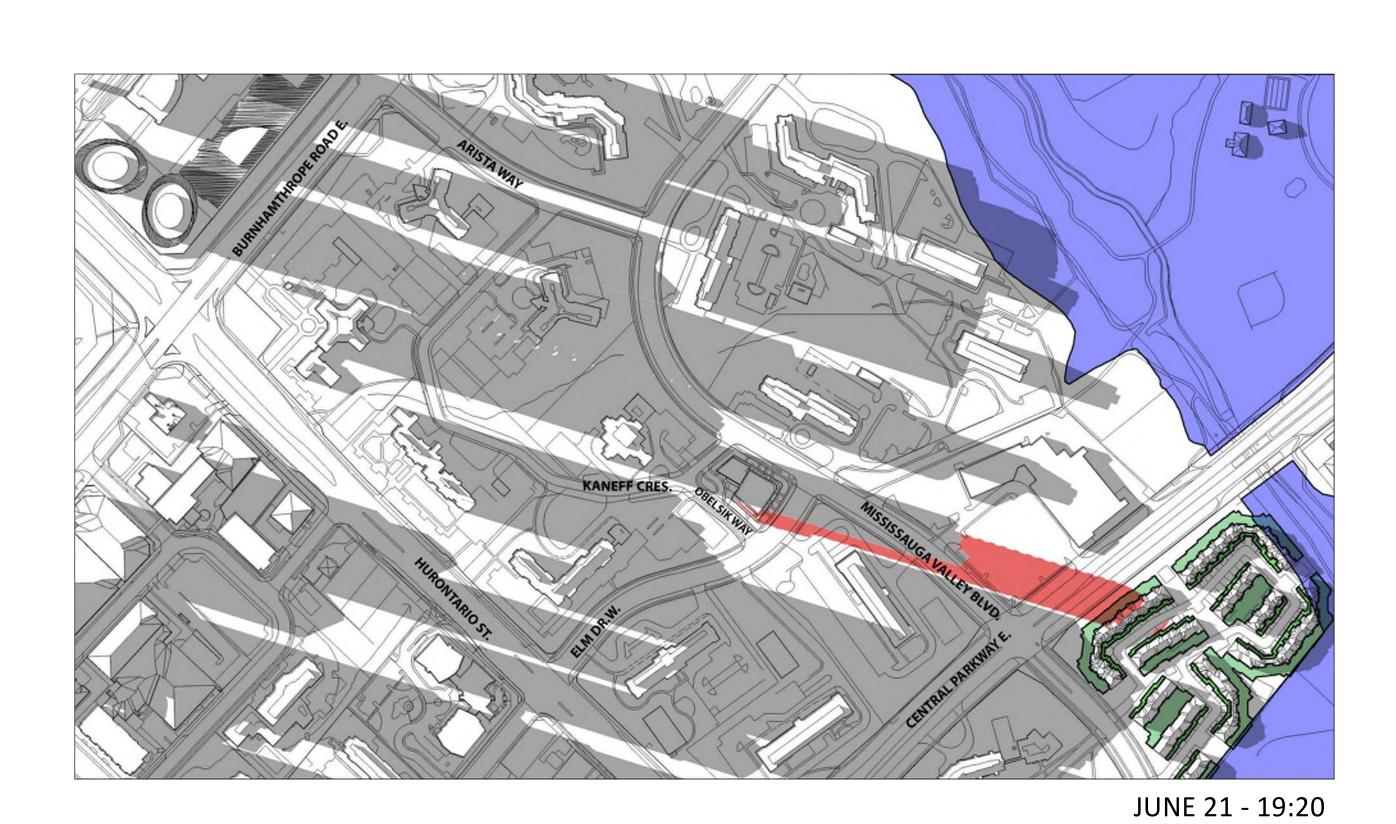
7.5m NO IMPACT ZONES

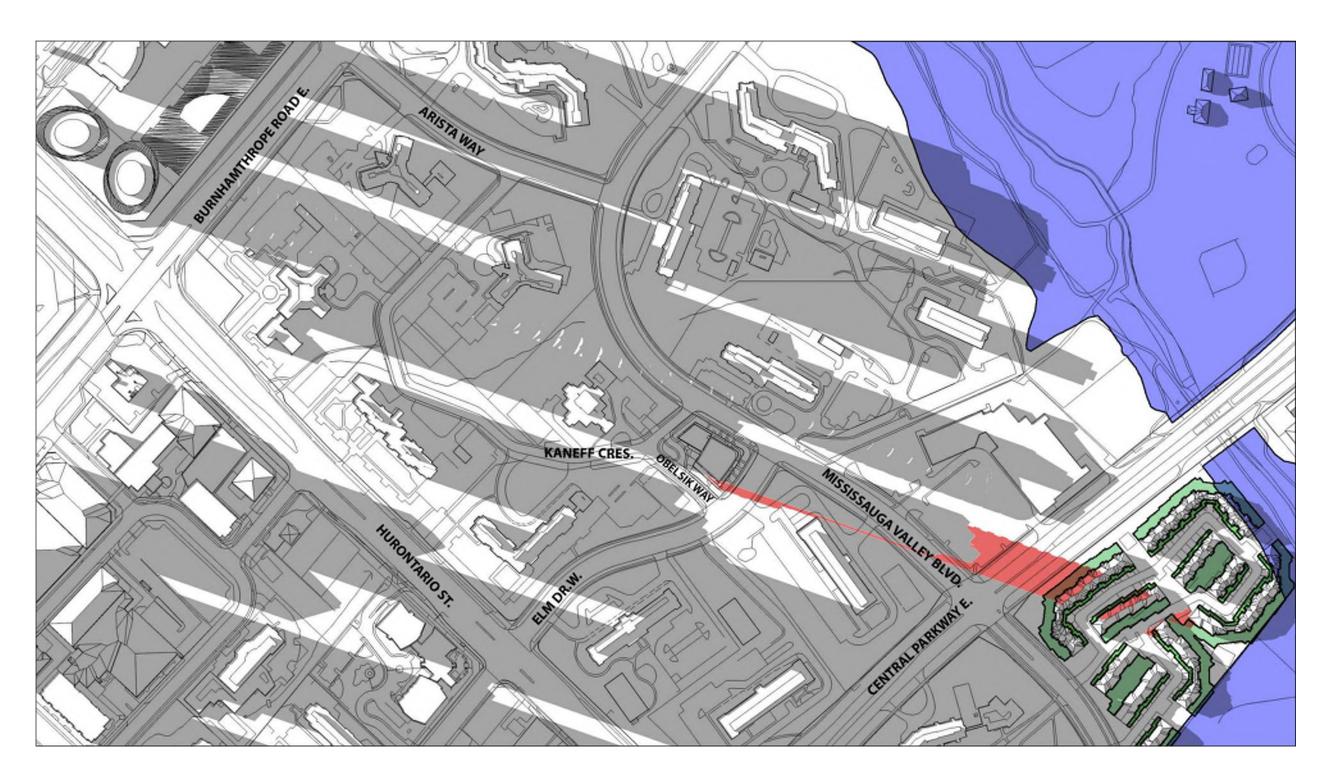
67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

JUNE 21 - 17:20

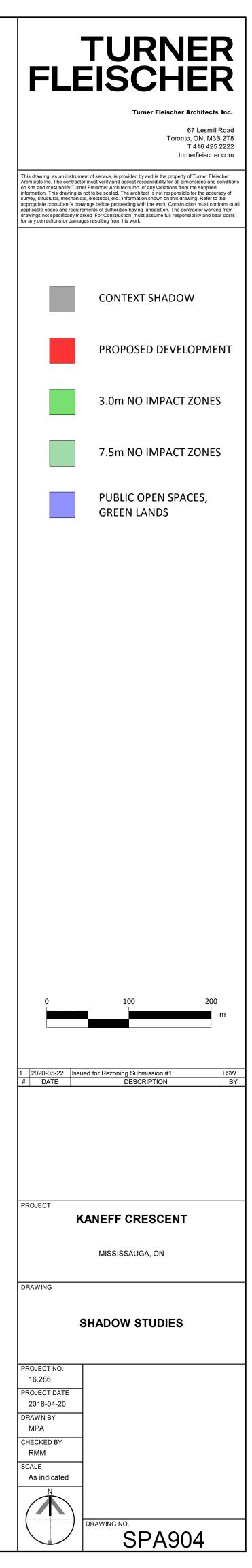








JUNE 21 - 19:33





JUNE 21 - 21:03



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CONTEXT SHADOW

PROPOSED DEVELOPMENT

3.0m NO IMPACT ZONES

7.5m NO IMPACT ZONES

PUBLIC OPEN SPACES, GREEN LANDS

 1
 2020-05-22
 Issued for Rezoning Submission #1

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 DATE
 DESCRIPTION

KANEFF CRESCENT

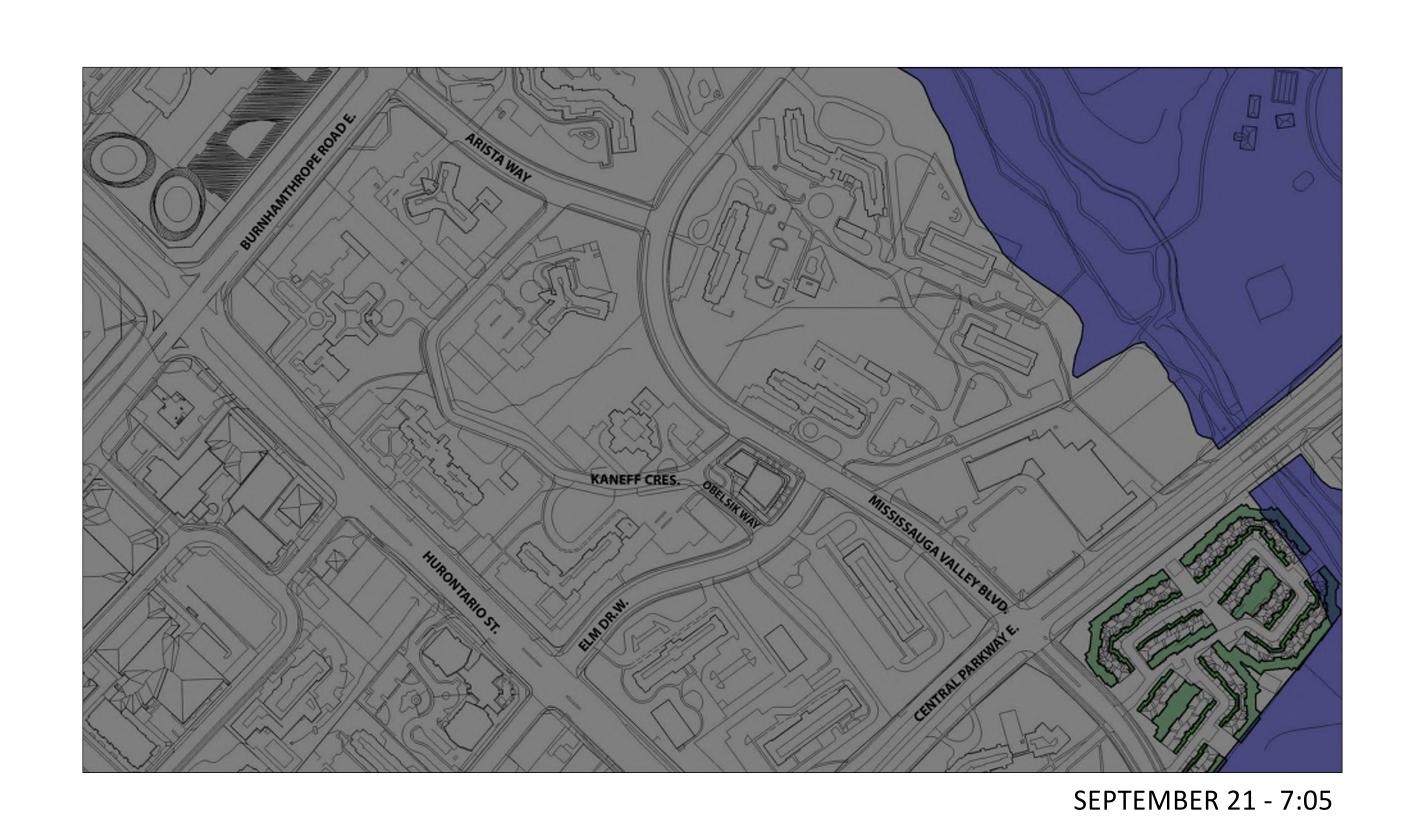
MISSISSAUGA, ON

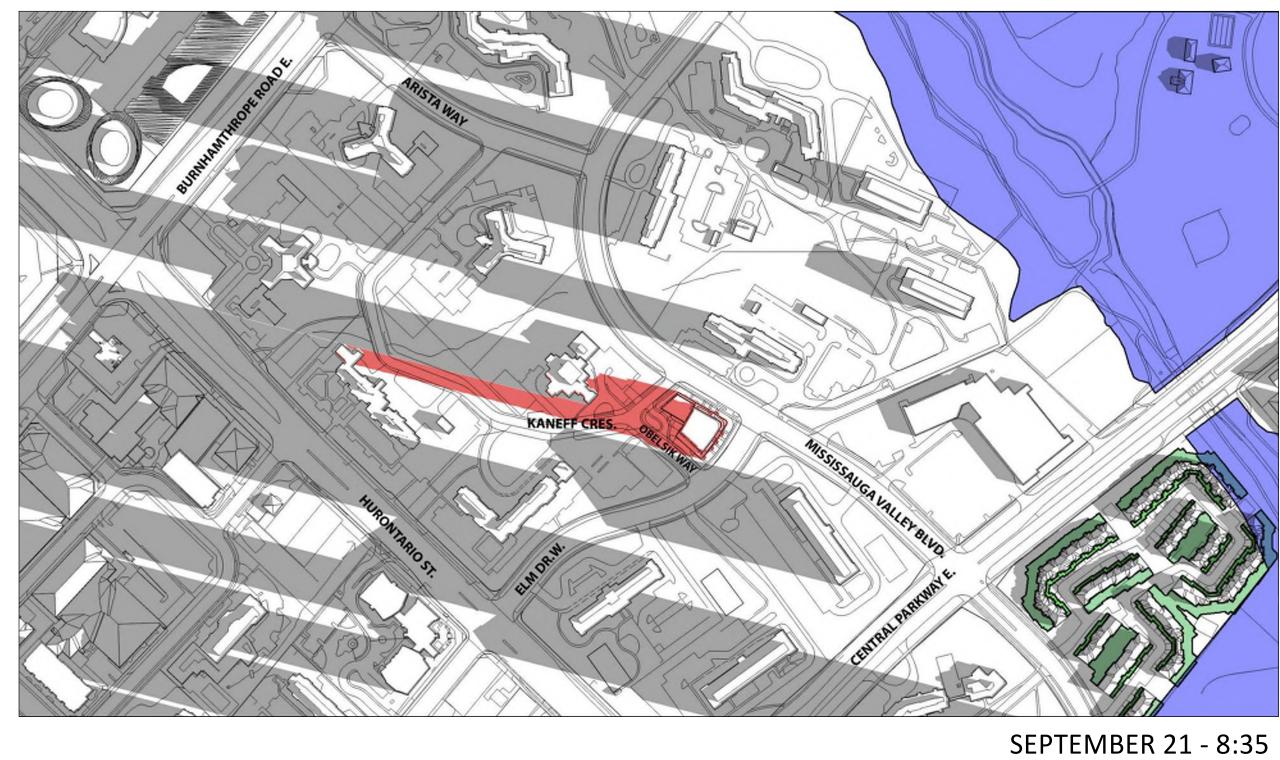
SHADOW STUDIES

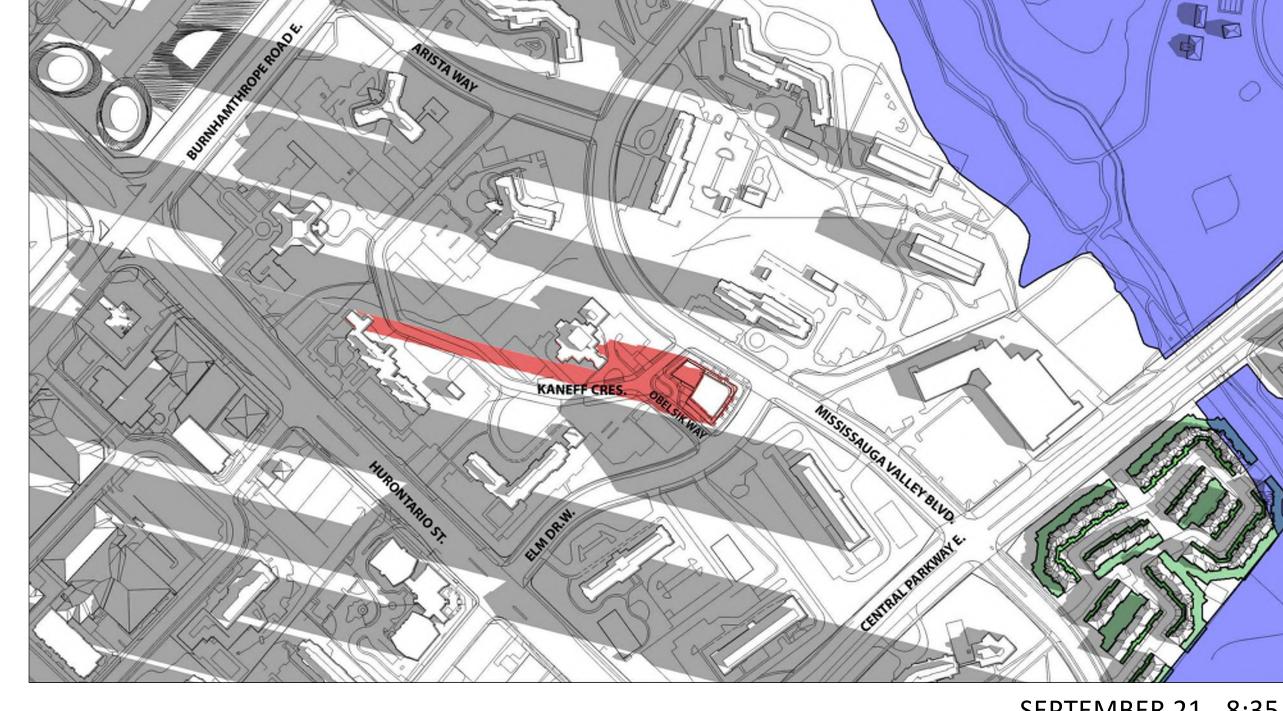
16.286 PROJECT DATE 2018-04-20 DRAWN BY
MPA CHECKED BY RMM

As indicated

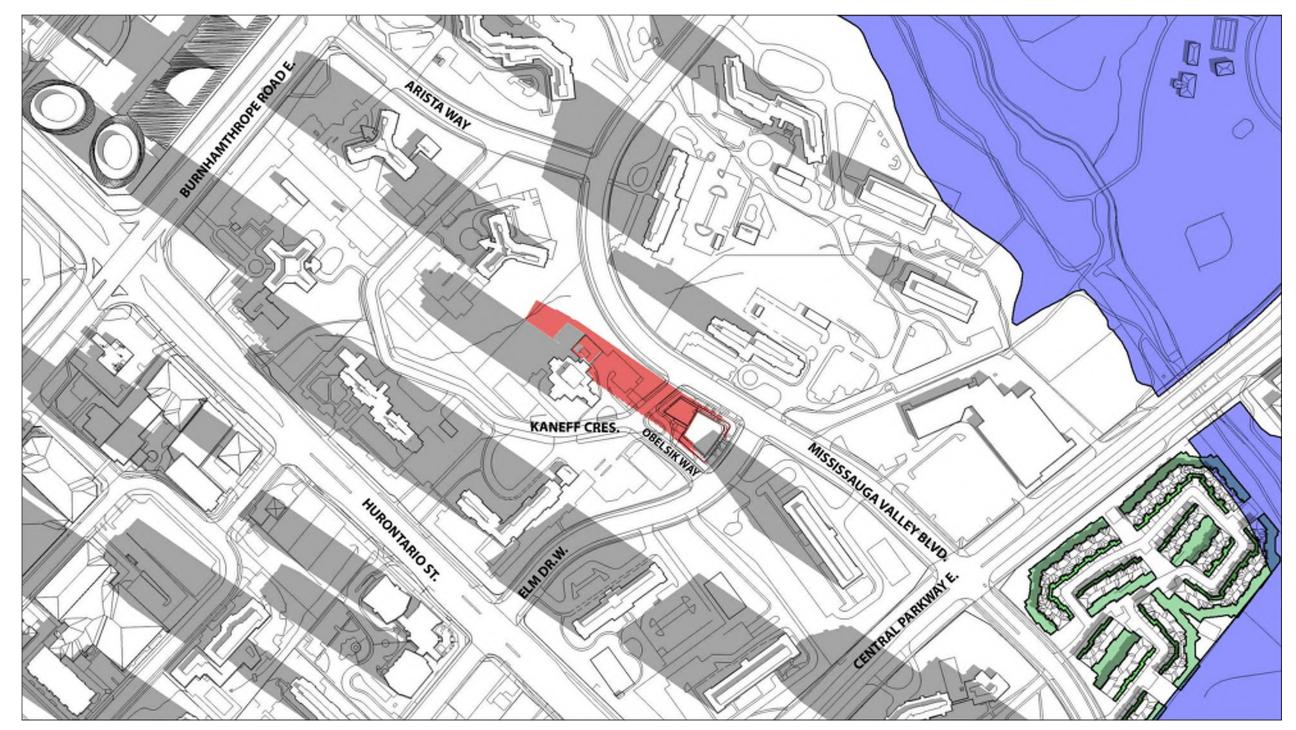
PROJECT NO.











KANEFF CRESCENT MISSISSAUGA, ON **SHADOW STUDIES** SEPTEMBER 21 - 10:12 PROJECT NO. 16.286 PROJECT DATE 2018-04-20 DRAWN BY CHECKED BY SPA906

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CONTEXT SHADOW

PROPOSED DEVELOPMENT

3.0m NO IMPACT ZONES

7.5m NO IMPACT ZONES

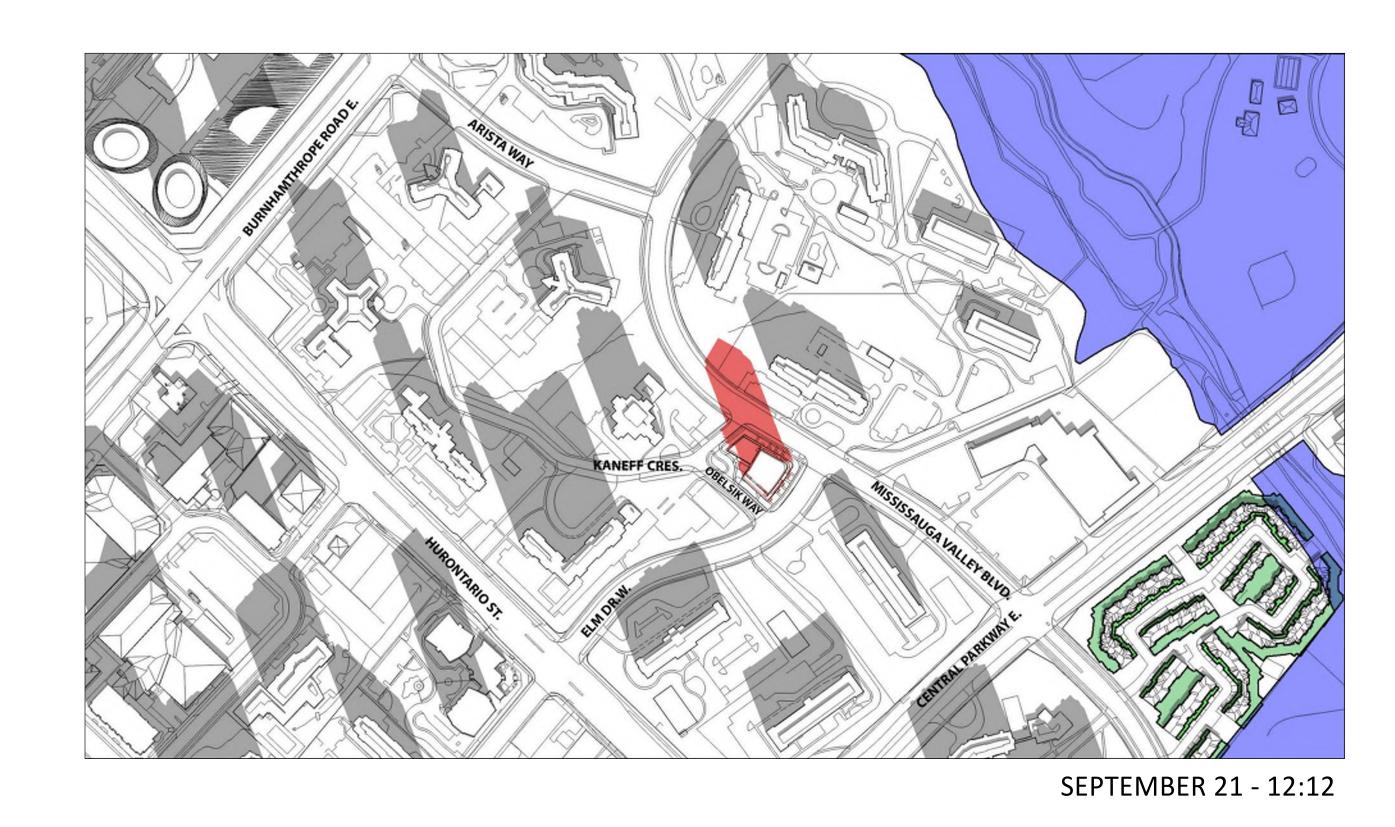
PUBLIC OPEN SPACES,

GREEN LANDS

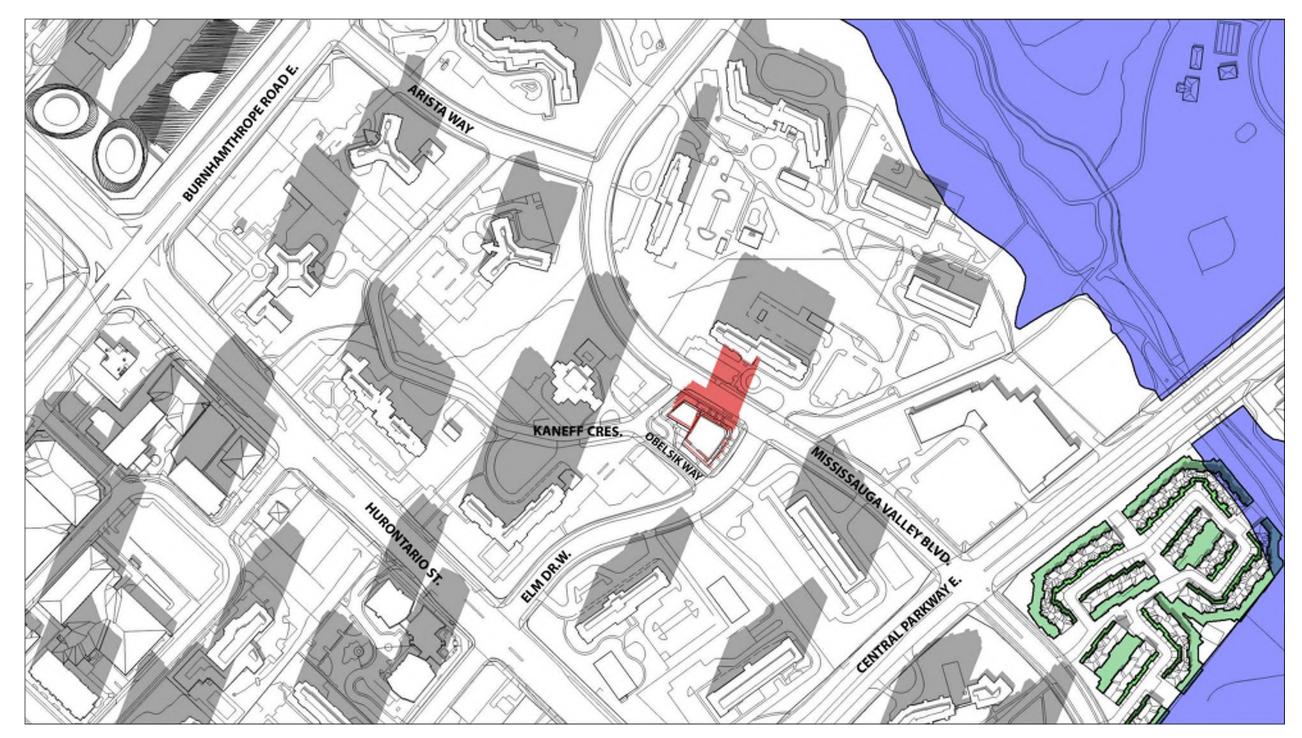
67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

SEPTEMBER 21 - 9:12

SEPTEMBER 21 - 11:12







PROJECT

KANEFF CRESCENT

MISSISSAUGA, ON

DRAWING

SHADOW STUDIES

SEPTEMBER 21 - 14:12

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As indicated

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SPA 90 7

TURNER FLEISCHER

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CONTEXT SHADOW

PROPOSED DEVELOPMENT

3.0m NO IMPACT ZONES

7.5m NO IMPACT ZONES

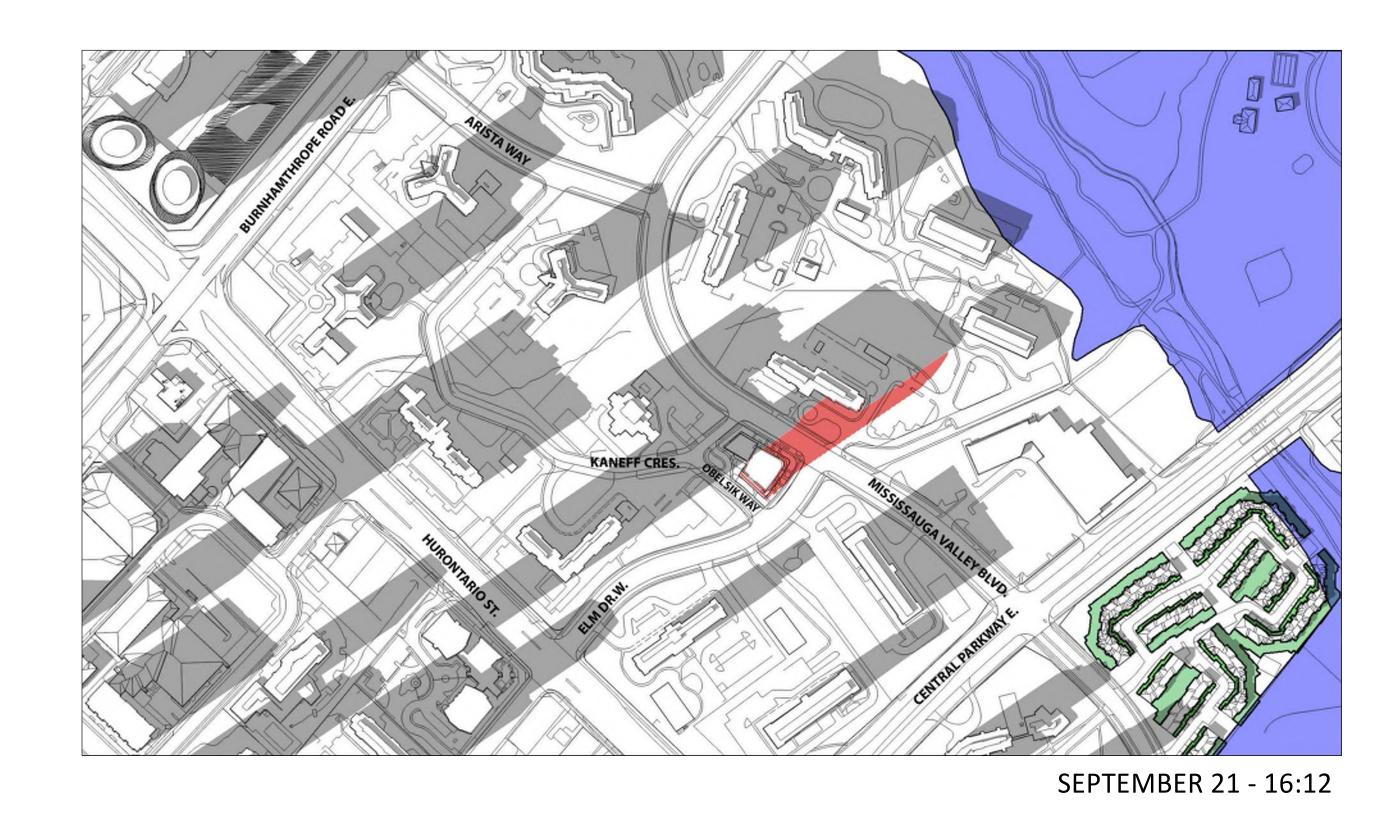
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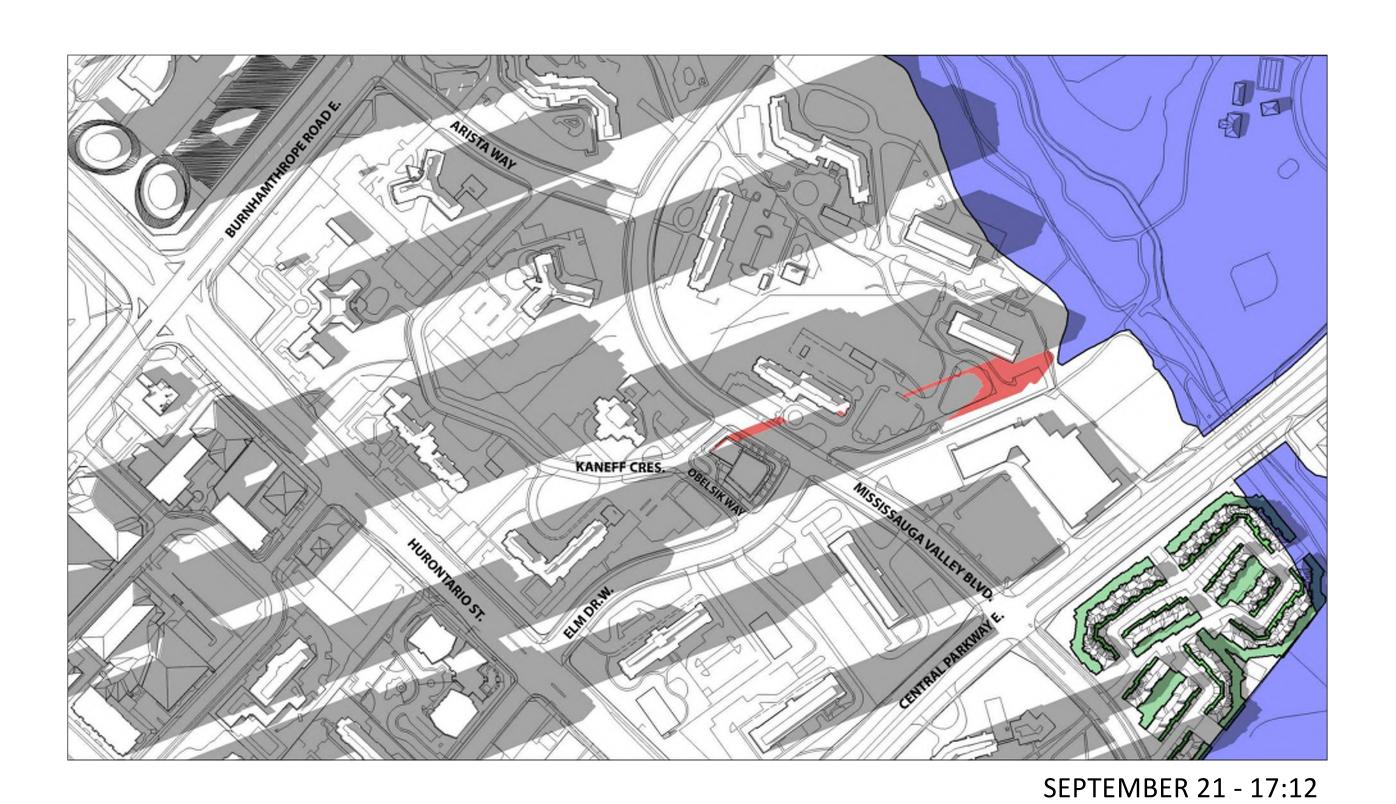
GREEN LANDS

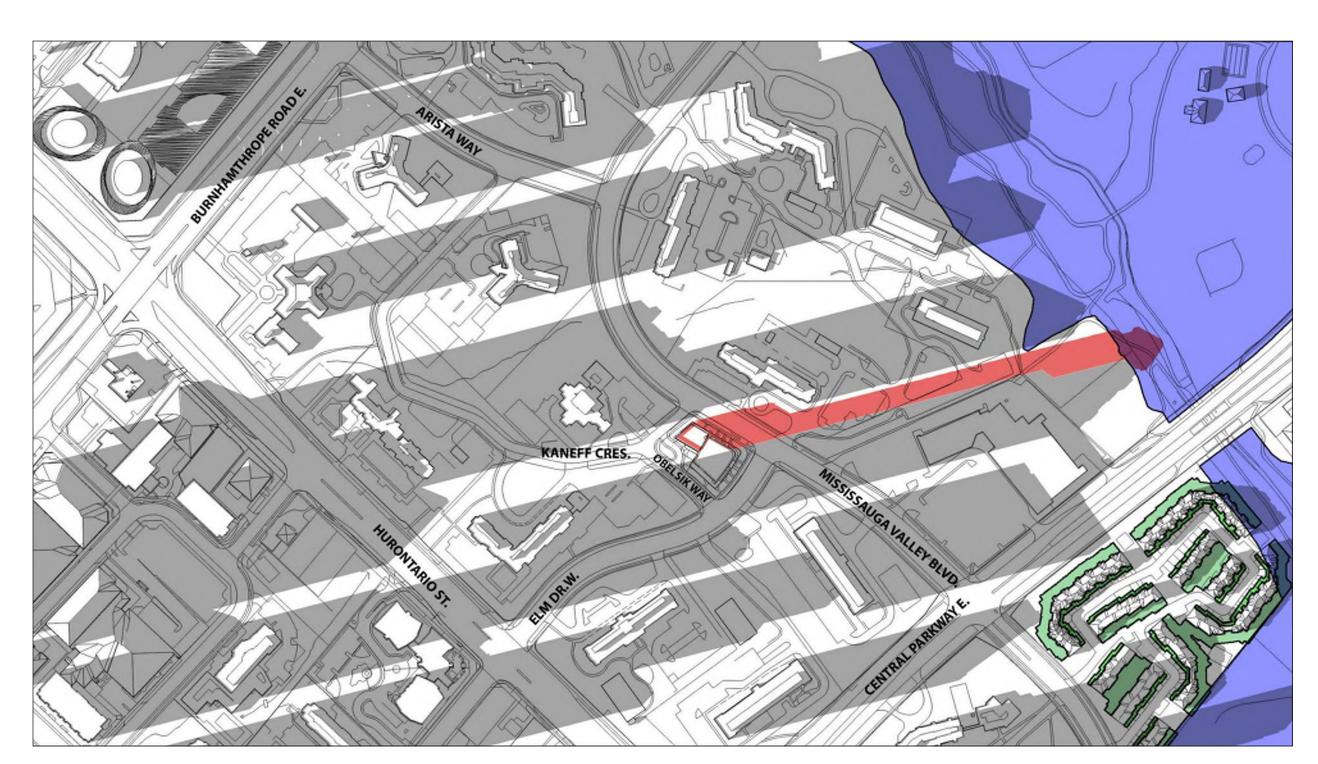
67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

SEPTEMBER 21 - 13:12

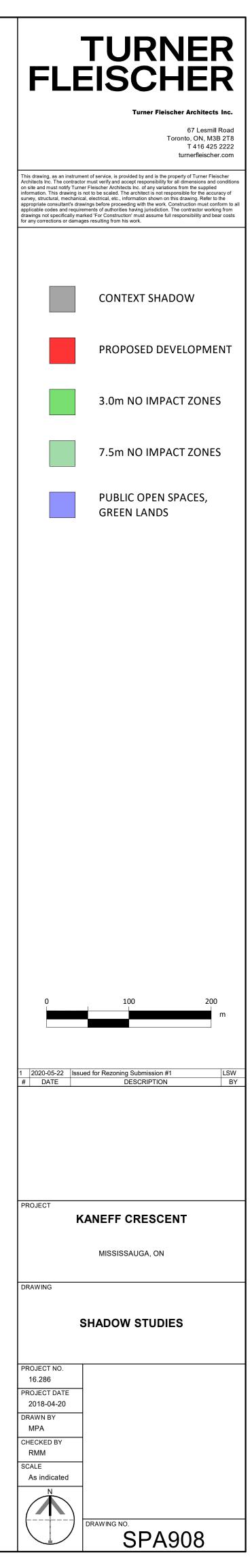
SEPTEMBER 21 - 15:12







SEPTEMBER 21 - 17:48





SEPTEMBER 21 - 19:18



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CONTEXT SHADOW

PROPOSED DEVELOPMENT

3.0m NO IMPACT ZONES

7.5m NO IMPACT ZONES

PUBLIC OPEN SPACES, GREEN LANDS

1 | 2020-05-22 | Issued for Rezoning Submission #1 | # | DATE | DESCRIPTION

KANEFF CRESCENT

MISSISSAUGA, ON

DRAWING

SHADOW STUDIES

PROJECT NO.
16.286
PROJECT DATE

2018-04-20

DRAWN BY

MPA

CHECKED BY

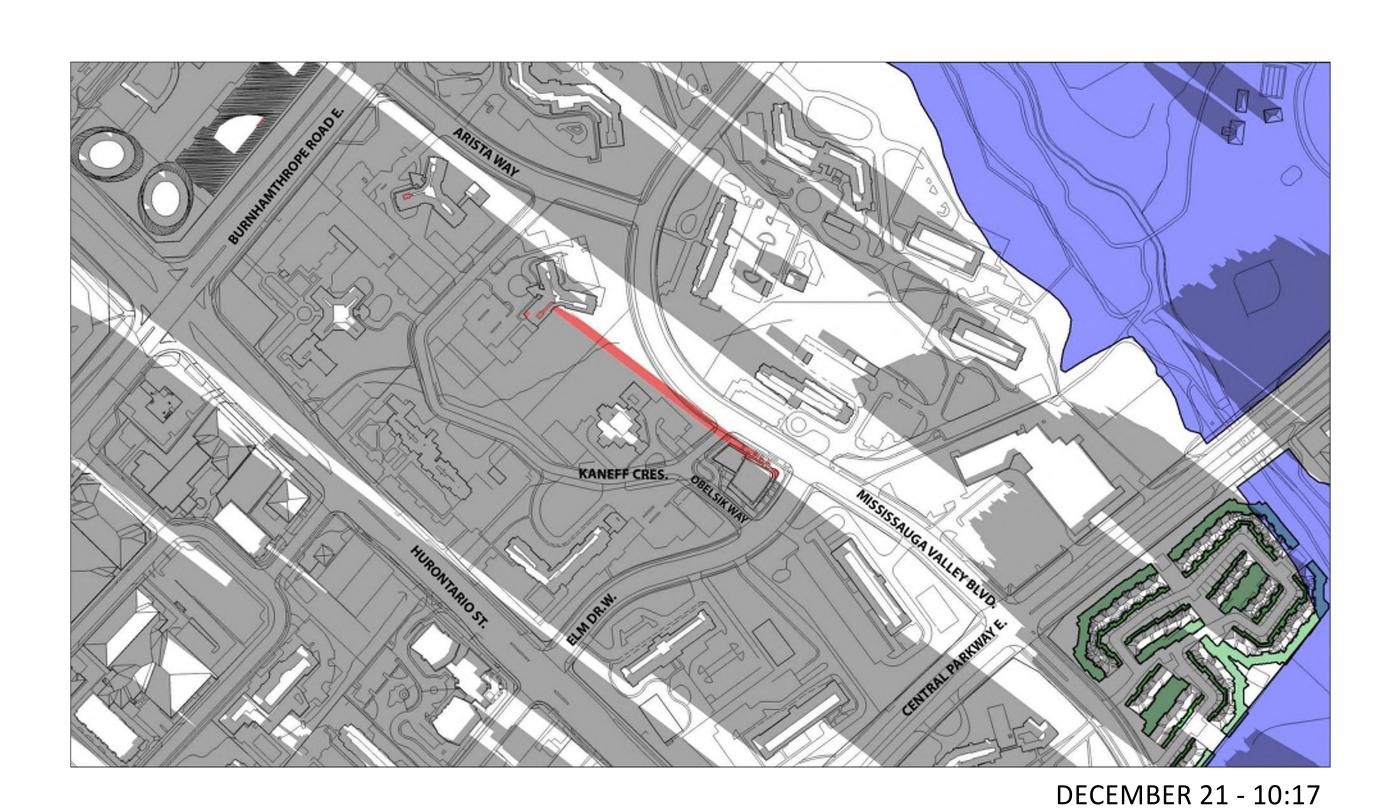
RMM

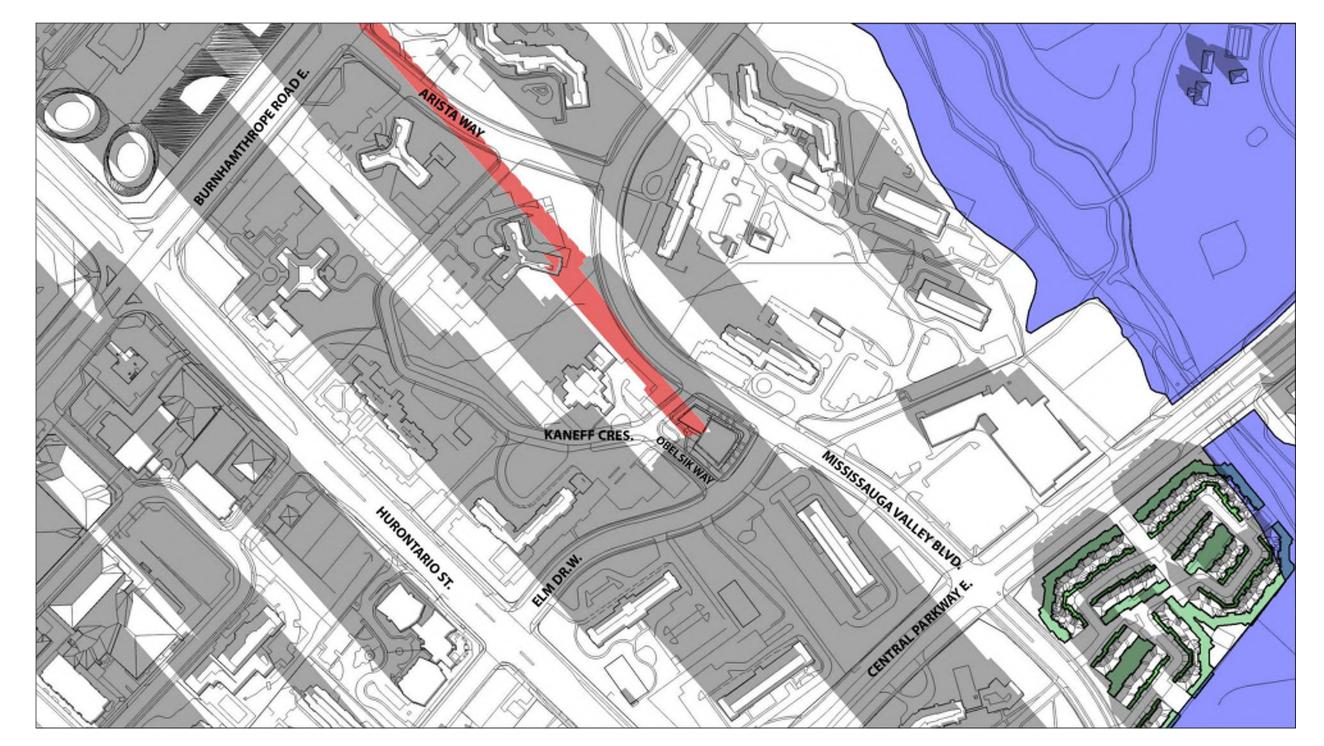
RMM SCALE As indicated

DRAWING NO.

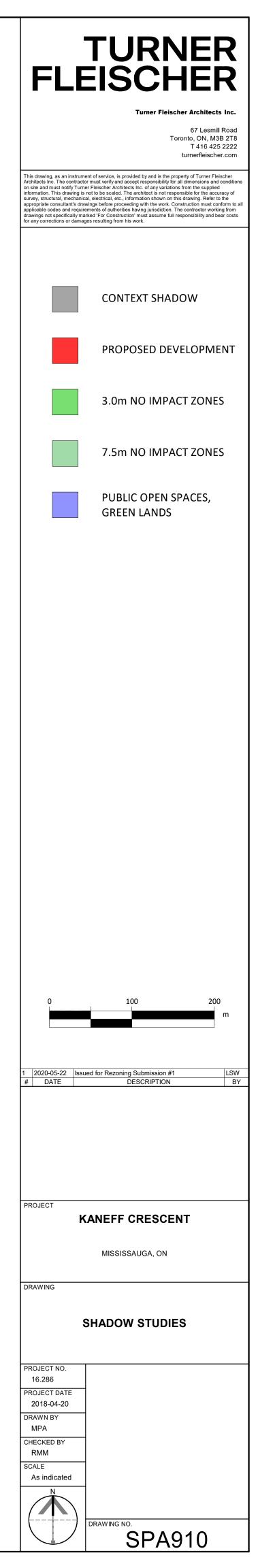


DECEMBER 21 - 9:19





DECEMBER 21 - 11:17



DECEMBER 21 - 12:17

DECEMBER 21 - 13:17





DECEMBER 21 - 15:15

