

January 18th 2022

City of Mississauga
Planning Department
300 City Centre Dr.
Miss. ON

Cover Letter
DARC19-78 W8*

The existing site at both 2935 & 2955 Mississauga Road is vacant, and was rezoned to G1 and G2 lands during the City-wide 2007 Zoning Bylaw amendment to the now in-force 0225-2007, as amended.

The proposal seeks to Rezone and amend the City of Mississauga Official Plan to permit a High Density Residential development on a common element condominium road; 196 Units within a 12 storey Tower, and 20 Stacked Townhome units for a total of 216 units.

The following studies are being submitted in support of the proposed Official Plan Amendment and Rezoning, both historical and current studies include:

- Heritage Impact Assessment
 - Dr. Robert J Burns – March 2021
- Traffic Impact Study [w/ access reinstatement]
 - Completed by Trans-Plan – February 2021
- FSR/SWM/Drainage/SSG
 - Completed by Greck – July 2021
- Archaeological Assessment
 - Provided by ASI – February 2021
- Acoustical Feasibility
 - Completed by HGC – March 2021
- Geotechnical Report / Slope Stability Assessment
 - Completed by Terraprobe – 2008
 - Addendum by Terraprove – March 2010
- Slope Stability Study
 - Completed by Terraprobe – 2008
 - Addendum by Terraprove – March 2010
 - Commented on by Palmer – July 2020
- Geomorphic Review & Assessment of Pre-Diversion Sawmill Creek Corridor
 - Completed by Parish Aquatic Services – December 2015
- Fluvial Geomorphology Review
 - Completed by Palmer – 2020
- Flood Study (Hydraulic Analysis)
 - Completed by Greck
- Phase 1 Environmental Site Assessment
 - Completed By Terraprobe Inc. July 15th 2021



- EIS
 - Completed by Dougan – July 2017
 - Addendum Completed by Palmer – May 2021
- Arborist Report / Tree Inventory
 - Completed by Palmer – July 2021
- Planning Justification Report
 - Completed by Beacon Planning – April 2020
- Survey Plan
 - Completed by TMK – December 2019
- Elevations, Floor Plans, Site Plan & Concept / Context Map
 - Completed by Caricari Lee Architects – June 2021
- Draft Zoning Bylaw
 - Completed by Beacon Planning – April 2020
- Draft Official Plan Amendment
 - Completed by Beacon Planning – April 2020
- Draft Sign Mock-Up
 - Completed by Beacon Planning – April 2020
- List of Low Impact Design Features
 - Completed by Caricari Lee Architects & Greck – June 2021
- Underground Parking Plan
 - Completed by Caricari Lee Architects – June 2021

Since April of 2019 Harper Dell, in concert with Palmer Environmental, has approached the CVC and City of Mississauga for the appropriate ToR (Terms of Reference) for the requisite studies.

The complexity of this unique case cannot be understated. It is important to read Beacon Planning's Planning Justification Report in totality, alongside the previous and current environmental studies in favor of the proposed Rezoning & Official Plan Amendment.

The Site is currently vacant of any structure and has been farmed since 2007 for various crops including barley.

Yours truly,

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Nicholas H. Dell BA.H.
Harper Dell & Associates Inc.