



September 30, 2024

Paul Stewart
City of Mississauga
Planning and Building Department
Development and Design Division
300 City Centre Drive, 6th floor
Mississauga, ON
L5B 3C1

Dear Mr. Paul Stewart:

**Re: *Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications
1489 Hurontario Street, Mississauga
The Milani Group***

We are the planning consultants for The Milani Group, the owner of the lands municipally known as 1489 Hurontario Street, located at the northeast corner of Hurontario Street and Pinewood Trail (the “subject site”). The subject site is located within the Mineola neighbourhood, approximately 430 meters north of the future Mineola LRT Station on the Hurontario LRT line.

Background

In October 2023, we filed a DARC application for an Official Plan Amendment and Zoning By-law Amendment to permit the redevelopment of the subject site with eight 3-storey townhouse dwellings and one 3-storey single-detached dwelling. The application proposed a total residential gross floor area (GFA) of 2,138 square metres, resulting in a density of 1.29 FSI. A total of 9 residential units were proposed along with a total of 18 parking spaces.

A DARC meeting was held on January 9, 2024, and subsequently a Submission Requirements Checklist was issued.

Following the initial submission of the DARC application, a meeting was held with the Credit Reserve Association Board Members on February 12, 2024 and a Community Meeting, which was hosted by the Ward Councillor, was held on March 5, 2024.

Revised Proposal

The revised proposal involves the redevelopment of the subject site with nine 3-storey townhouse dwellings. The majority of the townhouse dwellings will front onto

Pinewood Trail, while the mostly westerly unit will front onto Hurontario Street. Each unit will have a driveway off Pinewood Trail, some of which will be double width in order to preserve mature trees on site. The revised proposal includes a total GFA of 2,065 square metres, resulting in an overall density of 1.25 FSI.

Enclosures

In support of the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications, please find enclosed the following materials for your review and consideration:

1. This Covering Letter, prepared by Bousfields Inc., dated September 30, 2024;
2. City of Mississauga Application OPA/ZBA Application Form;
3. City of Mississauga Application Plan of Subdivision Application Form;
4. Property Owner Appointment and Authorization of Applicant Schedule;
5. Property Owner Acknowledgement of Public Information and PTE Schedule;
6. Declaration of Applicant Schedule;
7. Environmental Site Screening Q*uestionnaire and Declaration;
8. Notice Sign Schedule;
9. Planning Information Schedule;
10. Servicing and Matters of Provincial Interest Schedule;
11. Site Information Schedule;
12. Tree Injury or Destruction Questionnaire and Declaration;
13. Commenting Agency Fee Collection Form including
 - a) Region of Peel Commenting Fee (To be confirmed by Peel Region);
14. OPA, Rezoning and Plan of Subdivision Fee Schedule;
15. DARC Submission Requirements Checklist;
16. Easement Survey, prepared by ACI Survey Consultants, dated May 9, 2018;
17. Survey, prepared by RS Surveying Limited, prepared March 19, 2021;
18. Planning and Urban Design Rationale Report, dated September 2024, prepared by Bousfields Inc.;
19. Shadow Study, prepared by Bousfields Inc., dated August 2024;
20. Draft Official Plan Amendment, prepared by Bousfields Inc.;
21. Draft Zoning By-law Amendment, prepared by Bousfields Inc.;
22. Requested Zoning By-law Amendments, prepared by Bousfields Inc.;
23. Draft Notice Sign Mock Up;
24. Draft Plan of Subdivision, prepared by Bousfields Inc., September 26, 2024;
25. Context Map, prepared Bousfields Inc., dated September 18, 2024;
26. Community Engagement Report, prepared by Bousfields Inc., dated September 18, 2024;

27. Architectural Drawings, prepared by RN Design, dated August 16, 2024, as follows:
 - a) “SP100 – Site Plan”;
 - b) “A201 – Front Elevation – Block 1, Flankage Elevation, Typical Side Elevation, Rear Elevation – Block 1”;
 - c) “A301 – Ground Floor – Block 1, Second Floor – Block 1”;
 - d) “A302 – Third Floor – Block 1”; and
 - e) “A303 – Roof Plan – Block 1”;
28. Civil Drawings, prepared by UrbanWorks Engineering Corporation, dated September 12, 2024, as follows:
 - a) “GR-01 – Functional Grading Plan”; and
 - b) “GP-01 – Functional Servicing Plan”;
29. Landscape Concept Plan (L100), prepared by Strybos Barron King Limited, dated August 14, 2024;
30. Functional Servicing and Stormwater Management Report, prepared by UrbanWorks Engineering Corporation, dated September 2024;
31. Storm Sewer Use By-law Acknowledgement Form;
32. Arborist Report, prepared by Strybos Barron King Limited, dated August 14, 2024;
33. Tree Inventory and Preservation Plan, prepared by Strybos Barron King Limited, dated by August 14, 2024;
34. Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited, dated August 1, 2024;
35. Phase One Environmental Site Assessment, prepared by S2S Environmental Inc., dated September 27, 2023;
36. Preliminary Geotechnical Investigation Report, prepared by Sirati & Partners Consultants Limited, dated August 1, 2024; and
37. Transportation Impact Study, prepared by CGH Transportation, dated March 5, 2024.

We trust this submission will be satisfactory to your needs. Should you have any questions or comments regarding the application, please do not hesitate to contact the undersigned or Hailey McWilliam or Jessica Yi of our office.

Yours truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP
Partner

Cc: Camillo Milani, The Milani Group