

January 4, 2022

David Ferro  
Planning and Building Services  
City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

**RE: Official Plan and Zoning By-law Amendment Application Package  
128 Lakeshore Road East, Mississauga  
MHBC File: 20427A**

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On behalf of our client, BlackTusk Group Inc. (the 'Owner'), we are pleased to submit the enclosed Official Plan and Zoning By-law Amendment Application for the lands municipally addressed as 128 Lakeshore Road East in the City of Mississauga (the 'Subject Lands').

On behalf of our client, in support of this application, please find enclosed the following:

- One (1) copy of the Application Form and Schedules;
- One (1) copy of the Commenting Agency Fee Collection Form;
- One (1) copy of the DARC Submission Requirements Checklist, provided by the City of Mississauga;
- One (1) copy of the Survey, prepared by Aksan Pillar;
- One (1) copy of the Parcel Register, provided by Aksan Pillar;
- One (1) copy of the Planning Justification Report, including Draft Official Plan Amendment and Draft Zoning By-law Amendment, prepared by MHBC Planning;
- One (1) copy of the Urban Design Study, prepared by MHBC Planning;
- One (1) copy of the Architectural Set, including Context Plan, Site Plan, Building Elevations, Roof Plans, Grading/Site Servicing Plans, and Underground Parking Plans, prepared by IBI;
- One (1) copy of the Sun/Shadow Study, prepared by IBI;
- One (1) copy of the Wind Study, prepared by Gradient Wind;
- One (1) copy of the Acoustical Feasibility Study, prepared by Gradient Wind;
- One (1) copy of the Arborist Report and Tree Inventory, prepared by Kuntz Forestry;
- One (1) copy of the Streetscape Feasibility Study, prepared by Land Art;
- One (1) copy of the Traffic Impact Study and Parking Utilization Study, prepared by LEA;
- One (1) copy of the Functional Servicing Report, including Water Demand/Discharge Table, prepared by Husson;
- One (1) copy of the Hydrogeological Report, prepared by DS Consultants;
- One (1) copy of the Phase 1 ESA, prepared by Pinchin; and,
- One (1) copy of the Waste Management Plan, prepared by CINI Little.

A Development Application Review Committee meeting with City staff was held on August 11, 20221, at which time a Submission Requirements Checklist was issued, identifying the required submission materials. We trust that the enclosed documents are sufficient for your review and circulation. Should you require any additional information, please do not hesitate to contact us.

Sincerely,

**MHBC**

A handwritten signature in black ink, appearing to read 'Dana Anderson', written in a cursive style.

Dana Anderson, MA, FCIP, RPP  
Partner

A handwritten signature in black ink, appearing to read 'Andrew Hannaford', written in a cursive style.

Andrew Hannaford, BES, MCIP, RPP  
Senior Planner