



June 11th, 2021

GSAI File: 947-003

City of Mississauga
Planning & Building Department
300 City Centre Drive, 6th Floor
City of Mississauga
L5B 3C1

Attention: Paul Stewart, Planner

**Re: Application to Amend the Zoning By-law
City File: DARC 21-55
551 Avonhead GP Inc.
551 Avonhead Road, City of Mississauga**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit an application for a Zoning By-law Amendment for the above noted lands on behalf of our client 551 Avonhead GP Inc. (herein referred to as the “client”). The property is located on the east side of Avonhead Road, north of Lakeshore Road West, in the City of Mississauga (herein referred to as the “subject property”). A Development Application Review Committee (DARC) meeting was held with City Staff on February 24, 2021, which has informed the enclosed submission package.

Background:

The entire property is currently designated as “*Industrial*” on the Land Use schedule in the City of Mississauga Official Plan (MOP). Also, to note, there are portions of the subject property that include a “*Significant Natural Areas and Natural Green Space*” overlay designation which is identified on the Natural System Schedule in the MOP. Moreover, a portion of the subject property is zoned “*Employment 3 - Exception 12 (E3 – 12)*” in the City of Mississauga Zoning By-law, while a portion of the property is zoned “*Greenlands – Natural Features (G2)*”. The G2 zone mapping is generally consistent with the *Significant Natural Areas and Natural Green Space* overlay designation. The *E3* zone is the most permissive employment zone in the City’s Zoning By-law as it permits a wide variety of industrial land uses, however the special *Exception (12)*, prohibits the use of Transportation Facility, Truck Terminal, Waste Processing Station, and Composting Facility uses.



Our client is looking to expand the industrial land use permissions on the subject property in order to optimize the sites full employment land potential. We acknowledge that portions of the subject property have been identified with the significant natural area mapping which would restrict any industrial development from occurring, however, it is our understanding that the limits of these land use and natural area maps are generally prepared to be a high-level guide and may not be entirely reflective of the existing site conditions. To address the mapping reality of this feature, our client retained Savanta Inc. to prepare a detailed Environmental Impact Study (EIS). The findings of the enclosed EIS concluded that there were no significant woodland communities, watercourses, fish habitat, amphibian habitat, or migratory bird habitat that met the significant wildlife habitat thresholds identified on the subject property and any residual impacts which may occur as a result of the proposed development can be mitigated through appropriate compensation measures. Refer to EIS included in the submission package for details. Based on these findings, our client is proposing to expand the industrial land use permissions on the subject property.

Proposal:

The development proposal on the subject property contemplates the addition of two (2) new warehouse/distribution facility buildings, which will include associated parking, loading, and landscaped areas (herein referred to as the “proposed development”). To facilitate the proposed development, the existing buildings, undeveloped natural areas, and open storage areas on the subject property will be removed. In order to facilitate the proposed development, a Zoning By-law Amendment will be required refine/alter the limits of the *Greenlands – Natural Features (G2)* zone on the subject property. Our client is proposing to refine these *G2* zone limits on the subject property, to allow for more of the property to be used in for warehouse/distribution facility uses.

The following Low Impact Design features have been included in the development proposal:

- **Landscaping**
50% of the proposed plantings are provincially native species, improving sites biodiversity.
100% of proposed plantings are non-invasive. Plantings have been selected for high drought tolerance and once established, will not require irrigation.
- **Stormwater Management**
Drainage from the site will be directed to a set of infiltration trenches. One trench is located on the northern portion of the property, along the eastern property boundary, while the second trench is located on the southern portion of the property, along the south property boundary. The infiltration pits have been designed and sized to achieve adequate water balance objectives. The intent of this feature is so to catch and store rainwater on the subject property.
- **Building Design**



LEED certification will be pursued and refined during the Design Development and Building Permit process. The level of LEED certification which will be pursued has not yet been determined.

In support of the Zoning By-law Amendment application, we have enclosed the following items:

- One (1) digital copy of the Complete Zoning By-law Application Forms;
 - Rezoning Application Form;
 - Owner Appointment and Authorization Form;
 - Permission to Enter Form;
 - Declaration of Applicant Schedule Form;
 - ESSQD Form;
 - Notice Sign Schedule Form;
 - Planning Information Form;
 - Servicing and Matters of Provincial Interest Schedule;
 - Site Information Form;
 - Tree Injury or Destruction Questionnaire and Declaration Schedule;
 - Commenting Agency Fee Collection Worksheet; and,
 - Fee Calculation Worksheet.
- One (1) digital copy of the Cover Letter prepared by Glen Schnarr & Associates Inc. (Including a List of Low Impact Design Features for the Site and Building), dated June 11th, 2021;
- One (1) digital copy of the Context Plan prepared by Glen Schnarr & Associates Inc.;
- One (1) digital copy of the A100 – Site Plan (Including the Road Widening limits), prepared by Baldassarra Architects Inc., dated June 10th, 2021;
- One (1) digital copy of the A200.a – Floor Plan – Building A, prepared by Baldassarra Architects Inc., dated June 10th, 2021;
- One (1) digital copy of the A200.b – Floor Plan – Building B, prepared by Baldassarra Architects Inc., dated June 10th, 2021;
- One (1) digital copy of the A201.a – Roof Plan – Building A, prepared by Baldassarra Architects Inc., dated June 10th, 2021;
- One (1) digital copy of the A201.b – Roof Plan – Building B, prepared by Baldassarra Architects Inc., dated June 10th, 2021;
- One (1) digital copy of the A300.a – Elevations – Building A, prepared by Baldassarra Architects Inc., dated June 10th, 2021;
- One (1) digital copy of the A300.b – Elevations – Building B, prepared by Baldassarra Architects Inc., dated June 10th, 2021;
- One (1) digital copy of the C100 – Grading Plan prepared by A.M Candaras, dated June 10th, 2021;



- One (1) digital copy of the C200 – Site Servicing Plan prepared by A.M Candaras, dated June 10th, 2021;
- One (1) digital copy of the C300 – Storm Drainage Plan prepared by A.M Candaras, dated June 10th, 2021;
- One (1) digital copy of the C400 – Erosion and Sediment Control Plan prepared by A.M Candaras, dated June 10th, 2021;
- One (1) digital copy of the C400.1 – Erosion and Sediment Control Notes and Details prepared by A.M Candaras, dated June 10th, 2021;
- One (1) digital copy of the C500 – Construction Notes and Details prepared by A.M Candaras, dated June 10th, 2021;
- One (1) digital copy of the Recent Survey Plan prepared by David B. Searles Surveying Ltd., dated June 2020;
- One (1) digital copy of the Draft Notice Sign Mock up prepared by Glen Schnarr and Associates Inc.;
- One (1) digital copy of the Parcel Abstract;
- One (1) digital copy of the Planning Justification Report (Including Zoning By-law Table and Zoning Schedule) prepared by Glen Schnarr & Associate’s Inc. dates June, 2021;
- One (1) digital copy of the L100 - Landscape Plan prepared by Harrington McAvon Ltd., dated June 11th, 2021;
- One (1) digital copy of the L200 - Landscape Details prepared by Harrington McAvon Ltd., dated June 11th, 2021;
- One (1) digital copy of the Acoustic Feasibility Memo prepared by HGC Engineering, dated March 2nd, 2021;
- One (1) digital copy of the Arborist Report prepared by Savanta Environmental, dated June, 2021;
- One (1) digital copy of the Tree Inventory and Preservation Plan prepared by Savanta Environmental, dated June, 2021;
- One (1) digital copy of the Summary of Easements Memo;
- One (1) digital copy of the Easement Package;
- One (1) digital copy of the Traffic Impact Study prepared by GHD, dated June 4th, 2021;
- One (1) digital copy of the Top of Bank Memo, prepared by Savanta Environmental, dated June, 2021;
- One (1) digital copy of the Environmental Impact Statement, prepared by Savanta Environmental, dated June, 2021;
- One (1) digital copy of the Stormwater Management and Functional Servicing Report prepared by A.M Candaras, dated June 10th, 2021;
- One (1) digital copy of the Geotechnical Report prepared by EXP, dated August 13th, 2020;
- One (1) digital copy of the Phase 1 ESA, prepared by EXP. Services Inc. dated September 20th, 2020;



- One (1) digital copy of the Phase 2 ESA, prepared by EXP. Services Inc. dated October 9th, 2020;
- One (1) digital copy of the Strategy Memo prepared by EXP. Services Inc. dated June 3rd, 2021;
- **City Application Fee will be confirmed and paid once City staff confirm the submission package is complete; and,
- **Region Fee will be paid once the Region has been circulated and seeks payment.

We trust that the enclosed material is sufficient in satisfying the requirements for an application for a Zoning By-law Amendment. Please do not hesitate to contact the undersigned at 905-568-8888 x237 if you have any questions related to the request.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Patrick Pearson, MCIP, RPP
Planner