



January 26, 2022

Robert Ruggiero  
Planner,  
City of Mississauga, Planning and Development Committee  
300 City Centre Drive  
Mississauga, ON, L5B 3C1

Dear Mr. Ruggiero,

**Re: Official Plan and Zoning By-law Amendment Application Resubmission  
File No. OZ/OPA 20 3  
1840-1850 Bloor Street, Mississauga**

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As you are aware, we are the planning consultants for Rane Management, the registered owner of the property municipally known as 1840-1850 Bloor Street (the “subject site”). The subject site is located on the south side of Bloor Street, west of the Etobicoke Creek. The subject site is currently developed with two 14-storey rental apartment buildings constructed in the 1960’s.

On behalf of our client, we are pleased to resubmit applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to permit the addition of two residential buildings on the subject site. The application contemplates two new 18-storey rental residential buildings connected by a 4-storey podium element located at the rear of the site. The existing two 14-storey buildings will be retained on the subject site. Through the proposed development, an additional 433 units will be added to the site.

By way of background, the OPA/ZBA was originally submitted in March 2020. As a result of the feedback received, a number of small revisions have been made from the original submission, outlined in the Planning Addendum Letter prepared by Bousfields Inc. and included in this resubmission.

### ***Submission Materials***

In support of these applications, please find enclosed within:

- One (1) digital copy of the Comment Response Matrix;
- One (1) digital copy of the Architectural Plans prepared by IBI Group, dated November 16, 2022;

- One (1) digital copy of the Shadow Study prepared by IBI Group, dated November 1, 2022;
- One (1) digital copy of the draft Official Plan Amendment prepared by Bousfields Inc., dated November 21, 2022;
- One (1) digital copy of the draft Zoning By-law Amendment, prepared by Bousfields Inc., dated November 21, 2022;
- One (1) digital copy of the Planning and Urban Design Rationale Addendum Letter prepared by Bousfields Inc., dated November 21, 2022;
- One (1) digital copy of the Landscape Plan prepared by Terraplan Landscape Architects, dated November 16, 2022;
- One (1) digital copy of the Functional Servicing & Preliminary Stormwater Management Report prepared by C.F. Crozier & Associates Inc., dated November 16, 2022;
- One (1) digital copy of the Site Servicing and Grading Plan (including Removals and Erosion & Sediment Control Plan) prepared by C.F. Crozier & Associates Inc., dated November 16, 2022;
- One (1) digital copy of the Pedestrian Wind Study prepared by RWDI, dated October 26, 2021;
- One (1) digital copy of the Preliminary Sensor Plan prepared by RWDI, dated October 6, 2021;
- One (1) digital copy of the Preliminary Environmental Noise Report prepared by Jade Acoustics Inc., dated December 14, 2022;
- One (1) digital copy of the Peer-Reviewed Environmental Noise Assessment and Cover Letter prepared by Gradient Wind Engineering Inc., dated February 11, 2022;
- One (1) digital copy of the Tree Inventory & Preservation Plan and Report prepared by Kuntz Forestry Consulting, dated November 23, 2022;
- One (1) digital copy of the Urban Transportation Considerations prepared by BA Group, dated November 24, 2021;
- One (1) digital copy of the Response to City of Mississauga Comments prepared by BA Group, date November 16, 2022;
- One (1) digital copy of the Phase I Environmental Site Assessment Update prepared by Try Environmental Services Inc., dated January 19, 2021;

- One (1) digital copy of the Entry into the Ontario Public Register of Archaeological Reports issued by the Ministry of Heritage, Sport, Tourism and Culture Industries, dated Oct 19, 2021;
- One (1) digital copy of the Transfer Release & Abandonment Document issued by the Land Registrar on behalf of Alectra Utilities Corporation, dated March 3, 2021; and
- One (1) digital copy of the Road Widening Plan as illustrated on the Plan of Survey prepared by Speight, Van Nostrand & Gibson Limited., dated May 22, 2019.

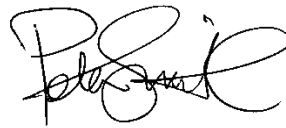
We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me or Anna Wynveen of our office at 416-947-9744.

Yours very truly,

**Bousfields Inc.**



Anna Wynveen, MCIP, RPP



Peter F. Smith, MCIP, RPP