



# M3 (M CITY PHASE THREE)

MISSISSAUGA, ON



## QUICK FACTS

- + Mixed-Used Development
- + 81-Storey Residential
- + More than 700,000 square feet
- + BILD Awards, *Project of the Year, Mid/High-Rise* (2019)
- + Smith + Andersen Mechanical, Electrical, and Intelligent Integrated Systems



# M3 (M CITY PHASE THREE)

## ABOUT THIS PROJECT

- + Dubbed a “city within a city”, the 4.3 million square foot, multi-use M City development features 10 distinctive residential towers, retail amenities, and two acres of outdoor green space.
- + The 81-story condominium, M3, was phase three of this development, and includes a multi-glass pavilion, terrace, and 20,000 square feet of office and retail spaces.
- + It features two separate mechanical rooms – one on the sixth floor podium level and the other on the roof. The podium-level mechanical room facilitated early building occupancy and maximized usable living space in the lower two-thirds of the tower while construction was completed on the upper levels.
- + The mechanical design incorporated two-pipe fan coil systems.
- + Separate closed-loop heat pump systems were utilized for retail and office spaces.
- + Two large water storage tanks located on the upper level of the tower were provided for fire safety purposes.
- + Mitigated stack effect (a common concern in high-rise buildings) with a three zone make-up air system, as well as a separate system for the main lobby.
- + Our intelligent integration scope supports the complex’s connectivity with a design that includes a base building network to support security, smart suite features, and the infrastructure to support a cellular network amplification.

### LOCATION

Mississauga, ON

### SMITH + ANDERSEN SERVICES PROVIDED

Mechanical, Electrical,  
Intelligent Integrated Systems

### SIZE

730,900 sq. ft. (67,904 sq. m.)

### BUDGET

Confidential

### COMPLETION YEAR

2026

### AWARDS

BILD Awards, *Project of the Year*,  
*Mid/High-Rise* (2019)

## HOT BUTTONS

RESIDENTIAL

HIGH-RISE

MIXED-USE

ELECTRICAL

BIM

MECHANICAL



RENDERING COURTESY OF IBI GROUP.