



August 6, 2021

GSAI File: 1130-002

City of Mississauga
Planning and Building Development
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attention: Paul Stewart, MCIP, RPP
Development Planner

**Re: Official Plan and Zoning By-law Amendment Application
East side of Hurontario Street, south of QEW
1575 Hurontario Street
Dream Maker Inc.
City File: OZ 18 1
City of Mississauga, Region of Peel**

Further to the comments received in 2020 for the above noted project, GSAI is pleased to provide revised materials in support of the Official Plan Amendment and Zoning By-law Amendment for the lands municipally addressed as 1575 Hurontario Street.

Background

An original proposal for the subject site was presented to Staff in December of 2017. Staff provided comments in response to the original proposal which included, but were not limited to, density, amenity area, servicing and grading and proposed built form. Resultant of ongoing discussions with staff and resident feedback, a revised development proposal was presented in Q3 of 2019. Staff had provided comments on that development proposal in February of 2020.

Since this time, this consulting team has taken the opportunity to liaise with staff and the area Councillor as well as the area residents and resident associations to determine a modified development proposal to formally resubmit. As such, we are pleased to submit the development proposal submitted under this cover.

Development Design

Dreammaker Inc. is proposing to develop the subject property for 18 townhouse dwellings provided over 2 blocks (9 units in Building A and 9 units in Building B).

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The 18 units will be accommodated by 36 below-grade parking spaces resident parking spaces, and 4 visitor spaces.

There is one proposed access to the site from Hurontario Street which will complete the fourth leg of the intersection at Pinetree Way and Hurontario Street. The access arrangement presented in the drawings submitted in support of this application for Official Plan Amendment and Zoning By-law Amendment is proposed to be shared with the adjacent lands to the south which has been previously secured through an existing agreement. The proposed development shall be subject to a future Draft Plan of Condominium application.

The latest design attempts to preserve as many on site, healthy, mature trees as feasible. Where it is not feasible, native plant species have been proposed.

The 10.0m setback to the Hurontario Street frontage (from main building wall face) has been maintained.

Engineering

A revised servicing, grading and stormwater management strategy has also been contemplated in this resubmission resultant of the revisions to the site configuration. A drainage swale has been provided along the northerly portion of the property which will provide for adequate drainage to account for off site drainage from the property to the north. In efforts to utilize existing municipal infrastructure, a stormwater and sanitary strategy was discussed with staff, as well as the adjacent property owner at 30 Mapleview Drive. It is our intention to obtain an easement to connect into the existing services along Glenview/Maplewood Drive. This is resultant of comments provided by the City which required a storm easement over the subject site to convey external drainage from the lands to the north (existing office use). As originally proposed the development will be serviced through a water service connection to the existing watermain on the east side of Hurontario Street. Please see the revised FSR/SWM Report, Grading and Servicing Plan(s) as prepared by CF Crozier and Associates for further details.

Waste Collection

At this time, the waste staging area is proposed in the middle of the two buildings. Due to size constraints, this is the most appropriate and feasible option for the staging area. The garbage staging area will be designed to be aesthetically appealing and further detailed at the site plan level. Based on the truck turning radius provided herein, the standard Peel waste collection truck will be able to access the staging area without any conflict and have adequate space to safely maneuver.

We understand that typically, there is a requirement for an 18 mete head on approach to the garbage collection area. Providing this typical design scenario is not possible due to the narrow nature (width) of the site, tree preservation efforts, grading and overall site configuration associated with the relocation of the garbage loading area.



We do not anticipate any adverse impacts associated with proceeding through the approvals process with the garbage staging area in this location. With this in mind, we respectfully request that Peel Waste Management consider our request to proceed with the alternative provided in this submission. We wish to note for staff that we have explored the potential of both molok and EarthBin products with no success due to constraints of the vertical slab and the underground parking lot vertical limit. We would be open to discussing this matter further with Region and/or City staff as required.

Hurontario LRT – Land Expropriation

We acknowledge the land dedication requirements and upgraded boulevard treatment requirements, including cash contributions, required to facilitate the construction of the future Hurontario LRT. GSAI and the client are committed to working with Metrolinx as well as City Staff and any relevant parties thereto to satisfy these requirements. In the recent past, Andrew Tees, Land Manager, Land Services Department, CanACRE Ltd., negotiator on behalf of Metrolinx has reached out to our client to discuss expropriation arrangements for “Part 1” as noted on the survey provided herein.

In previous discussions with staff at the City and other representatives, GSAI has obtained several plans, including a Reference Plan which delineates the parts required to accommodate the future Hurontario LRT in the municipal right of way.

At this time, the drawings submitted in support of this Official Plan Amendment and Zoning By-law Amendment are reflective of what we understood to be (at the time of the initial site design) the limit of the Hurontario LRT expropriation lands. We understand that previously, although not clear when, Metrolinx has acquired lands along the Hurontario Street frontage, which is consistent with the extent of the expropriation lands to the south of the property. That said, as part of this submission, an Intersection Design Study was required which concluded that Metrolinx may need to expropriate additional lands along the Hurontario St frontage.

We believe that, should the expropriation lands be confirmed as shown on CF Crozier & Associates drawings, we would need to shrink the underground parking garage so it is not located under the ROW. This may result in the loss of one visitor parking space. We believe that we would be able to accommodate a redesign at grade along the Hurontario St frontage and a revised civil strategy, with no material issues.

As such, we would respectfully request confirmation from the City, via Metrolinx (or the relevant technical advisor to the City for the LRT), on the extent of the expropriation lands. We would be pleased to discuss this matter prior to formal release of the City’s comments, so to ensure that we are able to accommodate any changes that may result from additional land expropriation.



Proposed Official Plan and Zoning By-law Amendment(s)

In order to permit for the proposed development, an amendment to the City of Mississauga Official Plan and City of Mississauga Zoning By-law is required as the current land use designation and zone do not permit for the proposal.

Proposed Official Plan Amendment

The Draft Official Plan Amendment – provided as a part of this resubmission – requests a redesignation of the site from “Low Density Residential” to “Medium Density Residential” and further, that Section 16.18.5.2 which defines the limits of “Special Site 2” in the Mineola Character Area (Chapter 16 of the City of Mississauga Official Plan) be amended to remove the subject site from “Special Site 2”. The subject lands are located on the most northerly limit of the relevant Special Site Area.

Proposed Zoning By-law Amendment

The Draft Zoning By-law – provided as a part of this resubmission – requests a rezoning from “Residential 1 – 1” (R1-1) to “Residential Multiple 4 – Special Exception Zone” (RM4-XX). The RM4 zone permits townhouse dwellings subject to the regulations outlined in table 4.10.1.

A Zoning By-law Amendment (table) is provided in support of this resubmission.

Submission Deliverables

In support of the resubmission for Application for Official Plan Amendment and Zoning By-law Amendment, we have included the items listed below. Additionally, we have included a comment response matrix responding to the latest set of comments in 2020 (Q1). In some instances, the comments are no longer relevant. Where required, we have provided responses.

- a. Draft Official Plan Amendment and Schedule prepared by Glen Schnarr & Associates Inc.;
- b. Draft Zoning By-law Amendment and Schedule prepared by Glen Schnarr & Associates Inc.;
- c. L001 - Proposed Landscape Plan dated August 2021 prepared by MEP Design;
- d. L002 - Existing Tree Survey Plan and Details dated August 2021 prepared by MEP Design;
- e. Arborist Report dated August 2021 prepared by MEP Design;
- f. Traffic Impact Study (including Parking Justification Update, Vehicle Turning Diagrams, and Functional Intersection Design) as prepared by CF Crozier & Associates dated August 5, 2021;
- g. E300 – Erosion and Sediment Control Plan as prepared by CF Crozier & Associates dated July 30, 2021;
- h. E200 – Site Servicing Plan as prepared by CF Crozier & Associates dated July 30, 2021;
- i.

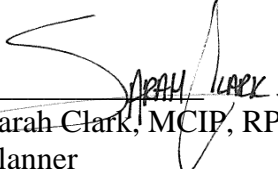


- j. E100 - Site Grading Plan as prepared by CF Crozier & Associates dated July 30, 2021
- k. Construction Notes - Civil as prepared by CF Crozier & Associates dated July 30, 2021;
- l. Functional Servicing and Stormwater Management Report as prepared by CF Crozier & Associates dated August 2021;
- m. Site Plan dated October 17, 2019, prepared by ContempStudio dated August 2021;
 - i. Underground Parking Garage Plan (with and without survey overlay), prepared by ContempStudio, dated August 2021
 - ii. Floor Plans and Roof Plans for Exterior and Interior units, prepared by ContempStudio, dated August 2021
 - iii. Stair Layouts, prepared by ContempStudio, dated August 2021

We trust this information is sufficient for the submission of this application to amend the Official Plan and Zoning By-Law. Please do not hesitate to contact the undersigned if you require any additional information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.


Sarah Clark, MCIP, RPP
Planner