



Submitted electronically via ePlans

September 8, 2021

File: 956-008

Planning and Building Department
Development & Design Division
City of Mississauga
300 City Centre Drive – 6th Floor
Mississauga, ON, L5B 3C1

Attention: Chris Rouse, MCIP, RPP
Director, Development and Design in Planning and Building

Re: Official Plan and Zoning By-law Amendment Applications
6, 10 and 12 Queen Street South, 16 James Street, 2 William Street
PARTS OF LOTS 21, 22, 23, 25, 26, 27, 28 & 30 REGISTERED PLAN STR-
2, CITY OF MISSISSAUGA
Owner: City Park Homes (Streetsville) Inc.
City File: DARC 20-196
City of Mississauga

Glen Schnarr & Associates Inc. has been retained by City Park Homes (Streetsville) Inc. to assist in obtaining the necessary planning approvals to permit the Proposed Development of the lands municipally addressed as 6, 10 and 12 Queen Street South, 16 James Street and 2 William Street, located on the west side of Queen Street, south of Britannia Road West. The lands are legally described as PARTS OF LOTS 21, 22, 23, 25, 26, 27, 28 & 30 REGISTERED PLAN STR-2, CITY OF MISSISSAUGA (herein referred to as the “Subject Lands”).

The Subject Property has an area of 0.775 hectares (1.92 acres) and is currently occupied by three detached dwellings used for residential and medical office purposes, and a commercial building which was formerly used as a vehicle service garage and school bus depot. The Subject Lands are currently subject to two land use designations in the Mississauga Official Plan (2020). 16 James Street and 2 William Street (the western portion of the lands), are currently designated “*Residential Medium Density*” and properties 6, 10 and 12 Queen Street South (along Queen Street South) are designated “*Mixed Use*”. The Subject Lands are within the Streetsville Community Node Character Area.

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



A portion of 16 James Street and 2 William Street are subject to Floor Space Index range of 0.3-1.0 and 8, 10 and 12 Queen Street South are subject to Special Site 5 policies. Special Site 5 policies in the Streetsville Community Node Plan apply generally to the properties fronting Queen Street South from Britannia Road West south of Thomas Street, and prohibit drive-through facilities. The Subject Lands are currently split-zoned in the City of Mississauga Zoning By-law 0225-2007. 16 James Street and 2 William Street are currently zoned “*D- Development*” and 6, 10 and 12 Queen Street are currently zoned “*C4-38- Mainstreet Commercial*”.

City Park Homes (Streetsville) Inc. is proposing to redevelop the Subject Lands with two townhouse blocks, consisting of 77 stacked townhouse units (73 residential units only and 4 live/work units with retail space along Queen Street). The townhouses are proposed to be three storeys (13 metres) in height. The Proposed Development has a Floor Space Index of 1.10. The Proposed Development includes three vehicular accesses, two full moves accesses from Queen Street and a full moves access from James Street. The Proposed Development includes 77 resident parking spaces and 15 visitor parking spaces all provided at surface level, as well as 21 short-term bicycle parking spaces. There are two internal amenity areas as part of the Proposed Development, 282.77 square metres and 107.38 square metres in size. The proposed tenure for the Proposed Development is standard condominium.

In order to facilitate the Proposed Development, an Official Plan Amendment and Zoning By-law Amendment are required. The subject Official Plan Amendment proposes to redesignate the portion of the lands currently designated as “*Mixed Use*” to “*Residential Medium Density*” and proposes a site specific policy in the Streetsville Community Node Character Area for the lands in their entirety, permitting an FSI of 1.12 and permitting live/work units. The subject Zoning By-law Amendment proposes to rezone the Subject Property to “*RM9-XX*”.

A Development Application Review Committee (“DARC”) meeting was held on August 26, 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. The Applicant reached out to the Councillor Carlson’s office regarding a pre-submission Community Meeting, however it was determined that a community meeting will not be scheduled prior to submission.

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



Item/ ePlans #	Application and Planning Materials
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 August 26, 2020
3.	Draft Notice Sign Mock-Up prepared by Glen Schnarr & Associates Inc.
4.	Proposed Official Plan Amendment prepared by Glen Schnarr & Associates Inc., dated September 2021
5.	Zoning By-law – Table/List of requested Site-Specific Exemptions prepared by Glen Schnarr & Associates Inc., dated September 2021
6.	Planning Justification Report prepared by Glen Schnarr & Associates Inc., dated September 2021
7.	Housing Report prepared by Glen Schnarr & Associates Inc., dated September 2021
8.	Parcel Registers with Easements/Restrictions on Title retrieved from the Land Registry Office on September 8, 2021
Item/ ePlans #	Survey & Plans
9. <i>A100- A106</i>	Architectural Plans including Concept Plan/Site Plan, Floor Plans and Building Elevations Sections and 3D Massing Model prepared by FBP Architects Inc. dated July 21, 2021
10. <i>A200</i>	Context Plan prepared by Glen Schnarr & Associates Inc., dated September 7, 2021
11. <i>A300</i>	Concept Plan showing adjacent properties, prepared by Glen Schnarr & Associates Inc., dated September 7, 2021
12. <i>A400</i>	Topographic Survey Plan prepared by Wahba Surveying, dated July 29, 2020
13. <i>C100</i>	Servicing Plans prepared by Skira & Associates Limited, dated September 2, 2021
14. <i>C101</i>	Grading Plans prepared by Skira & Associates Limited, dated September 2, 2021
15. <i>C102</i>	Erosion and Sediment Control Plan prepared by Skira & Associates Limited, dated September 2, 2021
16. <i>C103</i>	Existing Storm Drainage System Plan prepared by Skira & Associates Limited, dated April 2021



17. <i>C104</i>	Utility Plan prepared by Skira & Associates Limited, dated January 2021
18. <i>L101</i>	Tree Inventory / Tree Preservation Plan prepared by Marton Smith Landscape Architects (MSLA) dated August 12, 2021
19. <i>L102- L104</i>	Conceptual Landscape Plans prepared by Marton Smith Landscape Architects (MSLA) dated July 30, 2021
Item/ ePlans #	Reports & Studies
20.	Streetscape Feasibility Study prepared Skira & Associates Limited, dated September 2, 2021
21.	Urban Design Brief prepared by Glen Schnarr & Associates Inc. dated September 2021
22.	Functional Servicing / Stormwater Management Report with Drainage Proposal prepared by Skira & Associates Limited, dated July 30, 2021
23.	List of Low Impact Design / Green Design Features prepared by Skira & Associates Limited dated August 17, 2021.
24.	Transportation Impact Study with Parking Study, Operations and Safety Assessment and Transportation Demand Management prepared by Nexttrans Consulting Engineers dated August 2021.
25.	Waste Management Plan prepared by RWDI dated August 10, 2021
26.	Sun/Shadow Study prepared by FBP Architects Inc., dated August 30, 2021
27.	Preliminary Environmental Noise and Vibration Report prepared by Jade Acoustics Inc., dated September 2, 2021
28.	Arborist Report prepared by DA White Tree Care, dated August 27, 2021
29.	Phase I Environmental Site Assessment prepared by Bruce A. Brown Associates Limited, dated August 12, 2020
30.	Phase II Environmental Site Assessment prepared by Bruce A. Brown Associates Limited, dated November 12, 2020
31	Stage 1 & 2 Archaeological Assessment prepared by The Archaeologists Inc., dated August 27, 2021
32.	Heritage Impact Study prepared by SMDA Design Limited, dated July 30, 2021



33.	Appendix to Heritage Impact Study prepared by SMDA Design Limited, dated May 2016
-----	--

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 at 905-568-8888 x 233 if you require any additional information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner