



November 1, 2022  
(Revised)

**Via Electronic Submission**

Planning and Building Department  
Development and Design Division  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Attention: Michael Franzolini, Planner, City of Mississauga

RE: **Application for an Official Plan Amendment and Zoning By-law Amendment pursuant to sections 22(1) and 34(1) of the *Planning Act* with respect to the property municipally known as 4099 Erin Mills Parkway in the City of Mississauga**

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We Queenscorp (Erin Mills) Inc. are the owners of the property municipally known as 4099 Erin Mills Parkway (the “Site”) in the City of Mississauga. The 2.6 ha Site is located at the southeast corner of Erin Mills Parkway and Folkway Drive south of Highway 403, west of Sawmill Valley Drive. The site is currently occupied by a single storey commercial and retail plaza configured in an irregular L shape and accessed off of Erin Mills Parkway, Folkway Drive and Sawmill Valley Drive. The site as it stands today is underutilized, in an area which is conducive to residential growth and offers a variety of transit opportunities to existing and future residents.

Having understood that the Erin Mills Neighbourhood is generally comprised of low scale residential development, we carefully considered the existing and planned development context in the immediate area arriving at the sensitive design being proposed.

**Existing Planning Framework**

The *Provincial Policy Statement (2020)* and *Places to Grow: Growth Plan for the Greater Golden Horseshoe (2019)* include policies which promote intensification and redevelopment of properties similar to the Site being considered in this application. The site is designated Urban System in the Peel Region Official Plan which permits a wide range of uses including residential. The site is a target for growth, being within a “Strategic Growth Area” as defined in the Growth Plan and located along Erin Mills Parkway, which is identified as a major road in the Regional Official Plan. The site is designated Convenience Commercial within the City of Mississauga’s Official Plan and zoned Neighborhood Commercial (C2) pursuant to Zoning By-Law 0225-2007.



## Proposed Development

We are seeking an Official Plan amendment along with a Zoning By-law amendment, to facilitate the development of a 635,335ft<sup>2</sup> mixed-use development consisting of 112 four- storey stacked townhouse units, and 591 condominium units in several residential towers ranging between 6 and 12 storeys. Taller buildings are proposed to be located along Erin Mills Parkway, creating a more prominent built form and presence along the more frequently travelled roadway. 8,356ft<sup>2</sup> of commercial uses are also proposed, intentionally concentrated at grade in Building A and D which helps animate the street and connect with the existing neighbourhood. Commercial uses are proposed to be located at grade of the mixed-use buildings fronting Erin Mills Parkway.

Buildings B, C and E are generally lower in height and located further from Erin Mills Parkway including the four storey townhomes which are located along the southeastern portion of the property. The varying scales and heights of the residential uses throughout the site are intended to provide consideration to the transition between the proposed development and established lower density uses adjacent to the subject site. At this time, we are not considering a phased approach to this project. At this point in time, we are contemplating the tenure as condominium.

As a result, we have prepared this OPA and ZBA application with accompanying documents which have been deemed to be required based on our DARC meeting held on December 1, 2021. To that end, in support of our OPA and ZBA application we have submitted the following documents via the City's application Submission Portal:

- Completed Official Plan and Rezoning Application Forms
- Planning Application Checklist dated December 1, 2021
- Planning Information Schedule
- Site Information Schedule
- Servicing and Matters of Provincial Interest Schedule
- Completed Fee calculation Worksheet
- Commenting Agency Fee Collection Worksheet
- Context Plan/Map prepared by Turner Fleischer Architects Inc. dated August 22, 2022
- Concept/Site plan prepared by Turner Fleischer Architects Inc. dated August 22, 2022
- Grading/Site Servicing Plans prepared by IBI Group Inc. dated July 22, 2022
- Drainage proposal prepared by IBI Group Inc. dated September 6, 2022
- Stormwater Management Report prepared by IBI Group Inc. dated September 6, 2022
- Functional Servicing Report prepared by IBI Group Inc. dated September 6, 2022

- Cross sections Underground Parking plans prepared by Turner Fleischer Architects Inc. dated August 22, 2022
- Survey prepared by JD Barnes dated February 14, 2022
- Building Elevations prepared by Turner Fleischer Architects Inc. dated August 22, 2022
- Official Plan Amendment prepared by Glen Schnarr & Associates Inc.
- Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc.
- List of Low Impact Design Features for Site and Building prepared by Turner Fleischer Architects Inc. dated September 20, 2022
- Waste Management Plan prepared by Tetra Tech dated August 8, 2022
- Phasing Plan (See Covering Letter)
- Landscape Plan prepared by Alexander Budrevics & Associates dated September 7, 2022
- Planning Justification Report prepared by Glen Schnarr & Associates Inc dated October 2022
- Parking Utilization Study prepared by BA Consulting Group Ltd dated September 2022
- Traffic Impact Study prepared by BA Consulting Group Ltd dated September 2022
- Transportation Demand Management Report prepared by BA Consulting Group Ltd dated September 2022
- Urban Design Study prepared by Turner Fleischer Architects Inc. dated August 22, 2022
- Sun/Shadow Study prepared by Turner Fleischer Architects Inc. dated August 22, 2022
- Wind Study prepared by Gradient Wind Engineering Inc. dated August 30, 2022
- Acoustical Feasibility Study prepared by Gradient Wind Engineering Inc. dated September 12, 2022
- Arborist Report prepared by Alexander Budrevics & Associates July 25, 2022
- Tree Inventory/Tree Preservation Plan prepared by Alexander Budrevics & Associates dated July 25, 2022
- Tree Injury or Destruction Questionnaire and Declaration Form
- Easements / Restrictions on Title/Parcel Register dated May 20, 2022
- Hydrogeological Report prepared by Pinchin Ltd. dated September 2, 2022
- Phase 1 Environmental Site Assessment prepared by Pinchin Ltd. dated February 14, 2022
- Housing Report prepared by Urban Metrics Inc. dated September 2, 2022
- Retail Market Study prepared by Urban Metrics Inc. dated August 31, 2022
- Notice Sign Schedule

We understand that fees will be confirmed once the application is reviewed and accepted. We trust that the information provided as part of this OPA and ZBA submission is satisfactory to be deemed a complete application.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mark Bozzo', with a stylized flourish at the end.

Mark Bozzo  
President and Chief Executive Officer

ia:att

cc: Ida Assogna, Tomislav Saric, Queenscorp (Erin Mills) Inc.  
Russel Fleischer, Anita Yu, Meng Zhang, Turner Fleischer Architects Inc.  
Glen Broll, Maurice Luchich, Sarah Clark, Glen Schnarr & Associates Inc.