



August 28, 2023

**Robert Ruggiero**

Planner, Development North  
City of Mississauga, Planning and Building Department  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Robert,

**Re: *Planning Addendum Letter***  
***2570 and 2590 Argyle Road, Mississauga***

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This Planning and Urban Design Addendum letter has been prepared in support of an application made by 574199 Ontario Inc. to amend the City of Mississauga Official Plan, and the City of Mississauga Zoning By-law 0225-2007, as amended, with respect to the properties municipally known as 2570 and 2590 Argyle Road (the “**subject site**”).

On behalf of our client, in September 2020, Bousfields submitted a combined Official Plan Amendment and rezoning application to permit the intensification of the subject site, which is occupied by two 12-storey rental apartment buildings, with an additional 15-storey apartment building containing 250 new rental dwelling units (the “**Original Proposal**”). The two existing 12-storey buildings will be retained as part of the application, with an improved public realm and landscape strategy proposed for the entirety of the subject site. In support of the application, we prepared a Planning and Urban Design Rationale report dated August 2020 (the “**August 2020 Rationale**”).

Comments on the initial August 2020 submission were received from City staff and commenting agencies in early 2021. In addition, a virtual public meeting was held on March 8, 2021. Comments were reviewed in detail and modifications were made to address the comments to the extent possible and a resubmission of materials was made in May 2022 (the “**May 2022 Proposal**”). A key element of the May 2022 Proposal was the reduction in height of the proposed building from 15 storeys to 14 storeys.

Comments on the May 2022 Proposal were received from City staff and commenting agencies in September 2022, which identified the relationship between the proposed building and Mary Fix Creek at the rear of the site as a key issue to be resolved.

A meeting was held on January 13, 2023, to discuss the relationship between the building and Mary Fix Creek. Staff from the City and from the Credit Valley

Conservation Authority were present, as were representatives from Beacon Environmental (environmental consultant), Crozier (civil engineer), IBI (architect), and Bousfields Inc. (planning).

At that meeting, and through further conversations with the owner, it was mutually agreed that the owner shall convey to a public authority the lands below the Long-Term Stable Top of Slope (“**LTSS**”) as well as a buffer from the LTSS ranging from 8.35 metres to 10 metres in width, which has a total area of approximately 2,064 square metres. A Draft R-Plan has been prepared identifying the lands to be conveyed.

The revised proposal (the “**August 2023 Proposal**”) will provide a 3-metre setback from the building to the boundary of the land to be conveyed, to ensure space for access and maintenance around the periphery of the building.

In addition, outdoor amenity space and surface parking spaces have been removed from the lands to be conveyed. The landscape plan has been updated to reflect revised amenity space locations along the Argyle Road frontage.

The height and massing of the building have not changed since the August 2022 Proposal, however, there have been changes to the massing of the balconies along the east main wall of the building (see renderings included in architectural plans). Additional details are provided in the comment response matrix included with the resubmission package.

With the design revisions, the August 2023 Proposal continues to be appropriate and desirable from a land use planning, built form, and urban design perspective.

Please find enclosed the following items:

1. Comment Response Matrix;
2. Boundary Survey prepared by Speight, Van Nostrand & Gibson Limited;
3. Topographic Survey prepared by Speight, Van Nostrand & Gibson Limited, dated May 21, 2019;
4. Architectural Drawings prepared by Arcadis Architects (Canada) Inc., dated August 11, 2023;
5. Shadow Study prepared by Arcadis Architects (Canada) Inc., May 16, 2023;
6. Draft Official Plan Amendment prepared by Bousfields Inc., dated August 18, 2023;
7. Draft Zoning By-law Amendment to Zoning By-law No. 0225-2007 prepared by Bousfields Inc, dated August 16, 2023;
8. Functional Servicing & Preliminary Stormwater Management Report prepared by C.F. Crozier & Associates Inc., dated July 25, 2023;

9. Site Servicing Plan prepared by C.F. Crozier & Associates Inc., dated July 25, 2023;
10. Site Grading Plan prepared by C.F. Crozier & Associates Inc., dated July 25, 2023;
11. Pre-Development Drainage Plan prepared by C.F. Crozier & Associates Inc., dated July 25, 2023;
12. Post-Development Drainage Plan prepared by C.F. Crozier & Associates Inc., dated July 25, 2023;
13. Constraints Map prepared by C.F. Crozier & Associates Inc., dated July 25, 2023;
14. Landscape Plan prepared by STUDIO tla, dated July 4, 2023;
15. Landscape Details prepared by STUDIO tla, dated July 4, 2023;
16. Ravine Stewardship and Buffer Planting Plan prepared by STUDIO tla, dated July 4, 2023;
17. Removals and Site Preparation Plan prepared by STUDIO tla, dated July 4, 2023;
18. Tree Inventory and Preservation Plan & Ravine Rehabilitation Stewardship Plan Report prepared by Kuntz Forestry Consulting Inc., dated July 4, 2023;
19. Tree Inventory and Preservation Plan & Ravine Rehabilitation Stewardship Plan Figure prepared by Kuntz Forestry Consulting Inc., dated July 4, 2023;
20. Wind Study Addendum Letter prepared by RWDI, dated August 14, 2023;
21. Urban Transportation Considerations Report Addendum Letter prepared by BA Consulting Group Ltd., dated August 15, 2023;
22. Scoped Environmental Impact Study (Revised) prepared by Beacon Environmental Limited, dated August 17, 2023;
23. Hydrogeological Assessment Report prepared by Terraprobe Inc., dated February 23, 2022;
24. Letter of Reliance – Hydrogeological Assessment prepared by Terraprobe Inc., dated June 19, 2023;
25. Review and Entry into the Ontario Public Register of Archaeological Reports issued by the Ministry of Citizenship and Multiculturalism, dated August 5, 2023;
26. Confirmation of Filing for the Archaeological Report issued by Jessica Marr of the Ministry of Citizenship and Multiculturalism, dated February 15, 2023
27. Response to City of Mississauga Comments on the Preliminary Environmental Noise Report dated May 26, 2020, prepared by Jade Acoustics Inc., dated July 11, 2022;
28. Storm Sewer Use By-law Acknowledgment issued by the City of Mississauga Transportation & Works; and
29. Report Fee Receipt paid to the Region of Peel, dated July 20, 2023.

Please note that a new Phase 1 and 2 Environmental Site Assessment, and Record of Site Condition will be submitted under a separate cover.

We trust that the foregoing is satisfactory. However, if you have questions or require additional information, please do not hesitate to contact the undersigned or Paradise McDaniel of our office at 416-947-9744.

Your very truly,  
**Bousfields Inc.**



Anna Wynveen  
MCIP, RPP