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Planning and Development
Development and Design Division
300 City Centre Drive
Mississauga, ON
L5B 3C1

April 14th, 2025

DPS File: 22332

**RE: Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), City of Mississauga, Regional Municipality of Peel
City of Mississauga, Region of Peel
Draft Plan of Subdivision and Zoning By-law Amendment
City File Numbers: T-M15003 W5 and OZ/OPA 15/005 W5
Resubmission Cover Letter**

Introduction

On behalf of our client, DeZen Realty Company Limited, the registered property owner of the Subject Property, we are pleased to submit this cover letter with respect to a resubmission of applications for a Draft Plan of Subdivision (“DPOS”) and Zoning By-law Amendment (“ZBA”) (the “Applications”). A Site Plan Control (“SPA”) application will be submitted at a later date, separate from the ZBA and DPOS applications. To provide some context regarding the applications history, applications were previously submitted for this development proposal on July 10th, 2015. A resubmission was subsequently made on April 9th, 2018. Following the 2018 resubmission, the project was put on hold and little progress was made on the project until recently. As such, this latest resubmission package constitutes a resubmission of the applications and all related material. Some revisions have been made to the Proposal since the initial 2015 submission however, revisions that have been made are relatively minor and the Proposal remains as an employment industrial development with a similar built-form as compared to what was initially submitted with the 2015 submission.

Proposal Location & Description

The Subject Property is legally described “Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), City of Mississauga, Regional Municipality of Peel”. There is currently no municipal addressing for the Subject Property. Therefore, the full extent of these lands will hereafter be referred to as the “Subject Property”. The Subject Property is generally located in proximity to the northern boundary of the City of Mississauga, to the southwest of Hurontario Street, which runs generally north-south through the City. More specifically, the Subject Property is located on the southwest side of Hurontario Street, northwest of Derry Road, and southeast of Highway 407. The Subject Property is generally vacant land however, it is currently occupied by a temporary entertainment use, known and operated as “Illumi”. The Illumi temporary use will be removed to facilitate the proposed development. The Subject Property has an area of approximately 17.57 hectares and has frontage along both Vicksburgh Drive as well as Derrycresc Drive. As per the submitted Environmental Impact Study (“EIS”), the Subject Property consists primarily of agricultural lands with a swale, remnant farm pond, and a Tributary to Fletcher’s Creek bisecting the lands, and with Fletcher’s Creek and the associated valley generally forming the southern and western boundaries of the Subject Property. A portion of the Subject Property east of the Tributary of Fletcher’s Creek has historically been agricultural in nature but is currently being used for the Illumi Toronto lightshow. There are no permanent buildings/structures/uses that would need to be demolished on the Subject Property to facilitate the proposed development.

The Proposal is to construct an employment industrial development consisting of seven (7) new industrial buildings and a new internal private road network including parking areas, loading areas, and drive-aisles. More specifically, the Proposal consists of three (3) larger one-storey industrial buildings as well as four (4) smaller one-storey industrial buildings with associated parking and loading facilities. In total, the Proposal will provide for approximately 46,226.52 sq.m of employment industrial GFA on the Subject Property. The Proposal includes acoustical barrier fencing in order to meet the applicable sound level limits. The location of the acoustic barriers is shown in Figure 7 of the Noise Report included as part of this resubmission package.

A DPOS is being submitted to facilitate the conveyance of the ‘Greenlands’ area/natural features/hazards and their associated buffers as well as the bulb/cul-de-sac at the west end of Vicksburgh Drive. The proposed DPOS will also create a separate block for the proposed ‘Greenlands’ area road crossing, which will be conveyed and an easement for access will be created to facilitate access to the south-western portion of the Subject Property. The proposed Employment Area and Greenlands Area blocks, as per the submitted DPOS, have

been delineated on the basis of the findings of the EIS, included as part of this resubmission package.

The proposed ZBA pertains to rezoning the Subject Property from the existing 'D - Development' zone for the lands outside of the existing 'Greenlands Overlay' and 'G1 Greenlands - Natural Hazards' zone to the 'E2 Employment' zone to permit the Proposal, as well as to refine the limits of the 'G1 Greenlands - Natural Hazards' zone to align with the findings of the EIS. Furthermore, a site-specific exception (G1-XX) to the 'G1 Greenlands - Natural Hazards' Zone will be proposed for the natural features/hazards areas which includes Fletcher's Creek and its associated valley system as well as the associated buffer areas. The proposed zone boundaries align with the boundaries of the proposed Employment Area and Greenlands Area blocks as per the submitted DPOS.

It is important to note that a Phase Two Environmental Site Assessment ("ESA") has not been provided as part of this resubmission package but is currently being prepared and will be submitted once completed. Note, the drawing numbers noted below correspond to the PDF file names of the submission drawings in accordance with ePlans submission standards and may not correspond with the drawing names/numbers noted on the drawings themselves. Enclosed within this submission are the following materials/documents to constitute a complete resubmission package for the Proposal and the associated Applications:

Documents:

- Functional Servicing and Stormwater Management Report, prepared by Skira and Associates Ltd., dated December 2024;
- Arborist Report, prepared by Strybos Barron King Ltd., dated March 13th, 2025;
- Stage 1-2 Archaeological Report, prepared by AMICK Consultants Limited, dated February 2009;
- Stage 3 Archeological Report, prepared by AMICK Consultants Limited, dated April 2012;
- Ministry of Tourism, Culture and Sport Letter, prepared by the Ministry of Tourism, Culture and Sport, dated May 2nd, 2011;
- Ministry of Tourism, Culture and Sport Letter, prepared by the Ministry of Tourism, Culture and Sport, dated May 3rd, 2012;
- Supplementary Slope Stability Study Letter Report, prepared by Soil Engineers Ltd., dated April 13th, 2020 (Revision of Report dated January 21st, 2016);
- Supplementary Slope Stability Study Letter Report, prepared by Soil Engineers Ltd., dated January 21st, 2016;
- Geotechnical Investigation for Slope Stability Study, prepared by Soil Engineers Ltd., dated April 23rd, 2008;

- Phase One Environmental Site Assessment Update, prepared by Soil Engineers Ltd., dated January 31st, 2025;
- Environmental Noise Report, prepared by Jade Acoustics, dated March 12th, 2025;
- Environmental Impact Study, prepared by GEI Consultants, dated February 2025;
- Plan of Survey Report, prepared by David B. Searles Surveying Ltd., dated February 28th, 2025;
- Transportation Impact Study, prepared by GHD, dated March 28th, 2025;
- Draft Zoning By-law Amendment, prepared by Design Plan Services Inc., dated April 11th, 2025;
- Planning Justification Report, prepared by Design Plan Services Inc., dated April 14th, 2025;
- Instrument R0626587;
- Parcel Register 14080-2039;
- Parcel Register 14080-2046.

Drawings:

- A100 – Site Plan, prepared by prepared by Baldassarra Architects Inc., dated December 2024;
- Civil Engineering Drawings, prepared by Skira & Associates Ltd., dated November 2024:
 - C100 – Existing Conditions Plan
 - C101 – Composite Draft Grading
 - C102 – Detailed Vicksburgh Grading
 - C103 – Composite Draft Servicing
 - C104 – Pre-Development Storm Drainage Plan
 - C105 – Post-Development Storm Drainage Plan
 - C106 – Sanitary Drainage Plan
 - C107 – Water Distribution Plan
- L100 – Landscape Concept Plan, prepared by Strybos Barron King Landscape Architecture, dated March 14th, 2025;
- D100 – Draft Plan of Subdivision, prepared by Design Plan Services Inc., dated March 7th, 2025;
- S100 – Survey, prepared by David B. Searles Surveying Ltd., dated February 28th, 2025;
- P100 – Context Plan, prepared by Design Plan Services, dated April 8th, 2025;
- E100 – Easement Plan 43R31437;
- E101 – Easement Plan 43R34093.

We look forward to working with City Staff and relevant commenting agencies on this resubmission. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.

A handwritten signature in black ink, appearing to read 'TJ Cieciura', is positioned above a horizontal line.

TJ Cieciura, MSc MCIP RPP
President

tjc@designplan.ca