



October 13<sup>th</sup>, 2022

**Mississauga, Ontario, Canada**

**Project:** 3016 – 3022 Kirwin Avenue  
Proposed 8 Storey Rental Building  
**Project No:** 20009  
**Re:** OPA/ZBA submission

Dear Staff,

KFA is the architectural consultant for FBH Group, the owner of the property municipally known as 3016 – 3022 Kirwin Avenue, Mississauga (herein referred to as the 'subject property'). The enclosed materials have been prepared in support of our application for an Official Plan and Zoning By-law Amendment, pursuant to discussions with City Staff.

The subject property is located at the intersection of Dundas Street East and Kirwin Avenue in Mississauga. The subject property is generally rectangular in shape and has a gross site area of approximately 6,385 square meters (68,730 sq. ft.) with approximately 50.3 meters of frontage on Kirwin Ave and Lot depth of 131.4 meters. The subject property is legally described as follows:

All of lots 27 to 30 Registered Plan No. C – 14 and Part of Lot 5  
Registered Plan TOR – 12 and Part of Lot 15 Concession 1, North  
of Dundas Treet City of Mississauga Regional Municipality of Peel

The owner of the subject property is proposing to redevelop the site with an 8-storey rental apartment building, providing 148 units and 2 levels of below-grade parking consisting of 172 parking spaces. The below list provides a summary of low impact design features as per the City of Mississauga, Green Development Standards, that was provided by the planning staff.

### Green Roof as part of low impact design

The design determines 466 sq. m of roof under green roof; which is about 12% of the total landscape area of the building. Green living roofs consists of a layer of soil with vegetation on top of flat/ sloped roof. It increases energy efficiency, storm water absorption, reduce heat island effects; provides aesthetic value and recreational opportunities (Refer Roof Plan - A112).

### Pedestrian comfort

The design provides sidewalks with pavers. The edges of these sidewalks are landscaped; providing shaded pathways aimed for pedestrian comfort. The air exhausts and air intake routes are located away from these pathways for comfortable pedestrian movement (Refer Ground Floor Plan A103). The pathways are designed to be continuous and universally accessible.

### Permeable Pavements

Pedestrian pathways are paved with permeable surfaces; which allow rain water infiltration (Refer Ground Floor Plan A103).

### Landscaped Areas

The design determines 912 sq. m and 760 sq. m under soft landscape and hard landscape respectively. These areas employ storm water retention technologies. These help in retaining and improving water quality prior to releasing back into the system.

### Building Lighting

The exterior light fixtures on the building and site are installed to prevent glare or even intrude onto the neighboring properties.

### Bird-friendly glazing

The building is designed with bird friendly glazing with a density pattern ranging between 10 to 28 cm. The openings with glass on first three floors (10.5 m) of the building on all sides will have bird friendly glazing to prevent bird collisions (Refer elevations A201 - A204). Please do not hesitate to contact me with any questions or comments.

Yours truly,



Kosta Derbish, BURPI, MUD  
Planner and Urban Designer  
**KFA Architects and Planners**