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**3115 HURONTARIO STREET (OZ/OPA 22-24 W7) – OFFICIAL PLAN
AMENDMENT AND ZONING BY-LAW AMEDMENT APPLICATIONS
(FOURTH SUBMISSION), CITY OF MISSISSAUGA**

Arcadis Professional Services (Canada) Inc. (Arcadis), on behalf of Clearbrook Developments Ltd. (the owner), is pleased to submit this fourth submission of OZ/OPA 22-24 W7 for the lands municipally known as 3115 Hurontario Street (OZ/OPA 22-24 W7) in Cooksville, Mississauga (referred to as the "subject site" or "site"). The intent of the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) is to allow for the retention and expansion of an existing youth charity, the DAM, while introducing over 480 new housing units and commercial uses at-grade. The OPA and ZBLA applications were initially submitted in October 2022, resubmitted in July 2024, and resubmitted in August of 2025. Throughout this process, the applicant has worked closely with staff to resolve all outstanding concerns.

In support of the proposed development, please find enclosed the following materials:

- Cover Letter, prepared by Arcadis, dated March 19, 2026;
- Proposed Zoning Table, prepared by Arcadis, dated Mach 2026;
- Architectural Plans, prepared by Sweeny & Co Architects, dated March 9, 2026;
- Preliminary Site Grading and Erosion Sediment Control Plan, prepared by MTE, dated October 31 2025;
- Preliminary Site Servicing Plan and Details, prepared by MTE, dated October 31, 2025;
- Landscape Drawing Package, prepared by NAK design strategies, dated December 2025;
- Pedestrian Wind Assessment, prepared by RWDI, dated December 2025;
- Environmental Noise and Vibration Impact Study, prepared by RWDI, dated March 13, 2026;
- Transportation Impact Study Response Letter and Vehicle Sweep Analysis, prepared by Nextrans Consulting Engineers, dated November 28, 2025;
- Draft development agreement clauses, provided under a separate cover; and
- Hydrogeological Memorandum, prepared by MTE Consultants, dated March 13, 2026.

Comment responses have been provided directly on e-plans.

These materials have been prepared to address the following comments from staff:

- **Alectra Hydro Vault:** Architectural, Landscape, and Civil plans have been updated to show Alectra Hydro Vault relocated to the rear of the building with zoning annotations added. Further details to be provided at SPA stage.
- **Street Wall Alignment:** Building setback along Hurontario has been increased to 5.0 m to be consistent with 3085 Hurontario.
- **Underground Parking:** 3.0 m setback to underground parking from the front property line meets requirements. Dimensions have been shown on the plan, and the landscape cross-section has been updated accordingly.
- **Gas Niche:** Gas niche has been positioned to avoid obstructing mid-block walkway (2.25 m from shared property line).
- **Driveway Adjustment:** Driveway has been shifted approx. 1.0 m north, with an updated vehicle path analysis provided by Nextrans.
- **Traffic & Access:** Vehicle path analysis has been updated with waste collection access.
- **Mechanical Penthouse:** Height of mechanical penthouse has been revised to 7.5 m.
- **Noise (Spatial impacts onto Outdoor Amenities):** Letter provided by RWDI addressing all outstanding concerns. Annotations have been added on architectural plans regarding height of parapet/screen.
- **Wind mitigation:** Letter has been provided by RWDI to address wind concerns. Annotations have been added on architectural plans regarding height of parapet/screen at Amenity Levels and Wind mitigation screens on Ground Floor Plan. Additionally, a notch has been provided along Hurontario frontage to assist with mitigation.
- **Site Servicing:** Estimated elevations for connections per Mobilinx have been added.

We trust this submission comprehensively addresses all outstanding concerns related to the OPA and ZBLA applications. Please do not hesitate to contact the undersigned should you require anything further.

Sincerely,

Arcadis Professional Services (Canada) Inc.



Catriona Moggach, MCIP RPP
Associate, Urban Planner

cc:

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