

**Delivered Digitally to the City of Mississauga**

**March 28, 2025**

**RE: Official Plan and Zoning By-law Amendment Resubmission  
1786 Polaris Way, Mississauga, ON**

Batory Planning + Management has been retained by Kingridge Developments Inc. as the planning and development management consultant with respect to the redevelopment of 1786 Polaris Way, Mississauga (the “Subject Site”).

Located along Mississauga Road, the Subject Site is roughly an irregular-shaped parcel with an approximate area of 8,000 square metres. The site is nearly 165 metres from the southeast corner of Mississauga Road and Eglinton Avenue West and has a frontage of approximately 70 metres along Mississauga Road as shown in Figure 1 below.



**Figure 1: Aerial photo of the subject site**

## **The Subject Site and Surrounding Context**

Located in Central Erin Mills Neighbourhood, Ward 8, the Subject Site is currently vacant. Prior to 2010, the site had two single detached dwellings which have since been demolished. The City of Mississauga Official Plan designates the subject site as “Neighbourhoods” on Schedule 1 Urban Systems and Schedule 1b Urban Systems - City Structure and ‘Residential Low Density I’ on Schedule 10 Land Use Designations. The site is zoned R16-9 “Detached Dwellings On A CEC - Road” in the City of Mississauga Zoning By-law 0225-2007, as amended.

The Subject Site is surrounded by a mix of residential, institutional, and natural areas. To the north, there are low-density residential lands and the Croatian Martyrs Parish, with proposals for medium-density residential development nearby. East of the site, lands designated as Greenlands and natural hazards include the Credit River and the Croatian Parish Private Park, while further east, the area transitions to higher-density residential and mixed-use zones. To the south, there are additional low-density residential properties and Greenlands, including the park and floodplain along the Credit River. West of the site, low-density residential areas are complemented by a natural buffer along Mullet Creek, with medium-density residential, office, and public open space designations further west, near the Credit Valley Hospital and Erin Mills Town Centre.

## **Background and Pre-Application:**

The Site was previously approved for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (21T-9002) under the former owner, 2462357 Ontario Inc. The Subdivision Agreement was finalized on July 4, 2018, and after new ownership, the plan was then registered on October 9, 2019, as Plan 43M-2076. A Site Plan Approval application (SP 16-147 W8) was submitted on September 16, 2020, by the previous owner for the detailed design review of the proposed 11 single detached dwellings but was later cancelled in January 2021.

In 2022, the Subject Site was acquired by a new owner who sought to redevelop the land for a more efficient infill project, proposing townhouses and semi-detached dwellings along a private road instead of the previous single detached homes. A Pre-Application for 8 semi-detached and 24 block townhouse units was submitted to the City in July 2023, and after a meeting in September, it was determined that an Official Plan Amendment and Zoning By-law Amendment would be needed. The proposal was later revised to include 32 block townhouses and 4 semi-detached units, with a new Pre-Application submitted in March 2024.

Mississauga Road Properties acquired the site in early 2024. They proceeded with a formal submission for an Official Plan and Zoning By-law Amendment in November with the revised concept, incorporating minor adjustments based on staff feedback.

Comments from City Staff and external agencies were received in February 2025. The ownership team has since been coordinating with consultants and planning staff to revise the design for the following resubmission.

## **2nd Official Plan and Zoning By-law Resubmission:**

Since the last submission, the developer has refined the application in response to the City of Mississauga and other technical comments. The overall built form and unit count has not changed from the previous submission. Civil and Architecture drawings have been finalized with additional details on setbacks and grading. The functional servicing report and noise study have been updated to address and clarify comments from engineering services. The traffic report has also been updated to address background conditions and access review. A parking justification letter was requested by the Parking department for the 4 space deficiency in the provided visitor parking. The scope of this letter is still being reviewed, hence the letter will be sent to the planner the week of March 31st.

## **Supporting Documents**

In support of the Official Plan and Zoning By-law Amendment Resubmission, please find enclosed the following digital materials:

1. Cover Letter, prepared by Batory Planning and Management, dated March 28, 2025
2. Comment Response Matrix, prepared by Batory Planning and Management, dated March 28, 2025
3. Email Correspondence for 5mm Retention
4. Email Submission for CVC Review
5. Site Plan, prepared by RN Designs, dated March 24, 2025
6. Site Grading Plan, prepared by Arcadis, dated March 26, 2025
7. Pre Development Drainage Area Plan, prepared by Arcadis, dated March 24, 2025
8. Post Development Drainage Area Plan, prepared by Arcadis, dated March 24, 2025
9. Transportation Impact Study, prepared by UrbanTrans, dated March 24, 2025
10. Noise Study, prepared by Arcadis, dated March 26, 2025
11. Functional Servicing Report, prepared by Arcadis, dated March 26, 2025

We look forward to working with you and the City staff team. Please do not hesitate to contact the undersigned should you have any questions.

Respectfully submitted by,



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cc. Paul Demczak, Batory Planning + Management