

February 8, 2022

GSAI File: 956 – 008

Matthew Shilton
Planner
Planning & Development Services
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

**RE: Official Plan Amendment & Zoning By-law Amendment – 2nd Submission
City Park Homes (Streetsville) Inc.
6, 10, 12 Queen Street South, 16 James Street & 2 William Street, City of Mississauga
City File No. OZ/OPA 21/014 W11**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to City Park Homes (Streetsville) Inc. (the 'Owner') of the lands municipally known as 6, 10, 12 Queen Street South, 16 James Street and 2 Williams Street, in the City of Mississauga (the 'Subject Lands' or 'Site'). On behalf of the Owner and further to our initial submission, we are pleased to provide this second submission to facilitate a compact, mixed-use development.

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

- A copy of the Detailed Revisions List (Comment Matrix), prepared by GSAI, dated February 2023;
- A copy of the Planning Justification Report, prepared by GSAI, dated February 2023;
- 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 revised Urban Design Brief, dated February 2023;
- A copy of the Housing Report, prepared by GSAI, dated February 2023;
- A copy of the revised Architectural Plans, prepared by Graziani & Corazza Architects (G + C), dated February 3, 2023, including:
 - Cover Page (Drawing A000);
 - Context Plan & Statistics (Drawing A101);
 - Site Plan (Drawing A102);
 - Waste Management Plan (Drawing A103);
 - Ground Floor Plan (Drawing A301);
 - 2nd – 5th Floor Plan (Drawing A302);
 - 6th – Roof Plan (Drawing A303);
 - Building Elevations (Drawing A401);
 - Building Elevations (Drawing A402);
 - Building Elevations (Drawing A403);

- Concept Renderings (Drawing A404);
- Concept Renderings (Drawing A405);
- Building Sections (Drawing A501);
- Shadow Study June 21 (Drawing A701);
- Shadow Study June 21 (Drawing A702);
- Shadow Study June 21 (Drawing A703);
- Shadow Study June 21 (Drawing A704);
- Shadow Study September 21 (Drawing A705);
- Shadow Study September 21 (Drawing A706);
- Shadow Study September 21 (Drawing A707);
- Shadow Study December 21 (Drawing A708);
- Shadow Study December 21 (Drawing A709);
- A copy of the revised Landscape Plans, prepared by MSLA, dated January 16, 2022, including:
 - Landscape Master Plan (Drawing L0-00);
 - Tree Preservation Plan (Drawing L1-01);
 - Landscape Enlargement A (Drawing L2-01);
 - Landscape Enlargement B (Drawing L2-02);;
- A copy of the Arborist Report, prepared by DA White;
- A copy of the revised Functional Servicing and Stormwater Management Report, prepared by Skira & Associates Ltd, dated December 9, 2022;
- A copy of the revised Civil Plans, prepared by Skira & Associates Ltd, dated November 25, 2022, including:
 - Site Servicing Plan (Drawing C101);
 - Site Grading Plan (Drawing C102);
- A copy of the Derailment Protection Report, prepared by JSW + Associates, dated November 30, 2022;
- A copy of the Derailment Protection Plans, prepared by JSW + Associates, dated November 30, 2022, including:
 - Derailment Protection Plan (Drawing DP-1);
 - Derailment Protection Section (Drawing DP-2);
- A copy of the revised Noise Feasibility Study, prepared by Howe Gastmeier Chapnik, dated January 25, 2023;
- A copy of the revised Transportation Impact Study, prepared by Nextrans Consulting Engineers, dated January 2023; and,
- A copy of the Pedestrian-Level Wind Study, prepared by Gradient Wind, dated December 12, 2022.

The City's major revision fee will be provided prior to circulation.

PURPOSE OF APPLICATION

This Application is to facilitate redevelopment of the Subject Lands for a compact, mixed-use, pedestrian-oriented development. Specifically, an 8-storey, mixed use structure is to be provided. In response to City, Regional and agency comments, a revised proposal has been prepared. A summary of these revisions is as follows:

- A development comprised of stacked and back-to-back townhouse dwellings is no longer contemplated. Instead, an 8-storey, terraced, mixed use structure is to be provided;

- A crash wall is to be provided and integrated with an at-grade parkade structure along the western property line to provide for sufficient rail protection;
- A variety of at-grade, live-work units are to be provided along the Site's Queen Street South streetscape. Direct pedestrian connections to these units are to be provided;
- In place of surface parking areas, a 5-storey parkade structure that has been integrated into the proposed structure is to provide for the shared residential, non-residential, visitor and bicycle parking spaces for all users;
- An integrated, internal shared loading and servicing area is to be provided within the proposed structure;
- A revised site access is to be provided. Specifically, a private 6.8 metre wide driveway is to extend off of James Street. The parkade structure and integrated loading area are to be accessed off of the driveway;
- Dwelling units of varying sizes and configurations are to be provided, supporting housing choice for current and future Streetsville residents;
- A series of outdoor amenity areas and an indoor amenity area are to be provided;
- A series of landscaped open spaces and a network of pedestrian pathways are to be provided; and,
- A revised site servicing scheme has been prepared.

In addition to the revisions noted above, a Detailed Revisions List (Comment Matrix) has been prepared which details how each Staff and agency comment has been addressed.

We trust the enclosed materials are sufficient for your review and circulation. Please feel free to call if there are any questions. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP

Partner

