

December 21, 2021**Via Digital Submission**

Attn: Matthew Shilton, RPP
Senior Planner, North Development
Planning and Building Department
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

**Re: Application for Zoning Bylaw Amendment
Branthaven Ninth Line Inc.
5160 & 5170 Ninth Line, Mississauga
Part of Lot 1, Concession 9, New Survey, Trafalgar
Pre-Application Meeting DARC 21-241 W10**

Dear Mr. Shilton,

Korsiak Urban Planning has been retained by Branthaven Ninth Line Inc. to assist in obtaining necessary planning approvals in developing the subject lands, approximate area of 0.727 hectares. We are pleased to submit an application for a Zoning By-law Amendment (ZBA) for the subject lands, located west of Ninth Line and north of Eglinton Avenue West. The proposal is for a 6-storey apartment building, which fronts onto Ninth Line, featuring rooftop amenity and outdoor surface amenity areas. The building features a principal pedestrian entrance from Ninth Line, with limited surface parking provided at the rear of the site, not visible from Ninth Line. All other parking is provided underground with vehicular access, ramps and loading areas located at the rear. A 10-metre buffer to the existing woodlot is provided at the north end of the property, and an additional 0.8-metre strip along Ninth Line is provided for road widening of Ninth Line.

The proposal is for 198 residential units, achieving a net density of 305.6 units per hectare (uph) and an average Floor Space Index (FSI) of 2.0 based on a developable area of 0.648 ha. A pre-application meeting with the Mississauga Planning and Building Department was conducted on June 23, 2021 (DARC 21-241). The lands are designated 'Residential Medium Density' and zoned as Development (D). A ZBA is required to permit the proposed 6-storey apartment building by rezoning the site to a site-specific Residential Apartment (RA2) zone and Greenlands (G1) zones.

In support of the planning application, enclosed are the following materials:

- Application Forms executed, prepared by Korsiak Urban Planning, dated 2021-11;
- Composite Plan, with abutting Ninth Line Developments, prepared by Korsiak, dated 2021-11;
- Draft Notice Sign, prepared by Korsiak, dated 2021-11;
- Survey Topographic, prepared by J.D. Barnes Limited, dated 2021-10-12;
- Parcel Registers for Property Identifier, prepared by Land Registry Office, dated 2021-11-05;
- Draft Zoning By-Law Amendment Exceptions, prepared by Korsiak, dated 2021-11;

- Architectural: Site Context, Site Statistics, Site Plan, Underground Parking, Floor Plans, Rooftop, Elevations, and Building Sections, prepared by ZO1, dated 2021-11-05;
- Rendered Perspective Views, prepared by ZO1, dated 2021-11-05;
- Sun/Shadow Study & Analysis, prepared by ZO1, dated 2021-11-15;
- Civil: Site Servicing, Grading, Existing Storm Drainage, Storm Drainage, Sanitary Drainage, Servicing Details and Design, prepared by Urbantech Consulting Engineers, dated, 2021-11-12;
- Functional Servicing-Stormwater Management Report, with Drainage Proposal, Water Demand, Temporary Discharge to Storm Sewer, prepared by Urbantech, dated 2021-11;
- Water Demand Table, prepared by Urbantech, dated 2021-12-21;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated 2021-11;
- Environmental Impact Statement (Scoped), prepared by Savanta, dated 2021-12;
- Arborist Report, prepared by Jackson Arboriculture Inc, dated 2021-11-10;
- Tree Inventory/Vegetation Management Plan, prepared by Adesso Design Inc, dated 2021-11-05;
- Landscape Plan and Details, prepared by Adesso Design Inc, dated 2021-11-05;
- Low Impact Design (LID) Features, prepared by ZO1 & Adesso, dated 2021-11-18 and 2021-11-15;
- Truck Turning Figure, prepared by Crozier Consulting Engineers, dated 2021-11-05;
- Traffic Impact Study (TIS), with Parking Analysis, prepared by Crozier, dated 2021-12-13;
- Traffic Brief for MTO Review, prepared by Crozier, dated 2021-12-13;
- Transportation Demand Management (TDM) Plan, prepared by Crozier, dated 2021-12-13;
- Waste Management Plan, prepared by Korsiak Urban Planning, dated 2021-11;
- Pedestrian Wind Assessment, prepared by Gradient Wind, dated 2021-11-02;
- Noise (Acoustic) Study, prepared by HGC Engineering, dated 2021-12-15;
- Hydrogeological Investigation Report, prepared by DS Consultants, 2021-07-26;
- Geotechnical Report, prepared by DS Consultants, 2021-07-22;
- Phase I Environmental Site Assessment (ESA), prepared by DS Consultants, 2021-07-30; and
- Housing Report, prepared by Altus Group, dated 2021-12-14.

Note: one item in the pre-consultation checklist (DARC), being **Temporary Discharge to Storm Sewer Commitment Letter** was confirmed by T&W Department as not required (email on Dec. 20, 2021).

Planning fees are to be confirmed and submitted following application. Please contact me at 905-257-0227 ex. 23 or at 416-854-4878 for additional information.

Sincerely yours,

KORSIAK URBAN PLANNING

Wayne Coutinho, MPI, BSc (Env), RPP

Encl.

Copy: Enzo Bertucci, Branthaven Ninth Line Inc.

Frank Bon, FBDev Consulting Inc.