

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

December 22, 2022
File: 7665-2

**Attn: Andrea Dear, MCIP, RPP
Planner, Development Central**

**RE: Second Submission for Official Plan Amendment and Zoning By-Law Amendment
3016, 3020, 3026, 3032 Kirwin Avenue & 3031 Little John Lane
City of Mississauga
OZ/OPA 21-5 W7**

Weston Consulting is the authorized planning agent for DVB Real Estate Investments Inc., the registered owner of the lands municipally known as 3016, 3020, 3026, 3032 Kirwin Avenue & 3031 Little John Lane (the 'subject lands') in the City of Mississauga. On behalf of our client, we are pleased to submit the enclosed resubmission materials in support of the applications for an Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) to facilitate the development of an 8-storey residential (rental) apartment building. The first OPA and ZBA was previously submitted on April 29, 2021. The applications seek to permit the proposed apartment building and to amend the current zoning designation to the more appropriate *Residential Apartment 2* zone that will implement the development proposal with site-specific exceptions.

Key Changes/Improvements

Through the submission of the first OPA and ZBA, we note that formal review comments were provided from multiple departments and external agencies which resulted in minor revisions to the overall development proposal and significant updates to the various reports, plans and studies to address the comments received. It is noted that the application received significant positive feedback from Council at the Statutory Public Meeting held on March 7, 2022. The following key revisions were made to the development concept:

- The number of parking spaces has been revised to propose a total of 172 spaces, 6 less than what was previously provided in the initial submission. Therefore, the proposed combined parking ratio is now at 1.16 versus the previous total parking ratio of 1.20.
- A Streetscape Feasibility Plan for the Kirwin Avenue frontage has been provided which delineates the required road widening and Street Tree corridor. Three (3) deciduous trees and additional landscape elements have been provided to ensure the entire frontage remains visually pleasing across the entire frontage of the development site.
- Increased land dedication for Kirwin Avenue road widening and further coordination to improve streetscape feasibility.
- The Site Plan (A001), and the P1 Parking Garage (A102) has been reconfigured at the frontage in order to accommodate Jellyfish filter unit and mechanical room inside the building. The location of the sanitary manhole and check valve chamber have also been revised as a result.
- Elevation and minor façade changes to respond to Urban Design comments.
- Revisions to the grading and landscape buffers along the northern property line to retain as much vegetation and the existing hedgerow as possible.

The following materials have been revised and are provided in response to the first submission comments that were included in the ASR from various City departments and external agencies.

#	Deliverable	Consultant	
1.	Comment Response Matrix	Weston Consulting	
2.	Draft Zoning By-Law Amendment and Schedule		
3.	A000 – Cover Page	KFA Architecture	
4.	A001 – Site Plan & Stats		
5.	A002 – Survey		
6.	A003 – Waste Management Plan		
7.	A101 – Parking Garage Level 1		
8.	A102 – Parking Garage Level 2		
9.	A103 – Ground Floor Plan		
10.	A104 – 2 nd Floor Plan		
11.	A105 – 3 rd Floor Plan		
12.	A106 – 4 th Floor Plan		
13.	A107 – 5 th Floor Plan		
14.	A108 – 6 th Floor Plan		
15.	A109 – 7 th Floor Plan		
16.	A110 – 8 th Floor Plan		
17.	A111 – Mechanical Floor Plan		
18.	A112 – Roof Plan		
19.	A201 – East Elevation		LEA (Civil)
20.	A202 – West Elevation		
21.	A203 – North Elevation		
22.	A204 – South Elevation		
23.	A205 – Section 1 EW		
24.	A206 – Section 2 NS		
25.	A207 – Site Section		
26.	Green Building List Letter		
27.	Function Servicing and Stormwater Management Report	LEA (Transportation)	
28.	Single Water Use Demand Table		
29.	C-01 – Site Grading Plan	MSLA	
30.	C-02 – Site Servicing Plan		
31.	C-03 – Composite Utility Plan		
32.	C-04 – Temporary Erosion and Sediment Control Plan		
33.	C-05 – Servicing Cross Section Plan		
34.	C-06 – Longitudinal Cross Section Plan		
35.	C-07 – General Notes (C-07)		
36.	C-08 – Streetscape Cross Sections – 1:50		
37.	Transportation Impact Study	LEA (Transportation)	
38.	L1-01 – Landscape Concept Plan	MSLA	

39.	L2-01 – Streetscape Feasibility Plan	
40.	Geotechnical Report	Azure Group
41.	Hydrogeological Assessment Report	
42.	Reliance Letter (Commitment Letter)	
43.	Scoped Environmental Impact Study	Beacon Environmental
44.	Arborist Report	
45.	R-Plan (Road Widening)	Van Harten
46.	Watertight Letter	FBH Group

The enclosed Comments Response Matrix prepared by Weston Consulting includes the consolidated responses to the applicable comments and have been provided by the various technical consultants. Comments highlighted in **green** are either “notes” or comments that have been “met” per the ASR.

We trust that the above is in order and that all the resubmission materials required to advance your review of the applications have been provided. It is noted that the Noise Assessment is currently be revised and will be provided under separate cover once available. We request that the materials be circulated for review and comment at the earliest available opportunity.

We thank you in advance for working with us to process this application. Should you have questions or require anything further, please do not hesitate to contact the undersigned (ext. 252) or Kaveh Wahdat (ext. 328).

Yours truly,
Weston Consulting
Per:



Michael A. Vani, BURPI, MCIP, RPP
Associate

c. DVB Real Estate Investments Inc.