

October 28, 2022

GSAI File: 048-006

City of Mississauga  
Planning & Development Services  
300 City Centre Drive  
Mississauga, ON

**RE: Official Plan Amendment & Zoning By-law Amendment Application  
Mixed-Use Development  
579, 619 Lakeshore Road East and 1022, 1028 Caven Street, City of Mississauga**

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Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Star Seeker Inc., 619 Lakeshore Inc., 1022 Caven Inc. and 1028 Caven Inc. (the 'Owner') of the lands municipally known as 579, 619 Lakeshore Road East and 1022, 1028 Caven Street, in Lakeview, in the City of Mississauga (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Official Plan Amendment and Zoning By-law Amendment Application to facilitate a mixed-use development.

In support of this Application, please find enclosed the following:

- A copy of the completed Application Form;
- A copy of the Submission Requirements Checklist;
- A copy of the DARC Comment Response Matrix, prepared by GSAI, dated October 2022;
- A copy of the Planning Justification Report, prepared by GSAI, dated October 2022;
- A copy of the Draft Official Plan Amendment, prepared by GSAI;
- A copy of the Draft Zoning By-law Table, prepared by GSAI;
- A copy of the Housing Report, prepared by GSAI, dated October 2022;
- A copy of the Draft Notice Sign Mock-Up, prepared by GSAI;
- A copy of the Topographic Survey, prepared by r-pe Surveying Ltd;
- A copy of the Parcel Registers, dated September 27, 2022;
- A copy of the Architectural Plans, prepared by BDP Quadrangle, dated September 21, 2022, including:
  - Cover Sheet (Drawing A000);
  - Visualization Images (Drawing A001);
  - Statistics and Context Plan (Drawing A100);
  - Site Plan (Drawing A101);
  - P3 Level Parking Plan (Drawing A151);
  - P2 Level Parking Plan (Drawing A152);
  - P1 Level Parking Plan (Drawing A153);

- Ground Level Plan (Drawing A201);
- Second Floor Plan (Drawing A202);
- Third to Fifth Floor Plan (Drawing A203);
- Sixth Floor Plan (Drawing A204);
- Seventh Floor Plan (Amenity Level) (Drawing A205);
- Eighth to Sixteenth Floor Plan (Drawing A206);
- Tower Mechanical Penthouse Plan (Drawing A207);
- Roof Plan (Drawing A208);
- Elevations (Drawing A401);
- Sections (Drawing A451);
- A copy of the 3D Building Model, prepared by BDP Quadrangle;
- A copy of the Sun / Shadow Study, prepared by BDP Quadrangle, dated October 3, 2022;
- A copy of the Low Impact Design Features Letter, prepared by BDP Quadrangle;
- A copy of the Ground Floor Conceptual Landscape Plan (Drawing L100), prepared by Strybos Barren King, dated October 28, 2022;
- A copy of the Ground Floor Conceptual Landscape Plan (Drawing L100), prepared by Strybos Barren King, dated October 28, 2022;
- A copy of the 7<sup>th</sup> Floor Amenity Conceptual Landscape Plan (Drawing L101), prepared by Strybos Barren King, dated October 28, 2022;
- A copy of the Arborist Report, prepared by Strybos Barren King, dated October 28, 2022;
- A copy of the Tree Inventory and Preservation Plan (Drawing V100), prepared by Strybos Barren King, dated October 28, 2022;
- A copy of the Streetscaping Feasibility Study, prepared by C.F. Crozier & Associates Inc. ('Crozier'), dated October 2022;
- A copy of the Streetscape Utility Plan (Drawing SFS-P), prepared by Crozier, dated October 21, 2022;
- A copy of the Streetscape Sections Lakeshore Road East (Drawing SPS-S), prepared by Crozier, dated October 21, 2022;
- A copy of the Functional Servicing and Stormwater Management Report, prepared by Crozier, dated September 2022;
- A copy of the Preliminary Site Servicing Plan (Drawing C701), prepared by Crozier, dated October 21, 2022;
- A copy of the Preliminary Site Grading Plan (Drawing C702), prepared by Crozier, dated October 21, 2022;
- A copy of the Traffic Impact Study, prepared by Crozier, dated October 2022;
- A copy of the Pedestrian Level Wind Study, prepared by Theakston Environmental, dated October 21, 2021;
- A copy of the Pedestrian Level Wind Study Addendum Letter, prepared by Theakston Environmental, dated August 19, 2022;
- A copy of the Noise Feasibility Study, prepared by Howe Gastmeier Chapnik, dated August 16, 2022;
- A copy of the Phase One Environmental Site Assessment for 579 Lakeshore Road East, prepared by Soli Engineers Limited, dated August 20, 2021;
- A copy of the Phase One Environmental Site Assessment for 619 Lakeshore Road East, prepared by Soli Engineers Limited, dated August 20, 2021;

- A copy of the Phase One Environmental Site Assessment for 1022 and 1028 Caven Street, prepared by Soli Engineers Limited, dated August 20, 2021;
- A copy of the Geotechnical Investigation, prepared by Soil Engineers Limited, dated August 2022;
- A copy of the Stage One Archeological Assessment, prepared by Archaeological Services Inc., dated April 29, 2021;
- A copy of the Ministry of Heritage, Sport, Tourism and Culture Industries Clearance Letter, dated July 2, 2021; and,
- A copy of the Waste Management Plan, prepared by Tetra Tech, dated September 30, 2022.

Payment of full fees will be provided prior to circulation.

### **PURPOSE OF APPLICATION**

This Application is to facilitate redevelopment of the Subject Lands as further described in the section below. The Subject Lands are located on the north side of Lakeshore Road East, west of Caven Street, in the City of Mississauga. The Site is currently improved with a local retail plaza comprised of a low-rise multi-tenant structure with accessory drive-through, a detached commercial structure, surface parking areas and two (2) detached dwellings. Access is via a driveway off of Lagoon Street, a driveway off of Lakeshore Road East, three (3) driveways off of Caven Street and drive aisles internal to the site.

The Site is designated 'Urban System' by the in-effect Peel Regional Official Plan and is further split designated 'Mixed Use' and 'Residential Medium Density' by the in-effect Mississauga Official Plan. The Subject Lands are located along Lakeshore Road East – a recognized Corridor. It is also located within and subject to the Lakeview Local Area Plan. Finally, the Site is also subject to the City of Mississauga Zoning By-law 0225 – 2007 which currently split zones it as 'Neighbourhood Commercial, Exception 14 (C4 - 14)' and 'Residential Multiple, Exception 6 (RM7 – 6)'. Based on the above, a joint Official Plan Amendment and Zoning By-law Amendment application is required to implement a Special Site policy within Lakeview Local Area Plan and to implement a new site-specific C4 Zone.

We note that a Development Application Review Committee ('DARC') meeting was held on September 2, 2020 to present a preliminary concept for the Subject Lands and to determine submission requirements. As identified in the DARC meeting and comments, consideration was to be given to how the proposed development will integrate with the surrounding community and support the development objectives for the Lakeshore Road East corridor. The proposed development, as contemplated, is the result of careful planning and design by the Project Team.

### **PROPOSAL DESCRIPTION**

This Application is to facilitate redevelopment of the Subject Lands. More specifically, the Site is to be redeveloped for a high density, compact, mixed-use, transit-supportive and pedestrian oriented development comprised of four (4) structures (Buildings 'A', 'B', 'C' and 'D') of varying heights between 6 to 16 storeys. Overall, the development is to have a total gross floor area ('GFA') of 133,815 square metres (1,440,381 square feet), resulting in a density of 2.97 Floor Space Index ('FSI'). A variety and mixture of residential and non-residential



uses are to be provided. Additionally, a total of 1,070 dwelling units of varying size and configurations are to be provided. The proposed tenure of residential units is market-based ownership at this time.

1,341 shared parking spaces are to be provided via surface parking areas and a 3-level below-grade parking structure. Secure bicycle parking spaces, rough-ins for electric vehicles and shared loading spaces are also to be provided. Access is to be provided via a new private road network extending from Lagoon Street and Caven Street. Access to the below-grade parking structure and shared servicing areas have been integrated within the proposed structures. Amenity spaces as well as landscape and public realm enhancements are also to be provided.

We trust the enclosed materials are sufficient for your review and circulation. Please do not hesitate to call if there are any questions. Thank you.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

  
Glen Broll, MCIP, RPP  
Managing Partner

  
Stephanie Matveeva, MCIP, RPP  
Associate