

October 26, 2022

Planning and Building Department  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON, L5B 3C1

**RE:                   Application for Official Plan Amendment and Zoning By-law Amendment  
                          49 South Service Road**

On behalf of Edenshaw SSR Developments Limited, we are pleased to submit the following Official Plan Amendment and Zoning By-law Amendment application for the site municipally known as 49 South Service Road in the City of Mississauga (the subject site), legally described as Part of Lot 1, Range 2, CIR, PT 3, 43R37754, City of Mississauga, Regional Municipality of Peel.

With an area of 0.44ha, the subject site is located on the north side of South Service Road, south of Queen Elizabeth Way and east of Hurontario Street. The site is currently occupied by a two-storey building and its ancillary structures, which were previously utilized as an Ontario Provincial Police (OPP) Station but are currently vacant. The subject site is designated "Residential Low Density II" in the City of Mississauga Official Plan and zoned "R1" under the City of Mississauga Zoning By-law 0225-2007.

The proposal is to develop a 26-storey residential building with 352 units, with a total residential gross floor area (GFA) of 21,348 m<sup>2</sup> (229,786 ft<sup>2</sup>). The building will have 137 parking spaces in three levels of underground parking and 902 m<sup>2</sup> (9,709 ft<sup>2</sup>) of outdoor amenity space and 339 m<sup>2</sup> (3,509 ft<sup>2</sup>) of indoor amenity space.

The subject site has exciting potential and represents a rare opportunity for intensification in Mineola without adversely impacting the established neighbourhood. Located within close to a new station on the Hazel McCallion LRT, it is an opportunity to capitalize on significant infrastructure investment. We believe the proposal represents a positive contribution to a transit-oriented community and the City more broadly as it becomes increasingly multi-modal.

A Development Application Review Committee (DARC) meeting was held on July 13<sup>th</sup>, 2022 to establish submission requirements for Official Plan Amendment and Zoning By-law Amendment applications. DARC 22-254 provides a submission requirements checklist for the applications.

The DARC comments identified that a community meeting and Mississauga Urban Design Review Panel meeting may be required before application submission. The community meeting is currently being coordinated with the Councillor's office; however, due to the municipal election timing, it could not be held before the application submission. Following a review from City staff, it was determined that a presentation to the Mississauga Urban Design Review Panel would not be required as part of a complete submission. Due to site constraints and the likelihood that the current design will be revised, we believe a meeting with the MUDAP will be more productive after receiving comments on a complete application. Confirmation of

the timing for both meetings has been uploaded to ePlans as the following document: RE\_ 49 SSR - Submission Requirements.

**Enclosures**

Enclosed materials in support of this submission are listed below:

Submission Requirement	Document Name	Consultant
Official Plan Amendment and/or Rezoning Application Form, including all Schedules	Official Plan Amendment Rezoning Application Form Planning Information Schedule Site Information Schedule Property Owner Acknowledgement Property Owner Appointment and Authorization Official Plan Rezoning Subdivision Fee Calculation Worksheet Declaration of Applicant Schedule Notice Sign Schedule Servicing and Matters of Provincial Interest Schedule Tree Injury Destruction Declaration Schedule	Sajecki Planning Inc. / Edenshaw SSR Developments Ltd
Commenting Agency Fee Collection Form	Commenting Agency Fee Collection Worksheet	Sajecki Planning Inc.
Context Plan / Map	A102 Context Plan	KIRKOR Architects and Planners
Elevations	A301 Elevations North and East A302 Elevations South and West A401 Sections A501 Perspectives	KIRKOR Architects and Planners
Concept / Site Plan	A103 Site Plan A201 Floor Plan Level P3 A202 Floor Plan Level P2 A203 Floor Plan Level P1 A204 Floor Plan Level 1 A205 Floor Plan Levels 2&4 A206 Floor Plan Level 3 A207 Floor Plan Level 5 A208 Floor Plan Levels 6-26 (Even Levels) A209 Floor Plan Levels 7-25 (Odd Levels) A210 Floor Plan Level MPH A211 Roof Plan	KIRKOR Architects and Planners
Grading / Site Servicing Plan / Cross Sections	C100 Preliminary Site Servicing Plan C200 Servicing Cross Sections C300 Preliminary Site Grading Plan C400 Preliminary Utility Plan	WSP Canada Group Limited

Recent Survey Plan	A001 Survey	KIRKOR Architects and Planners
Official Plan – Table/List of requested Site-Specific Exemptions	Draft Official Plan Amendment and Schedule	Sajecki Planning Inc.
Zoning By-law – Table/List of requested Site-Specific Exemptions)	Draft Zoning By-law Amendment Chart	Sajecki Planning Inc.
Draft Notice Sign Mock-up	Draft Notice Sign Mock-up	Sajecki Planning Inc.
List of Low Impact Design Features for Site and Building	List of Low Impact Design Features	Sajecki Planning Inc.
Hydrogeological Report	Hydrogeological Assessment	Palmer
Streetscape Feasibility Study	C500 Streetscape Feasibility C501 Streetscape Feasibility Cross Sections	WSP
Environmental Site Screening Questionnaire and Declaration	ESSQD	Edenshaw SSR Developments Limited
Air Quality Study	Air Quality Study	Rowan Williams Davies & Irwin Inc. (RWDI)
Single Use Demand Table	Multi Use Demand Table	WSP Canada Group Limited
Planning Justification Report	Planning Justification Report	Sajecki Planning Inc.
Parking Utilization Study	Traffic Impact Study	GHD Limited
Transportation Demand Management Strategy		
Traffic Impact Study		
Arborist Report	Tree Inventory and Preservation Plan Report L101 TIPP Figure	Kuntz Forestry Consulting Inc.
Tree Preservation Plan		
Acoustical Feasibility Study	Noise and Vibration Feasibility Study	J.E. Coulter Associated Ltd
Sun/Shadow Study	Shadow Study Letter A601 Sun Shadow Study June A602 Sun Shadow Study June A603 Sun Shadow Study Sep-Mar A604 Sun Shadow Study Sep-Mar A605 Sun Shadow Study December	KIRKOR Architects and Planners
Wind Study	Pedestrian Wind Study	Rowan Williams Davies & Irwin Inc. (RWDI)
Landscape Plan	L100 Ground Floor Landscape Plan	Land Art Design Landscape Architects Inc

Easements/Restrictions on Title	Easement Instrument	R. Avis Surveying Inc.
	Parcel Register	N/A
Storm Management Report	Storm Water Management Report	WSP Canada Group Limited
Functional Servicing Report	Functional Servicing Report C300 Preliminary Site Grading Plan	
Drainage Proposal	C300 Preliminary Site Grading Plan	
Archaeological Assessment	Archaeological Assessment	The Archaeologists Inc.
Phase 1 Environmental Site Assessment	Environmental Site Assessment Reliance Letter Phase 1 Environmental Site Assessment Phase 2 Environmental Site Assessment	Palmer
Community Meeting	David Ferro and Mike Franzolini have confirmed that the Mississauga Urban Design Advisory Panel and Community Meeting are not required pre-submission. The community meeting is currently being planned in coordination with the Councillor's office. The MUDAP meeting will be coordinated prior to a second submission. Please see the attached document named "RE_ 49 SSR - Submission Requirements".	
Urban Design Review Panel		
Others	Geotechnical Investigation	Palmer
Others	A212 Waste Management Plan Waste Management Plan	Cini Little International Inc.

We trust that the submission materials meet the City's requirements for a complete application. We look forward to working with the City as we proceed through the review process. If you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 647-765-2814 or [dylan@sajeckiplanning.com](mailto:dylan@sajeckiplanning.com).

Sincerely,



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