

November 16, 2020**Via Digital Submission**

Attn: Ashlee Rivet-Boyle BES, MCIP, RPP
Manager, North Development
City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, Ontario, L5B 3C1

**Re: Phase 2 - Zoning Bylaw Amendment & Plan of Subdivision Applications
Mattamy (5150 Ninth Line) Limited
5150 Ninth Line
Parts 1,2,6,7,9,10 on Plan 20R-21132
Phase 2 – DARC File # PAM 20-291 W10**
(note: Existing Phase 1 File # OZ 19/018 & File #21T-M 19006) W10

Dear Ms. Rivet-Boyle,

We are pleased to submit the following applications on behalf of Mattamy (5150 Ninth Line) Ltd. for the proposed Rezoning and Plan of Subdivision on Phase 1 of the above noted lands, located north of Eglinton Avenue West, east of Hwy. 407, and west of Ninth Line. The site has a total area of 4.83 hectares, with the phase 2 at the rear of the property having 1.38 hectares, with 0.75 hectares being developable. The lands are designated “Residential Medium Density” and “Parkway Belt West” in the Mississauga Official Plan, and are within the Ninth Line Neighbourhood Character Area (Precinct 5). The subject lands are zoned “Parkway Belt West 1” (PB1) and “Development” (D) under Mississauga Zoning By-law 0225-2007, as amended.

Rezoning of the ‘D’ zone to site specific RM6 and RM11 zones will accommodate the proposed front-load and back-to-back townhouses, which continue the layout from the Phase 1 applications (File# OZ 19/018, File # 21T-M 19006, File # SP-20-84). The Phase 1 townhouse development provides required access via Street ‘A’ and Ninth Line. Mid-block connections and pedestrian walkways provide connectivity with Phase 1 to the required communal amenity area and additional visitor parking spaces located in Phase 1 for both phases, and beyond to the abutting lands. The 407 Transitway Corridor is accommodated with a 14.0 metre MTO building setback. The Woodlot to the north is accommodated with a 10.0 metre buffer and a 2.8 metre landscaping strip. Density achieved with 47 units is 62.7 units per hectare and 146 residents per hectare (based on 2.33 PPU for townhouses).

The following supporting materials are enclosed per the Submission Requirements Checklist PAM 20-291:

General Requirements and Drawings (Plans):

- Complete Application Form with Commenting Agency Fee Collection Form;
- Context Map, prepared by Korsiak, dated 2019-10-17;
- Concept Plan with Phasing Plan, prepared by Korsiak Urban Planning, dated 2020-11-12;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated 2020-11-13;
- Composite Plan, prepared by Korsiak Urban Planning, dated 2020-10-28;
- Zoning By-Law Amendment draft Schedule and Matrices, prepared by Korsiak, dated 2020-11-12;

- Legal Plan of Survey 20R-21132, prepared by J.D. Barnes, dated 2018-06-14;
- Front-Load Towns Floor Plans & Elevations (Block 20), prepared by Q4, dated 2020-10-22;
- Back-to-Back Towns Floor Plans & Elevations (Blocks 21-23), prepared by Q4, dated 2020-10-22;
- Engineering - Site Grading Plan (Dwg 01), Grading Sections (Dwg 02 & 02A), Servicing Plan (Dwg 03), ROW Cross-Sections (Dwg 04), Storm Drainage Plans (Dwg 05 & 05A), and Sanitary Drainage Plan (Dwg 06), prepared by Urbantech Consulting Limited, dated 2020-11-10;
- Landscape Concept Plan (CP5), prepared by NAK Design Strategies, dated 2020-11-11;
- Tree Management Plan, prepared by LGL Limited, dated 2020-10-22; and
- Notice Sign Mock-up, prepared by Korsiak, dated 2020-11-16.

Documents (Reports / Studies):

- PJR Addendum and Zoning Matrices, prepared by Korsiak, dated 2020-11-16;
- Urban Design Study, prepared by NAK, dated 2020-11-16;
- Low Impact Design Features Memo, prepared by NAK, dated 2020-11-16;
- Sun/Shadow Study, prepared by NAK, dated 2020-11-16;
- Noise Study, prepared by YCA Engineering Ltd., 2020-11-12;
- Arborist Report, prepared by LGL Limited, dated 2020-10-01;
- Easements / Restrictions on Title, provided by Land Registry Office, 2019-10- 21;
- Traffic Impact Study, with Operations & Safety; prepared by Crozier, dated 2020-11-10;
- Transportation Demand Management Plan, prepared by Crozier, dated 2020-11-10;
- Right-of-Way Justification, prepared by Crozier, dated 2020-11-10;
- Environmental Impact Study and Memos, prepared by SAVANTA, dated 2020-11-10;
- Functional Servicing & Stormwater Management Report, prepared by Urbantech Consulting Limited, dated 2020-11-10;
- Ditch Slope Stability (Top of Bank Survey), prepared by DS Consultants Ltd., dated 2019-07-30;
- Geotechnical Report, prepared by DS Consultants Limited, dated 2019-08-09;
- Environmental Site Assessment Phase I, prepared by DS Consultants Ltd., dated 2019-02-11;
- Environmental Site Assessment Phase II, prepared by DS Consultants Ltd., dated 2019-10-16;
- Record of Site Condition (File 226468), provided by Ministry of the Environment, Conservation and Parks, dated 2020-02-26;
- Heritage Impact Assessment, prepared by Archaeological Research Associates Ltd., dated 2020-05-15;
- Archaeological Assessment – Stage 1 Report, prepared by ASI Consultants, dated 2018-11-16;
- Archaeological – Stage 2 Report and Supplementary Memo, prepared by ASI, dated 2020-07-31;
- Archaeological Registries for Stage 1 and 2 Reports, provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries, dated 2019-01-22 and 2020-09-28;
- Housing Report, prepared by Altus, dated 2020-04-22;
- Affordable Housing Memo, prepared by Mattamy, dated 2020-10-27; and
- Lease Agreement Rogers - Telecommunications, dated 2020-03-10.

Note: Councillor Sue McFadden confirmed via email on 2020-11-16 that a pre-submission Community Engagement Meeting for the Phase 2 Development Proposal at 5150 Ninth Line is not required.

With regards to the Notice Sign, an existing Notice Sign prepared for the Phase 1 lands is currently erected on the subject lands. As discussed with staff, the Notice Sign will be updated with a decal to include the Phase 2 development per the enclosed Notice Sign mock-up.

Following confirmation of the required submitted materials per DARC checklist and the City Planning fees by staff, payment will be made via Electronic Funds Transfer. Please feel free to contact me directly at (905) 257-0227 ext. 23 for any additional information.

Sincerely yours,
Korsiak Urban Planning



Wayne Coutinho, MPI, BSc (Env)
Encl.

Copy: Craig Scarlett, Mattamy Corporation