



October 8th, 2021

Our File: 1185-001

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

**ELECTRONIC SUBMISSION ONLY*

Attention: Lorie Sterritt
Development Planner, North

**Re: Application for Official Plan and Zoning By-law Amendment
1st Resubmission
City File No. OZ 20/019 W9
Blackrock Aquitaine Limited
6719 Glen Erin Drive
City of Mississauga**

Dear Ms. Sterritt,

We are pleased to resubmit the enclosed material associated with the above-noted Official Plan Amendment and Zoning By-law Amendment applications on behalf of Blackrock Aquitaine Limited. Since the initial application filing in September of 2020, our team has worked with staff to address the high-level urban design and site configuration comments while also addressing the detailed staff and agency comments and clarifications found in the comment ASR. A summary of site changes is provided below and the comment response matrix included with the resubmission provides for a detailed commentary on the how each individual comment has been addressed.



Subject Property

The subject property is located the northeast corner of the intersection of Glen Erin Drive and Aquitaine Avenue. The subject property is municipally addressed as 6719 Glen Erin Drive and has a total site area of approximately 1.81 hectares (4.46 acres). The southern portion of the property is currently occupied by a thirteen (13) storey building which contains 179 residential apartment units. Parking is currently accommodated by a two-storey parking garage and surface parking areas.

Background

The subject property is located within the “Neighbourhood” designation (Schedule 1- Urban System) and is designated “Residential High Density” by the City’s Official Plan (Schedule 10 - Land Use Designations). The subject property is situated within the Meadowvale Neighbourhood and identified as “Special Site 2”, which permits a maximum floor space index of 1.4. The subject property is zoned “Apartments 4 - Exception 45 (RA4-45)”, which permits a range of built forms including both apartments to townhouses. In order to permit the proposed increased in density associated with the new building and townhouses, an Official Plan and Zoning By-law Amendment is required.

The Exception 45 of the Apartment 4 zone on the subject property was adopted in 2015, when an Official Plan and Zoning By-law (OZ 14/002 W9) was approved by the City of Mississauga. This application permitted the development of 83 townhouse units to the existing thirteen (13) storey rental apartment building on the subject property. These additional condominium townhouse units were never constructed. This new proposal contemplates townhouses in similar configuration and only at the rear of the subject property. A Zoning By-law Amendment is required to establish the site-specific condition associated with the new building and townhouses.

Community Update

Several community meetings have been held since the initial submission. On September 10, 2020 a Community Meeting was held with residents of the existing building and a second Community Meeting was held by the Ward Councillor on December 1, 2020. The Public Meeting was subsequently held on March 29th, 2021. We are continuing to work with residents in the area and in the existing building to ensure they remain informed and that their comments and questions are answered.

Development Proposal

At the time of the initial application, the addition of a twelve (12) storey purpose-built rental apartment building and five (5) purpose built rental townhouse blocks was contemplated. Since receipt of staff comments and ongoing discussions in relation to the same, the development proposal has been refined to now consist of a twelve (12) storey rental apartment building and four



(4) purpose built rental townhouse blocks. The existing thirteen (13) storey rental apartment building will continue to be retained on site.

As such, there are now a total of 212 new units proposed, of which 184 are in the new apartment building and 28 in the new townhouse blocks. A slightly lower FSI of 1.94 results. The proposed development's access locations, site circulation and parking configuration remains largely the same. Since one townhouse block was removed, there is an increase in the total landscape open space to 10,427m², or 58% of the site area of which much is continuous and part of the interconnected area forming the central courtyard.

The proposed high-rise building continues to include indoor amenity space located on the ground level of the building which will be shared by the existing residents and the new resident yield. The proposed development will continue to include an outdoor amenity space on the second floor of the apartment building. Private amenity areas will be provided by way of balconies for the high-rise development and by way of front yards for the townhouse units.

Summary of Changes

The following changes were enacted following receipt of staff comments:

- The townhouse block nearest the underground ramp and northerly property line has been removed;
- One unit has been added to the townhouse Block nearest Glen Erin Drive to create a Block of eight (8) units;
- Area of removed townhouse block is designated as additional furnished landscaped amenity area;
- The resulting new unit count is 391 units whereas 396 units were previously provided;
- A increased total landscape open space of 58% of the site area whereas 56% was provided previously;
- The parking ramp entrance/exit has been shifted away from the easterly townhouse block and now provides 10.3 metres to the nearest townhouse building face whereas 6.7 metres was provided previously;
- Where landscape buffers extend over portions of the underground garage, area available for soil depth provides for a 1.5 m min. soil depth along western edge of development above the underground garage, 1.6 m min at centre landscaped area above garage and 1.9 m min. along eastern edge of development above garage whereas 1.2 metres was provided previously;
- Revisions to additional parking depth and ramp shift resulted in providing total of 428 parking spots whereas 431 was previously provided, parking now confirms to staff requirements;
- Transformer location and truck staging area illustrated at the southeast corner of the new building and in compliance with Alectra requirements;
- Area for occasional truck staging is designated as additional landscaped area;
- The layby nearest the existing building and Aquitaine Avenue has been removed;



- Area of removed layby is designated as additional landscape;
- The Shadow Study continues to comply with the City's shadow study requirements for a 50% sun/access factor for applicable criteria; and
- The inclusion of the new outdoor amenity area in the location of the former townhouse block and layby results in an estimated outdoor amenity area sun access factor of 69% whereas 67% was previously provided for the month of March.

Required Planning Approvals

Official Plan Amendment

The proposed development is not currently permitted by the City of Mississauga Official Plan, 2018 (the "MOP"). The Official Plan Amendment will employ a maximum density of 2.0 and will amend the existing site-specific policies. The existing "Residential High Density" designation will continue to apply to the subject property, however a site-specific policy will be added to permit the proposed rental apartment building and townhouses and also to permit for the on site density of 1.94. A revised Draft Official Plan Amendment is included in this submission package.

Zoning By-law Amendment

The subject property is currently zoned "Apartments 4 - Exception 45 (RA4-45)" by the City of Mississauga Zoning By-law 0225-2007. An amendment to the City of Mississauga Zoning By-law is required to permit the proposed rental apartment building and townhouses and the associated built form. The proposed Zoning By-law will rezone the lands from "RA4-45" to "RA4-XX". The special section will attach site specific development standards to reflect the unique nature of the proposal and effectively permit for the development proposal. A revised draft Zoning By-law Amendment is included in this submission package.

Submission Deliverables

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

1. One (1) copy of the Architectural drawing submission package (Site Stats, Site Plan, Phasing Plan, Parking Plans, Floor Plans, Site Sections, Elevations, and Waste Management Plan) as prepared by IBI, dated September, 2021;
2. One (1) copy of the Civil Engineering drawing submission package (Site Servicing Plan, Site Grading Plan, Removal Plan, and Utility Plan) as prepared by Skira & Associates Ltd., dated October, 2021;
3. One (1) copy of the Comment Response Matrix prepared by Glen Schnarr & Associates Inc.;
4. One (1) copy of the email from Don Casey confirming the proposal is satisfactory from an Emergency Services perspective;



5. One (1) copy of the email from Urban Design – confirming the acceptance of the separation distance;
6. One (1) copy of a Functional Servicing and Stormwater Management Report as prepared by Skira & Associates Ltd., dated October, 2021;
7. One (1) copy of a Hydrogeological Investigation prepared DS Consultants Ltd., dated June 2021;
8. One (1) copy of a Noise Feasibility Study as prepared by HGC, dated September, 2021;
9. One (1) copy of a Draft Official Plan Amendment as prepared by Glen Schnarr & Associates Inc.
10. One (1) copy of a Parcel Register Document(s) dated September, 2021;
11. One (1) copy of a Phase One Environmental Site Assessment as prepared by DS Consultants Ltd., dated June 2020;
12. One (1) copy of a Phase Two Environmental Site Assessment as prepared by DS Consultants Ltd., dated June 2021;
13. One (1) copy of a Property Index Map;
14. One (1) copy of the Region of Peel - Functional Servicing Report Review Fee Receipt
15. One (1) copy of the Reliance Letter – Phase One & Two ESA as prepared by DS Consultants Ltd., dated September, 2021;
16. One (1) copy of a Shadow Study as prepared by IBI and dated September, 2021;
17. One (1) copy of a Plan of Survey for the lands municipally addressed as 6719 Glen Erin Drive as prepared by R Avis Surveying Inc dated April 16, 2020;
18. One (1) copy of a Draft Zoning By-law as prepared by Glen Schnarr & Associates Inc.; and,
19. One (1) copy of a Traffic Impact Study as prepared by C.F. Crozier & Associates Inc., dated October, 2021.

We trust that the enclosed material is sufficient and that it has been updated in accordance with the Official Plan and Zoning By-law Amendment application comments and requirements. At this time, and in respect to the use proposed, we kindly request that this application be placed on the next available Planning and Development Committee meeting. In the interest of time and to continue advancing this significant rental housing projects, any further detailed requirements can be refined and addressed at the Site Plan Approval stage. We trust the use and density, through the Official Plan Amendment and the building siting and height, through the Zoning By-law Amendment are now established which will allow the Official Plan Amendment and Zoning By-law Amendment to proceed.

Please do not hesitate to contact the undersigned should you have any suggestions, clarifications or require any further materials.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

YOURS VERY TRULY,

Glen Schnarr & Associates Inc.

Bruce McCall Richmond, MCIP, RPP
Associate