

RECEIVED

February 12, 2021

REGION OF PEEL

OFFICE OF THE REGIONAL CLERK

From: Domenic Cerrone <dcerrone@kaneff.com>

Sent: February 12, 2021 11:14 AM

To: ZYG-RegionalClerk <zzyg-regionalclerk@peelregion.ca>

Cc: DOM [REDACTED]

Subject: Keystone by Kaneff - 202 Burnhamthorpe Road East Development

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

To whom this may concern,

My name is Domenic Cerrone and I work for Kaneff Properties. I am writing to request a review of our Development charges payment for the above-mentioned project.

We have been working with Christina and Maggie at the Region of Peel to request a reduction/refund of our D/C payment as per the attached Invoices.

Christina and Maggie have been very accommodating in working with us to try and facilitate this refund only to recently advise us that they are not authorized to approve this refund and we should escalate this matter to your attention.

I would like to explain the confusion that occurred which triggered the increase. On October 16, 2020 (see attached invoice) the City of Mississauga supplied us with an invoice for the DC's and the cash in lieu of parks amount which included the section for the Region of Peel D/C's. At the top of the invoice, there is a note stating, "The Rates are valid for Building Permits Issued by Jan 31, 2021." I can appreciate the fact that the bylaw for the Region kicked in on January 22, 2021 however, we feel this should be noted on this invoice.

On another note, Bogdan from the Region of Peel was dealing with us on our Site Servicing Permit review. Kaneff had all our items on Building Permit completed early January, the only item outstanding was the Region of Peel review for SS which was started in August of 2020. We had only received an approval for this in mid January which gave us little to no time to complete the plumbing review and get the permit granted. If you notice, our BP new build permit was issued prior to January 31, 2021.

To summarize, the confusion with the Invoice as well as the delay in the approval from the Region was the only reasons Kaneff missed this deadline. We hope you can appreciate our standpoint in this matter and provide us with a refund for the increase in D/C's.

Please feel free to contact me to discuss at your earliest convenience.

Thanks,
Domenic Cerrone
Kaneff Properties
Project Manager
647 620 8095

REFERRAL TO **Finance**
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

Development Charges Cash-in-lieu for Park Purposes

In accordance with Development Charges By-law 0096-2019

Planning and Building Department
Building Division
300 City Centre Drive, 3rd floor
Mississauga, ON L5B 3C1
Tel: 905-896-5511
www.mississauga.ca



INVOICE

October 16, 2020

Applicant Information

Name KANEFF PROPERTIES LIMITED

Fax/Email

Project Information

File BP 3NEW 18-3661

Address 206 BURNHAMTHORPE RD E

Legal Description: PT BLK D & BX R.P. 957 & PT LT 14, CON 1 NDS, PART PT 14, PTS 15-17, 43R23935

Project Description: (2) NEW APARTMENT BUILDINGS - 20 & 23 STOREYS (562 UNITS) WITH (3) STOREY UNDERGROUND PARKING GARAGE

Type: Residential New

THE RATES BELOW ARE VALID FOR BUILDING PERMITS ISSUED BY JAN 31, 2021

For an associated rezoning or site plan application submitted on or after January 1, 2020, the rates below will be valid for 2 years from the approval date of the later application.

DEVELOPMENT CHARGES	G.F.A. / UNIT	RATE	AMOUNT
Region Of Peel			
Region Of Peel - Apartment	119 unit	\$32,752.38	\$3,897,533.22
Region Of Peel - Small Units	287 unit	\$21,662.28	\$6,217,074.36
			<u>\$10,114,607.58</u>
Go Transit			
Go Transit - Small Units	287 unit	\$215.19	\$61,759.53
Go Transit - Apartment	119 unit	\$415.25	\$49,414.75
			<u>\$111,174.28</u>
City Of Mississauga Storm Management			
City Storm Water Mgmt	0 ha	\$15,143.00	\$0.00
Paid Under BP 97-6727			<u>\$0.00</u>
City Of Mississauga			
City - Other Services - Apartment	147 unit	\$27,997.00	\$4,115,559.00
City - Other Services - Small Units	259 unit	\$15,254.00	\$3,950,786.00
			<u>\$8,066,345.00</u>
Peel District School Board			
Pdsb - Apartment	406 unit	\$3,476.00	\$1,411,256.00
			<u>\$1,411,256.00</u>
Dufferin Peel Catholic School Board			
Dpcsb - Apartment	406 unit	\$1,096.00	\$444,976.00
			<u>\$444,976.00</u>
		TOTAL:	\$20,148,358.86
CASH IN LIEU FOR PARKS	G.F.A. / UNIT	RATE	AMOUNT
City Of Mississauga Cash In Lieu For Parks			
City - Cash In Lieu For Parks - High Density	406 unit	\$10,400.00	\$4,222,400.00
			<u>\$4,222,400.00</u>
		TOTAL:	\$4,222,400.00

The above TOTAL PAYABLE amount must be paid prior to the issuance of the building permit. Please make cheque payable to the Treasurer, City of Mississauga and submit payment to Business and Customer Services, Building Division, Planning and Building Department, 3rd Floor, City of Mississauga, 300 City Centre Drive, Mississauga, ON, L5B 3C1. The cheque does not need to be certified. The City does not accept payment by credit card for development charges or cash-in-lieu of parkland dedication.

For more information visit: www.mississauga.ca/portal/residents/developmentcharges

For more information contact:

Melissa Bruno
P&B/Building & Business Services
(905) 615-3200 x5515
melissa.bruno@mississauga.ca

Development Charges Cash-in-lieu for Park Purposes

In accordance with Development Charges By-law 0096-2019

Planning and Building Department
Building Division
300 City Centre Drive, 3rd floor
Mississauga, ON L5B 3C1
Tel: 905-896-5511
www.mississauga.ca



INVOICE

October 16, 2020

TOTAL PAYABLE:	\$24,370,758.86
TOTAL RECEIVED:	\$0.00
OUTSTANDING:	\$24,370,758.86

Approved By: A.Andreana 2020-10-15

Comments:

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melissa.bruno@mississauga.ca

Appendix I - Request for Development Charges Relief – Kaneff Properties Limited

Development Charges

Cash-in-lieu for Park Purposes

In accordance with Development Charges By-law 0096-2019

Kaneff Properties Limited
Planning and Building Department
Building Division
 300 City Centre Drive, 3rd floor
 Mississauga, ON L5B 3C1
 Tel: 905-896-5511
www.mississauga.ca



INVOICE

January 26, 2021

Applicant Information

Name KANEFF PROPERTIES LIMITED
 Fax/Email

Project Information

File BP 3NEW 18-3661
 Address 206 BURNHAMTHORPE RD E
 Legal Description: PT BLK D & BX R.P. 957 & PT LT 14, CON 1 NDS, PART PT 14, PTS 15-17, 43R23935
 Project Description: (2) NEW APARTMENT BUILDINGS - 20 & 23 STOREYS (562 UNITS) WITH (3) STOREY UNDERGROUND PARKING GARAGE
 Type: Residential New

THE RATES BELOW ARE VALID FOR BUILDING PERMITS ISSUED BY JAN 31, 2021

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DEVELOPMENT CHARGES	G.F.A. / UNIT	RATE	AMOUNT
Region Of Peel			
Region Of Peel - Apartment	119 unit	\$44,066.64	\$5,243,930.16
Region Of Peel - Small Units	287 unit	\$23,305.57	\$6,688,698.59
			<u>\$11,932,628.75</u>
Go Transit			
Go Transit - Small Units	287 unit	\$215.19	\$61,759.53
Go Transit - Apartment	119 unit	\$415.25	\$49,414.75
			<u>\$111,174.28</u>
City Of Mississauga Storm Management			
City Storm Water Mgmt	0 ha	\$15,143.00	\$0.00
Paid Under BP 97-6727			<u>\$0.00</u>
City Of Mississauga			
City - Other Services - Apartment	147 unit	\$27,997.00	\$4,115,559.00
City - Other Services - Small Units	259 unit	\$15,254.00	\$3,950,786.00
			<u>\$8,066,345.00</u>
Peel District School Board			
Pdsb - Apartment	406 unit	\$3,476.00	\$1,411,256.00
			<u>\$1,411,256.00</u>
Dufferin Peel Catholic School Board			
Dpcsb - Apartment	406 unit	\$1,096.00	\$444,976.00
			<u>\$444,976.00</u>
		TOTAL:	\$21,966,380.03

CASH IN LIEU FOR PARKS	G.F.A. / UNIT	RATE	AMOUNT
City Of Mississauga Cash In Lieu For Parks			
City - Cash In Lieu For Parks - High Density	406 unit	\$10,400.00	\$4,222,400.00
			<u>\$4,222,400.00</u>
		TOTAL:	\$4,222,400.00

The above TOTAL PAYABLE amount must be paid prior to the issuance of the building permit. Please submit payment electronically using the directions provided on the City's website: <https://www.mississauga.ca/services-and-programs/building-and-renovating/electronic-payments-for-building-fees/>. The City does not accept payment by cheque, bank draft or credit card for development charges or cash-in-lieu of parkland dedication.

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For more information contact:

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Development Charges Cash-in-lieu for Park Purposes

In accordance with Development Charges By-law 0096-2019

Planning and Building Department
Building Division
300 City Centre Drive, 3rd floor
Mississauga, ON L5B 3C1
Tel: 905-896-5511
www.mississauga.ca



INVOICE

January 26, 2021

TOTAL PAYABLE:	\$26,188,780.03
TOTAL RECEIVED:	\$0.00
OUTSTANDING:	\$26,188,780.03

Approved By: A.Andreana 2021-01-25

Comments:

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Development Charges

Cash-in-lieu for Park Purposes

In accordance with Development Charges By-law 0096-2019

Planning and Building Department

Building Division

300 City Centre Drive, 3rd floor

Mississauga, ON L5B 3C1

Tel: 905-896-5511

www.mississauga.ca



RECEIPT

January 28, 2021

Applicant Information

Name KANEFF PROPERTIES LIMITED
Fax/Email AKHOSHGO@KANEFF.COM

Project Information

File BP 3NEW 18-3661 Clearance Date 2021-01-27
Address 206 BURNHAMTHORPE RD E Receipt No. **D2684**
Legal Description: PT BLK D & BX R.P. 957 & PT LT 14, CON 1 NDS, PART PT 14, PTS 15-17, 43R23935
Project Description: (2) NEW APARTMENT BUILDINGS - 20 & 23 STOREYS (562 UNITS) WITH (3) STOREY UNDERGROUND PARKING GARAGE
Type: Residential New

DEVELOPMENT CHARGES	G.F.A. / UNIT	RATE	AMOUNT
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Go Transit - Small Units	287unit	\$215.19	\$61,759.53
Go Transit - Apartment	119unit	\$415.25	\$49,414.75
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City Of Mississauga Storm Management			
City Storm Water Mgmt	0ha	\$15,143.00	\$0.00
Paid Under BP 97-6727			\$0.00
City Of Mississauga			
City - Other Services - Apartment	147unit	\$27,997.00	\$4,115,559.00
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Pdsb - Apartment	406unit	\$3,476.00	\$1,411,256.00
			\$1,411,256.00
Dufferin Peel Catholic School Board			
Dpcsb - Apartment	406unit	\$1,096.00	\$444,976.00
			\$444,976.00
TOTAL:			\$21,966,380.03

CASH IN LIEU FOR PARKS	G.F.A. / UNIT	RATE	AMOUNT
City Of Mississauga Cash In Lieu For Parks			
City - Cash In Lieu For Parks - High Density	406unit	\$10,400.00	\$4,222,400.00
			\$4,222,400.00
TOTAL:			\$4,222,400.00

TOTAL PAYABLE: \$26,188,780.03

TOTAL RECEIVED: \$26,188,780.03

OUTSTANDING: \$0.00

Comments:

Development Charges Cash-in-lieu for Park Purposes

In accordance with Development Charges By-law 0096-2019

Planning and Building Department

Building Division

300 City Centre Drive, 3rd floor

Mississauga, ON L5B 3C1

Tel: 905-896-5511

www.mississauga.ca



MISSISSAUGA

RECEIPT

January 28, 2021

Received from:

KANEFF PROPERTIES LTD

8501 MISSISSAUGA RD

Received

Cheque No.	Amount	Date Paid	Comments
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EFT	\$26,188,780.03	2021-01-27	
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Total	\$26,188,780.03		
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Received by: Sanja Blagojevic

Date of Payment: 2021-01-27