

March 02, 2023

COVER LETTER – 1303 Lakeshore Road East, OZ/OPA 21-20 W1

Sue Hinton & Lucas Petricca,

Please see our attached third for Official Plan and Zoning By-law Amendment applications (File Number OZ/OPA 21-20 W1). A breakdown of all drawings and reports is provided below. We look forward to working with City staff on addressing any outstanding comments while we work towards a recommendation report to Council.

A few small points. In the draft development agreement under Schedule “C” requirements for site plan approval, transportation an works has the following condition *‘Prior to Site Plan approval, the Owner shall provide an updated Traffic Impact Study to the satisfaction of the City of Mississauga’*. We feel this condition is not required as the revised TIS should cover all issues.

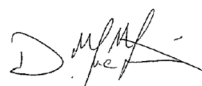
Additionally, as a result of the daylighting triangle being shown as adequate at 7.5m x 7.5m, this daylighting triangle is already owned by the City and therefore does not need a condition of a clean PHASE 2 ESA as the city already owns these lands.

File Name	Consultant	Report/ Drawing Date
COMMENTING MATRIX	HIGH STREET CAPITAL PARTNERS	March, 2023
CVC SIGNED COMMENT RESPONSE LETTER	CROZIER & ASSOCIATES	SEPT 21, 2022
NOISE STUDY	JADE ACCOUSTICS	March, 2023
PHASE 2 ENVIRONMENTAL SITE ASSESSMENT	TERRAPROBE	Oct 11, 2022
WIND STUDY	THE BOUNDARY LAYER WIND TUNNEL LABORATORY	Feb 7, 2023
TRANSPORTAITON IMPACT STUDY	CROZIER & ASSOCIATES	Feb, 2023
FUNCTIONAL SERVICING & STORMWATER REPORT	CROZIER & ASSOCIATES	Feb, 2023
DRAFT DEVELOPMENT AGREEMENT	HIGH STREET CAPITAL PARTNERS	MARCH, 2023
DRAFT – ZONING BY-LAW AMENDMENT	IBI GROUP	FEB, 2023
WASTE MANAGEMENT PLAN	HIGH STREET CAPITAL PARTNERS	MARCH, 2023
ADDENDUM PLANNING JUSTIFICAITON REPORT	IBI GROUP	FEB, 2023
C100 – DRAINAGE PLAN	CROZIER & ASSOCIATES	FEB 10, 2023
C101 – GRADING PLN	CROZIER & ASSOCIATES	FEB 10, 2023
C102 -SITE SERVICING PLAN	CROZIER & ASSOCIATES	FEB 10, 2023
L100 – TREE INVENTORY & PRESERVATION PLAN	LANDSCAPE PLANNING – ACHITECTS	FEB 13, 2023
L200 – LANDSCAPE PLAN	LANDSCAPE PLANNING – ACHITECTS	FEB 13, 2023

A001a – SUN SHADOW STUDY - JUNE	CHAMBERLAINE ARCHITECTS	SEPT 12, 2022
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A001b – SUN SHADOW STUDY - JUNE	CHAMBERLAINE ARCHITECTS	SEPT 12, 2022
A001c – SUN SHADOW STUDY - JUNE	CHAMBERLAINE ARCHITECTS	SEPT 12, 2022
A001d – SUN SHADOW STUDY - SEPT	CHAMBERLAINE ARCHITECTS	SEPT 12, 2022
A001e – SUN SHADOW STUDY - SEPT	CHAMBERLAINE ARCHITECTS	SEPT 12, 2022
A001f – SUN SHADOW STUDY - DEC	CHAMBERLAINE ARCHITECTS	SEPT 12, 2022
A001g – SUN SHADOW STUDY - DEC	CHAMBERLAINE ARCHITECTS	SEPT 12, 2022
A001 – SITE PLAN	CHAMBERLAINE ARCHITECTS	FEB 24, 2023
A100 – FLOOR PLANS (GROUND&TYPE FLRS 2-4)	CHAMBERLAINE ARCHITECTS	FEB 24, 2023
A201- EXTERIOR ELEVATION	CHAMBERLAINE ARCHITECTS	FEB 24, 2023
A301 – ANGULAR PLANE	CHAMBERLAINE ARCHITECTS	FEB 24, 2023
A101 – FLOOR PLANS (FLRS 5-8)	CHAMBERLAINE ARCHITECTS	FEB 24, 2023
A102 – FLOOR PLANS (FLRS 9-10)	CHAMBERLAINE ARCHITECTS	FEB 24, 2023
A103 – UNDERGROUND PARKING-P1,P2,P3	CHAMBERLAINE ARCHITECTS	FEB 24, 2023

Thank you for receipt of our third submission. Please feel free to contact me at the personal number listed below should you have any questions regarding our application submission.

Regards,



Drew MacMartin, M.Pl.
Managing Director, Land Portfolio



P: 905-726-0654

F: 1-866-497-4432

E: drew@highstreetcapitalpartners.com

W: highstreetcapitalpartners.com