

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

March 25, 2024
File: 7665-2

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

**RE: Third 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
Related File: PAM 23-98 W7 (SPA)**

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 originally submitted on April 29, 2021, with a second OPA/ZBA submission provided afterwards on December 22, 2022. 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.

As a result of the advanced stages for the OPA/ZBA application, a Pre-Application Meeting (PAM) request was also submitted to city staff on March 24, 2023. This PAM meeting was requested as it is our intent to advance the Site Plan Application (SPA) as part of the final submission for OPA/ZBA. The PAM meeting was held on July 18, 2023, with comments received from both internal and external departments shortly after.

Key Changes/Improvements

Through the submission of the second 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. The following key revisions were made to the development concept:

- The architectural drawings have undergone a few revisions as requested by staff. Revisions to the P1 plan has been made as the Electrical Room is now jogged in to maintain the 3.0 meeting setback from the side property line. Further to this as requested, townhome units have been incorporated in order to address the safety concerns of the at-grade units. The majority of the revisions were minor/technical in nature to respond to the comments received.
- Please note that a meeting was held with Alectra staff on July 26, 2023. Per the meeting with Alectra Utilities, the Transformer has been relocated per staff direction. See enclosed Site Plan which illustrates the Transformer on the North West corner of the site.

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

Submission Materials

#	Submission Materials	Consultant
0.	Cover Letter	Weston Consulting
1.	Comment Response Matrix	
2.	Draft Zoning By-Law Amendment and Schedule	
3.	Storm Sewer Use By-law Acknowledgement Form	
4.	Payment Receipt/Confirmation (Regional Fees) C600155	
5.	A000 – Cover Page	KFA Architecture
6.	A001 – Site Plan & Stats	
7.	A003 – Waste Management Plan	
8.	A101 – Parking Garage Level 2	
9.	A102 – Parking Garage Level 1	
10.	A103 – Ground Floor Plan	
11.	A104 – 2 nd Floor Plan	
12.	A105 – 3 rd Floor Plan	
13.	A106 – 4 th Floor Plan	
14.	A107 – 5 th Floor Plan	
15.	A108 – 6 th Floor Plan	
16.	A109 – 7 th Floor Plan	
17.	A110 – 8 th Floor Plan	
18.	A111 – Mechanical Floor Plan	
19.	A112 – Roof Plan	
20.	A201 – East Elevation	
21.	A202 – West Elevation	
22.	A203 – North Elevation	
23.	A204 – South Elevation	
24.	A205 – Section 1 EW	
25.	A206 – Section 2 NS	
26.	A207 – Site Section	
27.	A208 – Detailed East Elevation	
28.	A209 – Detailed North Elevation	
29.	Function Servicing and Stormwater Management Report	LEA (Civil)
30.	C-01 – Site Grading Plan	
31.	C-02 – Site Servicing Plan	
32.	C-03 – Composite Utility Plan	
33.	C-04 – Temporary Erosion and Sediment Control Plan	
34.	C-05 – Servicing Cross Section Plan	
35.	C-06 – Longitudinal Cross Section Plan	
36.	C-07 – General Notes (C-07)	
37.	C-08 – Streetscape Cross Sections – 1:50	

38.	L1-01 – Landscape Concept Plan	MSLA
39.	L2-01 – Streetscape Feasibility Plan	
40.	Transportation Impact Addendum Letter	LEA (Transportation)
41.	Geotechnical Investigation and Pavement Report	Azure Group
42.	Scoped Environmental Impact Study	Beacon Environmental
43.	Tree Inventory and Preservation Plan	
44.	Arborist Report	
45.	Environmental Noise Feasibility Study	Valcoustics
46.	Email Correspondence 1 of 5 (Kate Vassilyev Defer of Comment)	-
47.	Email Correspondence 2 of 5 (Simon Latam Defer of Comment)	
48.	Email Correspondence 3 of 5 (Trisha Hughes CVC confirmation)	
49.	Email Correspondence 4 of 5 (Trisha Hughes CVC confirmation)	
50.	Email Correspondence 5 of 5 (Walter Copping ESC Permit)	

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. Comments highlighted in **blue** are comments that have been addressed with responses provided from the respective consultants.

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 so that a recommendation report can be prepared for official plan and zoning approvals. We request that the materials submitted be circulated for review and sign-off 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
Senior Associate

c. DVB Real Estate Investments Inc.