

December 8, 2021

Development Planning Department
City of Mississauga
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Emailed to: eplans.devdes@mississauga.ca

RE: 3855 DUNDAS STREET WEST, MISSISSAUGA
CITY FILE: 0Z 18/018
OUR FILE: 16257B

On behalf of our client, 3855 Dundas Street West Storage GP Corporation, we are pleased to submit the following materials as our formal resubmission for an Official Plan Amendment and Zoning By-law Amendment for the non-residential mixed use development on the lands municipally addressed as 3855 Hurontario Street (hereinafter the “subject lands”).

The following items are enclosed are part of our formal resubmission.

- Digital copy of the Comment Response Matrix;
- Digital copy of the draft Zoning By-law Amendment;
- Digital copy of the Site Plan prepared by NCA Partners;
- Digital copy of the Building Elevations prepared by TACT Architecture;
- Digital copy of Functional Serving and Stormwater Management Report prepared by Crozier;
- Digital copy of Civil Plans prepared by Crozier;
- Digital copy of Parking Justification Study prepared by Crozier;
- Digital copy of Landscape Plans and Details prepared by MHBC Planning;
- Digital copy of Arborist Report and Tree Preservation Plan prepared by MHBC Planning;
- Digital copy of the Ecoloxia Spec Sheet;
- Digital copy of the Entered into Register for Archaeological Report;
- Digital copy of the Geotechnical Report prepared by Fisher Environmental;
- Digital copy of the Hydrogeological Report prepared by Fisher Environmental; and
- Digital copy of the Draft R-Plan prepared by Speight, Van Nostrand & Gibson Limited.

REVISED PROPOSAL

The revised proposal is proposing a 5-storey self-storage building, a 1-storey industrial condominium and a 2-storey Dymon Work Refined Building. The proposed development will have a total gross floor area of 20,026 sq. m. consisting of:

- 16,388 sq. m. of Self-storage;
- 2,262 sq. m. of Dymon Work Refined;
- 1,376 sq. m. of Industrial Condominium.

The proposed development seeks to provide 41 parking spaces for the proposed self-storage use, 95 parking spaces for the Dymon Work refined and Industrial Condominium. The proposed development will provide both vehicular and pedestrian access from Dundas Street West and Ninth Line.

Landscaping along Dundas Street West and Ninth Line is proposed to improve the pedestrian experience and a pedestrian walkway from the main entrance of the building. A total of 31% of landscape area will be provided on the Subject Lands.

Further, through discussions with TG Energy, the proposed development has been revised to include a 7.5 m buffer from the existing 20 m pipeline easement.



Proposed Renderings prepared by TACT Architecture

Self-Storage Use

Dymon Storage offers self-storage services in a state-of-the-art facility which includes climate control; full 24-hour access; advanced security monitoring; fully enclosed loading and unloading areas; and free truck and driver services. In addition to self-storage solutions for personal belongings, Dymon offers full solutions for organizational needs of businesses which include document storage and management services, on-

site shredding service, and in-house full service moving experience. Dymon will offer on-site organization and storage products, as well as services for custom kitchens and closets.

The proposed self-storage building will be 5-storeys in height and have a total gross floor area of 16,388 sq. m.



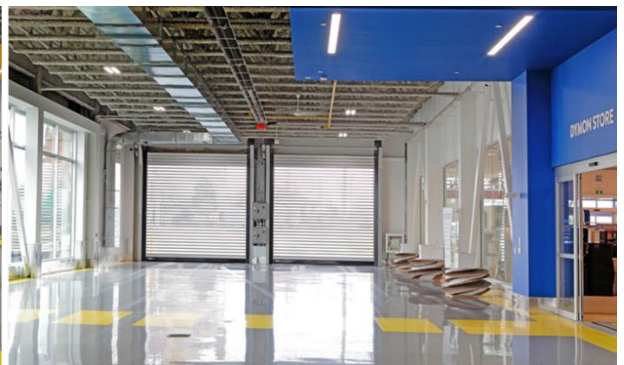
Example of Dymon Retail within Self-storage Building



Example of Dymon Self-storage Building

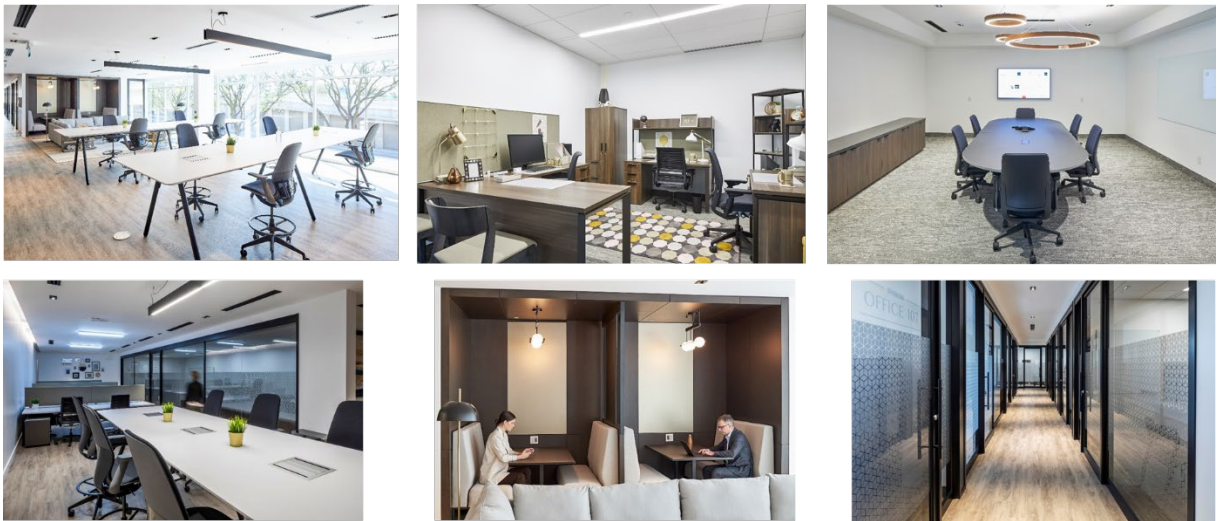
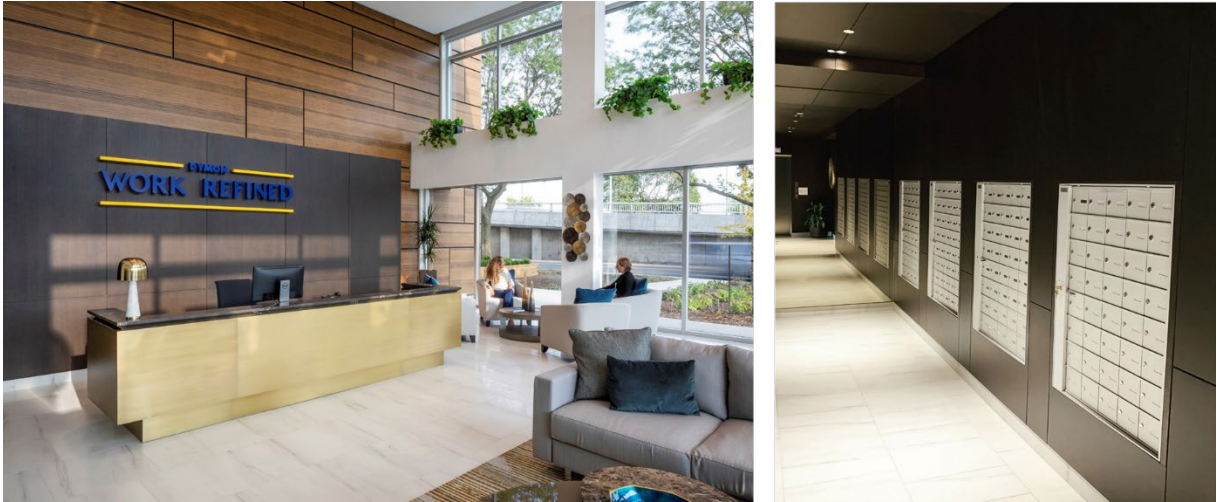


Example of Dymon Self-storage Drive-thru



Dymon Work Refined

A curated collaborative workspace environment offering flexible office space with no long-term commitments. All Dymon Work Refined facilities have a dedicated concierge service that allows member instant credibility and assistance when working with clients. Examples of existing Dymon Work Refined facilities are shown below.



Example of Dymon Work Refined

Industrial Condominium

These will be programmed with an elevated design and complementary Architecture to the surrounding buildings. These suites will be marketed 'for sale' and constructed as shell space to allow future purchasers the flexibility to customise the interior of their space.

Servicing

C. F. Crozier and Associates has prepared a revised Functional Servicing and Stormwater Management Report to address Regional and City comments in support of the proposed development. C. F. Crozier and

Associates conclude that the proposed development of the subject property can be readily serviced and meet the objectives of the regulatory agencies with the proposed servicing outlined in this report (private servicing) and accompanying drawings and figures. Based on the information contained in their report, they offer the following conclusions:

1. The estimated sewage design flows were determined to be 36,875 L/day. A private sewage system is proposed to service the commercial development. This includes a shallow buried trench septic system with a footprint of 1,880 m² and a Waterloo Biofilter system or equivalent for treatment.
2. The peak hour domestic water demand is 1.72 L/s for the proposed development. A volume of 49.4 m³ is required to supply the average domestic demand. A volume of 50.0 m³ is provided in an underground cistern.
3. The estimated fire flow demand for Building 1 is 83.3 L/s at 2.00 hours, 50.0 L/s for a duration of 1.25 hours for Building 2 and 33.3 L/s for a duration of 1.25 hours for Building 3. Wilkinson cisterns (Model H114FT Precast Fire Fighting Test Tank) are proposed to meet the required volume demand.
 - Six cisterns will provide 685 m³ of storage capacity for Building 1 and a separate system of four (4) cisterns will provide 456.4 m³ of storage capacity for Buildings 2 and 3.
4. Stormwater quantity control criteria is satisfied by the proposed StormTrap detention tank. A 115 mm orifice tube is proposed downstream of the detention tank to control the post-development peak flow under the 100-year event to below the pre-development peak flow for the 2-year event.
5. Stormwater quality control criteria is satisfied by use of an Up-Flow Filtration system providing 80% TSS removal.
6. Site water balance is achieved via permeable pavers providing a volume of 145.95 m³.
7. Erosion and sediment control measures during construction will be used to mitigate impacts of construction on the neighbouring infrastructure and the Joshua Creek Watershed. Therefore, we recommend approval of the Zoning By-Law and Official Plan Amendment for the development of the subject lands from the perspective of site servicing and Stormwater management requirements.

Further, the proposed private servicing consistent to the Provincial Policy States, specifically **Policy 1.6.6.4** which states *where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts*. As the Subject Lands are not available to municipal servicing and it is not feasible to extent these services in this location of the City per the Functional Servicing and Stormwater Management Report prepared by C. F. Crozier and Associates adequate servicing through private servicing is being proposed on the site which will not create any negative impacts.

Lastly, City Staff provided a comment that they are unaware of other examples of private servicing for proposed developments within the urban boundary. An example of a proposed development within the same area of the subject lands is the proposed development at 0 Ninth Line, City File: OZ 20/016/ W8.

Low Impact Design Features

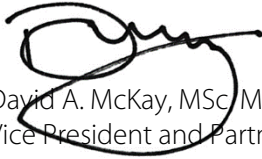
The proposed development will utilize both passive and active energy conservation measures to minimize the development's energy consumption and Greenhouse Gas emissions. The proposed building designs include a high performing building envelope exceeding SB10 values with also minimizing low WWR. The roof utilizes a high albedo SRI to minimize heat island effect.

The building utilizes a low power high efficiency LED lighting system with controls to automate lighting schedule on/off. The mechanical systems consist of high efficiency rooftop AC units and advanced building automation controls. The building's passive survivability due to increased R-values and improved air tightness helps with the building's resiliency during power outages. The building also includes backup power generator and rooftop solar PV to minimize reliance on infrastructure. The proposed sustainable development measures contemplated through the proposed development will meet the goals of **Section 1.3.5** of the City of Mississauga Official Plan as the proposed development will integrate sustainable development within a built-area and resilient to climate change.

If you have any questions, please do not hesitate to contact us.

Yours truly,

MHBC



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