

November 9, 2022

GSAI File: 1468 – 001

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

**RE: Zoning By-law Amendment Application
 Mixed-Use Development
 805 Dundas Street East, City of Mississauga**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to KJC Properties Inc. (the 'Owner') of the lands municipally known as 805 Dundas Street East, in Applewood, in the City of Mississauga (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this 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 November 2022;
- A copy of the Planning Justification Report, prepared by GSAI, dated November 2022;
- A copy of the Draft Zoning By-law Table, prepared by GSAI, dated November 2022;
- A copy of the Housing Report, prepared by GSAI, dated November 2022;
- A copy of the Draft Notice Sign Mock-Up, prepared by GSAI;
- A copy of the Plan of Survey, prepared by Aksan Piller Corporation Ltd., dated May 30, 2022;
- A copy of the Parcel Register, dated November 9, 2022;
- A copy of the Architectural Plans, prepared by Kirkor Architects, dated October 31, 2022, including:
 - Cover Sheet (Drawing A0.00);
 - Site Survey (Drawing A1.01);
 - Context Plan (Drawing A1.02);
 - Site Plan (Drawing A1.03);
 - Project Statistics (Drawing A1.04);
 - Waste Management Plans (Drawing A1.05);
 - Waste Management Plans (Drawing A1.06);
 - Parking Floor Plan – Level P2 (Drawing A2.01);
 - Parking Floor Plan – Level P1 (Drawing A2.02);
 - Floor Plan – Level 1 (Drawing A2.03);
 - Floor Plan – Level 2 (Drawing A2.04);

- Floor Plan – Level 3 (Drawing A2.05);
- Floor Plan – Level 4 & 5 (Drawing A2.06);
- Floor Plan – Level 6 & 7 (Drawing A2.07);
- Floor Plan – Level 8 (Drawing A2.08);
- Floor Plan – Level 9 (Drawing A2.09);
- Floor Plan – Level 10 (Drawing A2.10);
- Floor Plan – Level 11 & 12 (Drawing A2.11);
- Floor Plan – Mechanical Penthouse (Drawing A2.12);
- Roof Plan (Drawing A2.13);
- Elevations – Condominium (Drawing A4.01);
- Elevations – Condominium (Drawing A4.02);
- Elevations – Condominium (Drawing A4.03);
- Elevations – Condominium (Drawing A4.04);
- Elevations – Townhouses (Drawing A4.05);
- Elevations – Townhouses (Drawing A4.06);
- Building Section 'A' (Drawing A5.01);
- Building Section 'B' (Drawing A5.02);
- Sun Shadow Study – March / September 21 (Drawing A6.01a);
- Sun Shadow Study – March / September 21 (Drawing A6.01b);
- Sun Shadow Study – June 21 (Drawing A6.02a);
- Sun Shadow Study – June 21 (Drawing A6.02b);
- Sun Shadow Study – December 21 (Drawing A6.03a);
- Perspective Views (Drawing A7.01);
- Perspective Views (Drawing A7.02);
- A copy of the Sun / Shadow Study, prepared by Kirkor Architects, dated September 26, 2022;
- A copy of the Low Impact Design Features Letter, prepared by Kirkor Architects, dated September 16, 2022;
- A copy of the Arborist Report, prepared by Strybos Barren King Ltd., dated November 8, 2022;
- A copy of the Tree Inventory & Tree Preservation Plan (Drawing V100), prepared by Strybos Barren King Ltd, dated November 8, 2022;
- A copy of the Landscape Concept Plan (Drawing L100), prepared by Strybos Barron King Ltd., dated November 8, 2022;
- A copy of the Ground & 2nd Level Landscape Plan (Drawing L101), prepared by Strybos Barron King Ltd., dated November 8, 2022;
- A copy of the Streetscape Feasibility Study, prepared by Husson, dated November 2022;
- A copy of the Functional Servicing and Stormwater Management Report, prepared by Husson, dated November 2022;
- A copy of the Civil Plans, prepared by Husson, dated November 7, 2022, including:
 - Grading Plan (Drawing C100);
 - Servicing Plan (Drawing C101);
 - Storm Sewer Plan & Profile (Drawing C102);
 - Utility Plan (Drawing C103);
 - Erosion & Sediment Control Plan (Drawing C104);

- A copy of the Pedestrian Level Wind Study, prepared by Gradient Wind, dated September 2, 2022;
- A copy of the Transportation Traffic Noise Assessment, prepared by Gradient Wind, dated September 22, 2022;
- A copy of the Phase Two Environmental Site Assessment, prepared by Haddad Geotechnical Inc., dated August 31, 2022;
- A copy of the Hydrogeological Investigation, prepared by Haddad Geotechnical Inc., dated November 2, 2022;
- A copy of the Geotechnical Investigation, prepared by Haddad Geotechnical Inc., dated November 3, 2022;
- A copy of the Transportation Impact Study, prepared by Crozier, dated October 2022; and,
- A copy of the Waste Management Design Plan, prepared by PragmaTech Waste Solutions, dated August 26, 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 Dundas Street East, west of Haines Road, in the City of Mississauga. The Site is currently improved with a local retail plaza comprised of low-rise multi-tenant structures, a detached Restaurant structure with accessory drive-through and surface parking areas. Access is via a driveway off of Dundas Street East, a driveway off of Haines Road and drive aisles internal to the site.

The Site is designated 'Urban System' by the in-effect Peel Regional Official Plan and is further designated 'Mixed Use' by the in-effect Mississauga Official Plan. The Subject Lands are located along Dundas Street East – a recognized Intensification Corridor and within the Applewood Neighbourhood Character Area. We note that the Site is located within the proposed Cawthra Major Transit Station Area, is directly in front of the planned Dundas Bus Rapid Transit ('BRT') network and is located within the Cawthra Focus Area of the Dundas Connects Master Plan. It is also subject to the recently adopted Dundas Corridor Policy Initiative study area and Official Plan Amendment 141 which identify the Subject Lands as retaining their 'Mixed Use' designation and having height permissions of 3 – 12 storeys. The Site is also subject to the City of Mississauga Zoning By-law 0225 – 2007 which currently zones it as 'General Commercial (C2)'. Based on the above, a Zoning By-law Amendment application is required to implement the proposal.

We note that a Development Application Review Committee ('DARC') meeting was held on March 9, 2022 to present a preliminary concept for the Subject Lands and to determine submission requirements. In the time since the DARC meeting and receipt of comments, a revised proposal has been developed to support the development objectives for the Dundas Street corridor. The proposed development, as contemplated, is the result of consideration 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 3 to 12 storeys. Overall, the development is to have a total gross floor area ("GFA") of 36,647.01 square metres (394,465 square feet), resulting in a density of 2.88 Floor Space Index ("FSI"). A variety and mixture of residential and non-residential uses are to be provided. Additionally, a total of 419 dwelling units of varying size and configurations are to be provided. The proposed tenure of residential units is market-based ownership at this time.

514 shared parking spaces are to be provided via integrated, private garages, two (2) surface parking areas and a 2-level below-grade parking structure. Secure bicycle parking spaces, rough-in for electric vehicles and an shared loading space are also to be provided. Access is to be provided via a new private road from Haines Road. Access to the below-grade parking structure and shared servicing areas have been integrated within the proposed mixed-use structure, fronting onto Dundas Street East. Amenity spaces, a Privately Owned, Publicly Accessible Space ("POPS"), play area 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