



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

October 13, 2023

Andrea Dear
Planning and Building Services

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

**RE: Submission 2 – Official Plan and Zoning By-law Amendment
924 Rathburn Road and 4094 Tomken Road
City File: OZ-OPA 22-28 W3
MHBC File: 20365M**

On behalf of our client, the United Property Resource Corporation ('URPC' or 'Kindred Works'), we submitted application for Official Plan and Zoning By-law Amendment on December 1, 2022 for the lands municipally addressed as 924 Rathburn Road and 4094 Tomken Road in Mississauga.

We have since received a return of comments for this first submission, outlining comments and requirements for a second submission.

On behalf of our client, please find enclosed the following:

- One (1) copy of the Addendum Planning Justification Report, prepared by MHBC;
- One (1) copy of the revised Draft Official Plan Amendment, prepared by MHBC;
- One (1) copy of the revised Draft Zoning By-law Amendment, prepared by MHBC;
- One (1) copy of the revised Architectural Set, prepared by KPMB;
- One (1) copy of the revised Shadow Study, prepared by KPMB;
- One (1) copy of the revised Arborist Report, prepared by JRS;
- One (1) copy of the revised Tree Protection Plan, prepared by JRS;
- One (1) copy of the revised Landscape Plan, prepared by JRS;
- One (1) copy of the Transportation Response to Comments, prepared by BA Group;
- One (1) copy of the revised Acoustical Feasibility Study, prepared by RWDI;
- One (1) copy of the revised Wind Study, prepared by RWDI;
- One (1) copy of the revised Stormwater Management Report, prepared by WSP;
- One (1) copy of the revised Functional Servicing Report, prepared by WSP;
- One (1) copy of the revised Grading and Site Servicing Plans, prepared by WSP;
- One (1) copy of the Phase One ESA and Letter of Reliance for 924 Rathburn Rd, prepared by Grounded;
and,
- One (1) copy of the Storm Sewer Use By-law Acknowledgement, prepared by Kindred Works.

We trust that the enclosed documents are sufficient for this application. Should you require any additional information, please do not hesitate to contact us.

Sincerely,
MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Andrew Hannaford, BES, MCIP, RPP
Associate