



King Consultants Inc.

Land Use Planning and Development Consultants

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City of Mississauga
Planning Staff
300 City Centre Drive
Mississauga ON

RE: 44-45 Longview Place (formerly 0 Derry Road W) OPZR-75450 W11

King Consultants Inc. is the planning consultant representing Mr. Babra & Co., the owner of the above-noted property in the City of Mississauga. Notable progress has been made by the owner and the consultants to address the comments from the previous consultant's tenure to progress the application for an Official Plan Amendment and Zoning By-law Amendment.

The Subject lands are legally described as PT LT 10 CON. 1 W.H.S. and will be municipally addressed as 6721-6781 Longview Place as per Skira Consulting Engineer's submission to the Region of Peel.

Description of the Proposal

The proposal has maintained its intent and lot configurations from the previous submission. The previous submission required additional widths and turned radii through a potential subdivision or condominium plan. However, the site is heavily constrained and could not support a required 9.4M or 17M road with sidewalks and additional easements. Furthermore, the owners purchased Block 44 and Block 45 from the developer of 43M-2113 to gain full access to the Longview Place cul-de-sac and provide a location for a garbage pad access and access for vehicles on the 6 M-wide mutual access driveway. Block 53, identified as the 0.30M reserve, was discussed with the developer. We have corresponded with the developer to confirm that access is permitted and that the reserve will be lifted. The final lots will be realized through a proposed severance to divide the lands into three lots, with a retained fourth lot to be used as a mutual access driveway through legal ownership of a 33.33% agreement; additional agreements will ensure snow clearing, waste collection, repairs and servicing will be the sole responsibility of the shared ownership of Part 4. This agreement will be established on the title for future land purchasers to ensure the lot configuration and site setup continuity.

The Official Plan and Zoning By-Law Amendment prepared by Design Plan Services Inc. has been updated and resubmitted for staff's review per the revised site plan and SFD layouts.

Submission Materials

The following materials were submitted in support of the resubmission:

- Cover Letter
- Site Plan
- Lot 1 to Lot 3 Configuration
- Architectural Drawings and Elevations
- Updated Legal Survey
- Updated Topographic Survey Plan
- Proposed Severance Plan



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- Updated Existing Tree Inventory and Preservation Plan
- Landscape Restoration Plan
- Landscape Plan Cost Estimate
- Site Servicing Plan
- Site Grading Plan
- Geotechnical Engineering Review
- Geotechnical Armourstone Retaining Wall Design
- Correspondence with Adjacent Developer (0.30M Reserve)

We trust that the above materials are in order and should you require any further information, do not hesitate to contact the undersigned.

Warm regards,

Gursewak Singh
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