



November 30, 2020

Our File: 1166-001

City of Mississauga
 Planning & Building Department
 300 City Centre Drive
 City of Mississauga
 L5B 3C1

Submitted electronically via ePlans

Attention: Chris Rouse
 Director of Development and Design

**Re: Official Plan and Zoning By-law Amendment Applications
 BET Realty Limited and 3420 Hurontario Street Incorporated
 3420 & 3442 Hurontario Street
 Part of Block C, Registered Plan 836 and Part of Lot 16, Concession 1,
 North of Dundas Street
 City File: DARC 20-56
 City of Mississauga**

Glen Schnarr & Associates Inc. has been retained by BET Realty Limited and 3420 Hurontario Street Incorporated to assist in obtaining the necessary planning approvals to permit the proposed development of the lands located at the southwest corner of Central Parkway West and Hurontario Street, legally described as Part of Block C, Registered Plan 836 and Part of Lot 16, Concession 1, North of Dundas Street, City of Mississauga (herein referred to as the “Subject Lands”). The Subject Lands currently exist as 3 parcels. The northern-most parcel has no municipal address and the other two parcels are municipally addressed as 3420 Hurontario Street and 3442 Hurontario Street.

The Subject Lands have an area of 0.65 hectares (1.61 acres). Currently there is a three-story medical office building on 3420 Hurontario Street with surface parking for the office building on 3442 Hurontario Street. The Subject Lands are designated “Residential High Density” and “Office” in the Mississauga Official Plan (2019). The Subject Lands are within the Downtown Fairview Character Area and the northern portion of the lands are within Special Site 2 with a prescribed Floor Space Index maximum of 3.75. The Subject Lands are currently zoned “RA-3-20 – Residential Apartment 3 Zone Exception 20” and “0-10” – Office Exception Zone 10” in the City of Mississauga Zoning By-law 0225-2007.

10 KINGSBRIDGE GARDEN CIRCLE
 SUITE 700
 MISSISSAUGA, ONTARIO
 L5R 3K6
 TEL (905) 568-8888
 FAX (905) 568-8894
 www.gsai.ca



BET Realty Limited and 3420 Hurontario Street Incorporated is proposing to redevelop the Subject Lands with a 30-storey tower and 36-storey tower condominium apartment with a 5 storey podium and non-residential (office and/or commercial) uses at-grade level. In total, the proposed development consists of 680 residential units, with a Gross Floor Area of 48, 435 square metres (521,351 square feet) and a Floor Space Index of 7.4. The proposed development also includes 761 parking spaces and 3,194 square metres (34,380 square feet) of amenity area, provided indoor and outdoor at podium level. In order to facilitate the Proposed Development, an Official Plan Amendment and Zoning By-law Amendment are required. The subject development applications seek to redesignate the Subject Lands to “Residential High Density-Site Specific” with an amendment to the Downtown Fairview Character Area and rezone the Subject Lands to “RA5-XX”.

A Development Application Review Committee (“DARC”) meeting was held on March 11, 2020 to present a preliminary concept for the development of the Subject Lands and to determine the reports and studies required to prepare a complete application.

In support of our Official Plan Amendment and Zoning By-law Amendment Application, we have submitted the following documents and drawings electronically:

| Item | Application and Planning Materials |
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| 1. | Complete Application Forms for Official Plan Amendment and Zoning By-law Amendment Applications including Owner and Applicant signatures and Commenting Fee Form |
| 2. | DARC Checklist dated March 11, 2020 |
| 3. | Draft Notice Sign Mock-Up prepared by Glen Schnarr & Associates Inc., dated November 2020 |
| 4. | Planning Justification Report prepared by Glen Schnarr & Associates Inc., dated November 2020 |
| 5. | Proposed Official Plan Amendment prepared by Glen Schnarr & Associates Inc., dated November 2020 |
| 6. | Proposed Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc., dated November 2020 |
| Item | Survey & Plans |
| 7. | Architectural Plans including Site Plan, Underground Parking Plans, Building Elevations and Sections, 3D Building Mass Modeling, Phasing Plan prepared by Kirkor Architects and Planners dated November 18, 2020 |
| 8. | Context Plan prepared by Glen Schnarr & Associates Inc., dated November 2020 |



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| 9. | Topographic Survey Plan prepared by R-PE Surveying Ltd., dated Dec 6, 2019 |
| 10. | Servicing Plans prepared by C.F. Crozier & Associates Inc., dated November 18, 2020 |
| 11. | Grading Plans prepared by C.F. Crozier & Associates Inc., dated November 18, 2020 |
| 12. | Parcel Abstracts with Easements/Restrictions on Title retrieved from the Land Registry Office on November 17, 2020 |
| 13. | Tree Inventory / Tree Preservation Plan prepared by Canopy Consulting, dated November 4, 2020 |
| 14. | Conceptual Landscape Master Plan, Landscape Roof Plans and Landscape Amenity Terrace Plan prepared by NAK Design Group Inc., dated November 26, 2020 |
| 15. | Exterior Lighting Feasibility Plan prepared by C.F. Crozier & Associates Inc., dated November 20, 2020 |
| Item | Reports & Studies |
| 16. | Urban Design Brief prepared by Glen Schnarr & Associates Inc., Kirkor Architects and NAK Design Group, dated November 2020 |
| 17. | Functional Servicing / Stormwater Management Report with Drainage Proposal and List of Low Impact Design / Green Design Features prepared by C.F. Crozier & Associates Inc., dated November 2020 |
| 18. | Transportation Impact Study / Transportation Demand Management Strategy and Parking Utilization Study prepared by C.F. Crozier & Associates Inc., dated November 2020 |
| 19. | Sun/Shadow Study prepared by Kirkor Architects and Planners dated November 19, 2020 |
| 20. | Acoustical Feasibility Study prepared by HGC Engineering Ltd., dated November 17, 2020 |
| 21. | Arborist Report prepared by Canopy Consulting, dated November 2020 |
| 22. | Streetscape Feasibility Study prepared by C.F. Crozier & Associates Inc., dated November 18, 2020 |
| 23. | Phase I Environmental Site Assessment prepared by Bruce A. Brown Associates Ltd., dated September 30, 2020 |
| 24. | Housing Report prepared by Glen Schnarr & Associates Inc., dated November 2020 |



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| 25. | Pedestrian Level Wind Study prepared by Gradient Wind Engineers & Scientists, dated November 16, 2020 |
| 26. | Solid Waste Management Plan prepared by Tetra Tech Canada Inc., dated November 16, 2020 |

In addition to the submission items noted above, we note that the DARC Checklist also lists attending the Mississauga Urban Design Advisory Panel and Metrolinx Review as submission requirements. The subject development applications are being submitted concurrently for a “MUDAP” request, and we hope to be scheduled for a Panel date in early 2021. We understand the Metrolinx review will occur as part of the circulation of the applications.

We understand fees will be confirmed and expected once the application is accepted. We trust this information included in this submission will be sufficient to be deemed as a complete application. Please do not hesitate to contact the undersigned if you require any additional information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner

Cc: Perry Betel, BET Realty Limited and 3420 Hurontario Street Incorporated.