

May 5, 2026

GSAI File: 893-001H

City of Mississauga
Planning & Building Development
300 City Centre Drive – 6th Floor
Mississauga, ON
L5B 3C1

Attention: Michal Stolarczyk, Planner

**Re: Official Plan and Zoning By-law Amendment Application
Chelsea on the Green I Limited Partnership
4100 Ponytrail Drive and 1850 Rathburn Road East
City of Mississauga, Regional Municipality of Peel
DARC 25-62**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit this Official Plan and Zoning By-law Amendment Application on behalf of our client Chelsea on the Green I Limited Partnership (the “Owners”), for the lands municipally addressed as 4100 Ponytrail Drive and 1850 Rathburn Road East (herein referred to as the ‘Subject Property’).

The Subject Property has a total area of 3.75 hectares (9.26 acres) and is located on the south side of Rathburn Road East and Ponytrail Drive, north of Maple Ridge Drive, and is legally known as Block EE, REGISTERED PLAN M-58. The Subject Property has a frontage of 176.2 metres on Rathburn/Ponytrail. There are currently two 18-storey rental apartment buildings located on the Subject Property which are proposed to remain in their current configuration.

The Subject Property was subject to Official Plan policy which re-designated the property as ‘Special Site 3’ in the Rathwood Neighbourhood Character Area of the Official Plan (By-law 0075-2018). Since then, and with the approval of MOPA 2051 by the Province, the Subject Property is designated “Residential – High Rise” and is subject to “Special Site 130” policies. Under previous approvals for additional apartment development, as part of the current Zoning By-law, the Subject Property was rezoned to ‘RA4-46’ (By-law 0076-2018). On May 1, 2025 a Minor Variance was approved (“A” 98/25) which permitted a 25 storey Building (“B3”) on the Subject Property. This building is subject to a separate ongoing site plan application currently filed under SP 25-64 W3.

Development Proposal

The proposed development consists of three new 20 storey apartment buildings (B4-B6) with 695 units. The two existing 18 storey apartment buildings (Building “A” and “B”) will remain in their current configuration apart from modifications to integrate the underground parking garage with Building B3,

currently subject to SP 25-64 W3. As shown on the included Site Plan prepared by 4Architecture (January 2026) the three new buildings, B4-B6, are proposed in the south-east corner of the Subject Property adjacent to the hydro corridor and parkland open space. While the specific tenure of buildings B4-B6 has not yet been determined, the proposed apartment built form is intended to accommodate a range of permissions, including opportunities for senior-oriented housing and mixed commercial uses. While the development application is for the permission of three new buildings (B4-B6), the draft implementing documents are prepared in consideration of including both existing conditions and the recent approval of B3 through Committee of Adjustment.

The unit breakdown is provided in the site plan statistics and in Table 1.0 below. Forty percent of the units are proposed to be 2 bedrooms or larger.

Table 1.0 Unit Breakdown – Building B4-B6

Unit Type	# of units	Percentage
Studio	0	0
1 Bedroom	233	34%
1 Bedroom + Den	154	22%
2 Bedroom	202	29%
2 Bedroom + Den	51	7%
3 Bedroom	19	3%
3 Bedroom + Den	36	5%
Total	695	100%

Proposed Amendments

An Official Plan Amendment is proposed to maintain the designation on the Subject Property, within the Mississauga Official Plan 2051, as ‘Residential – High Rise’ with updated Rathwood Neighbourhood Character Area policies for Special Site Policy Area 130. The updated Site 130 Area policies will permit the three additional 20 storey buildings (Building B4-B6) in addition to Building B3 currently subject to site plan approval, along with the existing buildings (Building A & B). A Zoning By-law Amendment seeks to rezone the Subject Property with an appropriate base zone along with regulations suited to the Proposed Development. The proposed zone is ‘Residential Apartment - Special Section’ (RA5-AAA). The ‘RA5’ base zone was selected as it has the requirements and regulations most suitable for the Proposed Development.

Submission Deliverables

The Pre Consultation Meeting (DARC 25-62) was originally held on May 7, 2025 where the list of required reports and studies was provided. We would like to note for the clarity of Staff that the SPA (SP 25-64 W3) reports and studies were prepared with consideration of this future OPA/ZBA submission but independently to allow for SPA approval in advance.

Through correspondence with Planning Staff, as result of Bill 17, we understand the City of Mississauga has paused the Green Development Standards program. As such, we have not provided a Green Development Standards summary. Also, as staff are aware, GSAI had prepared correspondence to City Council with respect to Item 17.4 on the April 29, 2026 Council agenda regarding clarifying historical amenity area requirements. The enclosed PJR references the ongoing study by the City on this matter, and in turn, the final allocation of site amenity area will be calibrated to the City-proposed regulations once the City confirms interpretation as was committed to during the City Council meeting.

In support of the Site Plan Approval, we have enclosed the following items:

- Original Completed Application Forms and Schedules;
- Original Completed Registered Owner Authorization Form;
- Parcel Register, dated May 2026
- Site Plan, Elevations, Sun Shadow Study, Architectural Drawings, prepared by 4Architecture, dated January 2026
 - A000 Cover Page
 - A100 Context, Stats, OBC Matrix
 - A101 OBC Matrix – B4,B5,B6
 - A102 Survey Drawing
 - A103 Phase 2 - Site Plan
 - A104 Phase 3 - Overall Level 1 Plan
 - A105 Overall Site U.G. Parking – Level P3
 - A106 Enlarged Phase 2 U.G. Parking - Level P3
 - A107 Overall Site U.G. Parking - Level P2
 - A108 Enlarged Phase 2 U.G. Parking - Level P2
 - A109 Overall Site U.G. Parking - Level P1
 - A110 Enlarged Phase 2 U.G. Parking - Level P1
 - A111 Underground Parking Sections
 - A112 3D Views
 - Building B4
 - A-B4-200 North Elevation
 - A-B4-201 South Elevation
 - A-B4-202 East Elevation
 - A-B4-203 West Elevation
 - A-B4-300 GFA Area Schedule
 - A-B4-301 GCA Area Schedule
 - A-B4-302 Level 1 & Level 2 Floor Plans
 - A-B4-303 Level 3 & Level 4-5 Floor Plans
 - A-B4-304 Level 6 & Typ. Tower Level 7-16 Floor Plans
 - A-B4-305 Level 17-18 & Level 19-20 Flr Plans
 - A-B4-306 Roof & Mech. Penthouse Plans
 - A-B4-400 Established Grade Calculation
 - A-B4-401 Building Section
 - Building B5
 - A-B5-200 North Elevation
 - A-B5-201 South Elevation
 - A-B5-202 East Elevation
 - A-B5-203 West Elevation
 - A-B5-300 GFA Area Schedule
 - A-B5-301 GCA Area Schedule
 - A-B5-302 Level 1 & Level 2 Floor Plans
 - A-B5-303 Level 3 & Level 4-5 Floor Plans
 - A-B5-304 Level 6 & Typ. Tower Level 7-16 Floor Plans
 - A-B4-305 Level 17-18 & Level 19-20 Flr Plans
 - A-B4-306 Roof & Mech. Penthouse Plans
 - A-B5-400 Established Grade Calculation
 - A-B5-401 Building Section

- Building B6
 - A-B5-200 North Elevation
 - A-B5-201 South Elevation
 - A-B5-202 East Elevation
 - A-B5-203 West Elevation
 - A-B5-300 GFA Area Schedule
 - A-B5-301 GCA Area Schedule
 - A-B5-302 Level 1 & Level 2 & Level 3 Floor Plans
 - A-B5-303 Level 4-5, Level 6-17 & Level 18-19 Floor Plans
 - A-B4-304 Level 20 & Roof & Mech. Penthouse Plans
 - A-B5-400 Established Grade Calculation
 - A-B5-401 Building Section
- Planning Justification Report, prepared by Glen Schnarr and Associates, dated May 2026
 - Draft Official Plan Amendment
 - Draft Zoning By-law Amendment
- Stormwater Management and Functional Servicing Report, prepared by Husson, dated January 2026
- Grading / Servicing Drawings, prepared by Husson, dated January 2026
 - C101 Grading Plan
 - C102 Servicing Plan
- Arborist Report, prepared by Baker Turner Inc, dated December 2026
- Landscape Plans and Tree Preservation Plan, prepared by Baker Turner Inc, dated November 2025
 - L000 Context Plan
 - L001 Landscape Plan A
 - L002 Landscape Plan B
 - L005 Tree Preservation Plan
 - L006 Tree List
- Traffic Impact Study, prepared by TYlin, dated December 2025
- Pedestrian Level Wind Study, prepared by Gradient Wind, dated January 2026
- Waste Management Plan, prepared by Cinilittle, dated December 19, 2025
- Stage 1 Archeological Assessment, prepared by Irvin Heritage Inc, dated July 28, 2025
 - Ministry Letter - Archaeological Assessment, dated August 15, 2025
- Hydrogeological Report, prepared by Soil Engineers Ltd, dated December 2025
- Geotechnical Investigation, prepared by Soil Engineers Ltd, dated August 2025
- Noise and Vibration Report, prepared by Thornton Tomasetti, dated January 2026
- Phase 2 Environmental Site Assessment, prepared by G2S Consulting Inc, dated October 2025

We trust that the enclosed material is sufficient in satisfying the requirements for an application for Site Plan. Please do not hesitate to contact the undersigned at mauricel@gsai.ca, 905-568-8888 x237 or my colleague Ethan Bohnert at 905-568-8888 x270 or ethanb@gsai.ca if you have any questions or require any further information.



As per typical, we await your confirmation of the submitted materials through the City's ePlans portal and at that time, will proceed with necessary application fees in consultation with the client.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Maurice Luchich, MCIP, RPP
Senior Associate

Ethan Bohnert, MCIP, RPP
Associate

Enclosure (As noted above)

c: A. Fruci, Chelsea on the Green I Limited Partnership