

July 11, 2023

GSAI File: 1468 – 001

Ms. Andrea Dear
Planner
Planning & Development Division
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

**RE: Official Plan Amendment & Zoning By-law Amendment Application – 2nd Submission
Mixed-Use Development
805 Dundas Street East, City of Mississauga**

Glen 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 and further to our initial submission in November 2022, we are pleased to provide this Official Plan Amendment and Zoning By-law Amendment Application resubmission to facilitate a mixed-use development.

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

- A copy of the revised Architectural Plans, prepared by Kirkor Architects, dated June 23, 2023, including:
 - Cover Sheet (Drawing A0.00);
 - Site Survey (Drawing A1.01);
 - Context Plan (Drawing A1.02);
 - Site Plan (Drawing A1.03);
 - Site Statistics & Easement Diagram (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 Lower (Drawing A2.03);
 - Floor Plan – Level 1 Upper (Drawing A2.04);
 - Floor Plan – Level 2 (Drawing A2.05);
 - Floor Plan – Level 3 (Drawing A2.06);
 - Floor Plan – Level 4 & 5 (Drawing A2.07);
 - Floor Plan – Level 6 & 7 (Drawing A2.08);
 - Floor Plan – Level 8 (Drawing A2.09);
 - Floor Plan – Level 9 (Drawing A2.10);

- Floor Plan – Level 10 (Drawing A2.11);
- Floor Plan – Level 11 & 12 (Drawing A2.12);
- Floor Plan – Mechanical Penthouse (Drawing A2.13);
- Roof Plan (Drawing A2.14);
- 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);
- Building Section ‘C’ (Drawing A5.03);
- Building Section ‘D’ (Drawing A5.04);
- 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 revised Waste Management Plan, prepared by PragmaTech Waste Solutions, dated August 26, 2022;
- A copy of the revised Landscape Concept Plan (Drawing L100), prepared by Strybos Barron King Ltd., dated June 22, 2023;
- A copy of the revised Preliminary Landscape Concept Plan (Ground & 2nd Level Amenity) (Drawing L101), prepared by Strybos Barron King Ltd., dated June 22, 2023;
- A copy of the Existing Tree Inventory and Preservation Plan (Drawing V100), prepared by Strybos Barron King Ltd., dated June 22, 2023;
- A copy of the revised Arborist Report, prepared by Strybos Barron King Ltd., dated June 22, 2023;
- A copy of the revised Functional Servicing and Stormwater Management Report, prepared by Husson, dated June 2023;
- A copy of the revised Civil Plans, prepared by Husson, dated June 19, 2023, including:
 - Grading Plan (Drawing C100);
 - Servicing Plan (Drawing C101);
 - Storm Sewer Plan & Profile (Drawing C102);
 - Cross Section (Drawing C103);
 - Utility Plan (Drawing C104);
 - Erosion & Sediment Control Plan (Drawing C105);
- A copy of the Streetscape Feasibility Study, prepared by Husson, dated June 2023;
- A copy of the signed Storm Sewer Use Acknowledgement Form, dated June 23, 2023;
- A copy of the Phase 1 Environmental Site Assessment, prepared by Haddad Geotechnical Inc., dated June 17, 2022;

- A copy of the signed Environmental Site Assessment Letter of Reliance, prepared by Haddad Geotechnical Inc., dated June 12, 2023;
- A copy of the Hydrogeological Assessment, prepared by Haddad Geotechnical Inc., dated June 12, 2023;
- A copy of the revised Transportation Traffic Noise Assessment, prepared by Gradient Wind, dated May 24, 2023;
- A copy of the Addendum to Pedestrian Level Wind Study, prepared by Gradient Wind, dated May 3, 2023;
- A copy of the Transportation Impact Study Update, prepared by C.F. Crozier & Associates, dated June 2023;
- A copy of the revised Draft Zoning By-law Table, prepared by GSAI; and,
- A copy of the Comment Matrix, prepared by GSAI, dated July 2023.

PURPOSE OF APPLICATION

This Application is to facilitate redevelopment of the Subject Lands. More specifically, the Subject Lands are to be redeveloped with a new compact, refined, 12-storey mixed-use structure fronting along Dundas Street East and 3 blocks of 3-storey, street oriented townhouse units along the rear property line. In response to City, Regional and Agency comments, modifications to the proposed development have been made. A summary of these revisions is as follows:

- The property limits of the Site have been adjusted to reflect the 42 metre ultimate Right-of-Way ("ROW") width of Dundas Street and a 15 metre x 15 metre daylight triangle at the intersection of Dundas Street and Haines Road;
- A proposed right-of-way connection has been provided to facilitate the future westerly extension to Cedar Creek Lane;
- A 7.5 metre rear yard setback to the perimeter of the townhouse units has been provided;
- A revised Ground Level design has been prepared, which includes a mezzanine level due to the Site's elevation changes between the front and rear property lines;
- A revised design for a Publicly Owned Privately Accessible Space ("POPS") has been prepared. This revised design has situated a possible play structure outside of the Trans Northern Pipelines easement.

In addition to the revisions noted above, a Comment Matrix has been prepared which details how each Staff and Agency comment has been addressed.

We trust the enclosed materials for 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.


Stephanie Matveeva, MCIP, RPP
Associate