



March 31, 2021

Our File: 1345-001

City of Mississauga
Planning & Building Department
300 City Centre Drive
City of Mississauga
L5B 3C1

Submitted electronically via ePlans

Attention: Paul Stewart
Planner, Development and Design

Re: Official Plan and Zoning By-law Amendment Applications
Owner: Stellarcorp Developments 420 Inc.
420 Lakeshore Road East
Part of Lot 12, Concession 3 South of Dundas Street
City File # OZ/OPA 20/009 W1
City of Mississauga

Glen Schnarr & Associates Inc. has been retained by Stellarcorp Developments 420 Inc. to assist in obtaining the necessary planning approvals to permit the proposed development of the property municipally addressed as 420 Lakeshore Road East, located at the southwest corner of Lakeshore Rd E and Enola Avenue. The Subject Property is legally described as Part of Lot 12, Concession 3 South of Dundas Street, City of Mississauga.

An Official Plan Amendment and Zoning By-law Amendment Application were submitted to the City of Mississauga on June 24, 2020. The applications were deemed complete on July 16, 2020. When the applications were first submitted, the project was a joint venture between Stellarcorp Developments 420 Inc. (the legal owner of the property), and Plazacorp 420 Lakeshore Management Inc. Since the time of the first submission, Plazacorp 420 Lakeshore Management Inc. is no longer involved with the project.

Since the first submission, there have been two public meetings to discuss the proposal. A community meeting was held by Councillor Dasko's office on November 17, 2020. The Statutory Public Meeting at Planning and Development Committee occurred on March 8, 2021.

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In response to comments from staff and comments heard at the public meetings noted above, several plan changes have been made. The proposed height has been reduced from 12 storeys (41.30 metres) to 11 storeys (35.20 metres). The Floor Space Index has been reduced from 4.96 to 3.73. Total Gross Floor Area has been reduced from 18,599 square metres to 13,991.9 square metres. The unit count has been decreased from 195 units to 166 units. Setbacks and stepbacks were reduced at the rear, and the project now meets the 45-degree angular plane from the rear property line. The live/work units previously proposed at grade are no longer proposed, and instead commercial uses are proposed at grade along the Lakeshore Road frontage. Additional parking has also been added increasing the proposed parking rate from 0.75-1.1/unit to a rate of 1.15/unit. The proposed outdoor amenity area has also been revised to a more interior location.

The Subject Property is designated “*Mixed Use*” in the Mississauga Official Plan (2019), and is located within the Lakeview Neighbourhood Area. The Subject Property is currently zoned “*C4 – Mainstreet Commercial*” in the City of Mississauga Zoning By-law 0225-2007. In order to facilitate the Proposed Development, an Official Plan Amendment and Zoning By-law Amendment are required. Therefore these development applications seek to redesignate the Subject Property to “*Residential High Density-Site Specific*” and rezone the Subject Property to “*RA5-XX*”.

In support of our Official Plan Amendment and Zoning By-law Amendment Application, we have submitted the following documents and drawings electronically:

Item	Application and Planning Materials
1.	Comment Response Matrix prepared by Glen Schnarr & Associates Inc., dated March 31, 2021
2.	Revised Proposed Official Plan Amendment prepared by Glen Schnarr & Associates Inc., dated March 2021
3.	Revised Proposed Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc., dated March 2021
Item	Plans
4.	Architectural Plans including Site Plan, Underground Parking Plans, Building Elevations and Sections and Shadow Drawings prepared by Turner Fleischer Architects Inc. dated March 2021
5.	Servicing Plan prepared by Skira & Associates Ltd., dated March 5, 2021
6.	Grading Plan prepared by Skira & Associates Ltd., dated March 5, 2021
7.	Utility Plan prepared by Skira & Associates Ltd., dated March 5, 2021
8.	Existing and Proposed Road Sections for Lakeshore Road East and Enola Avenue prepared by Weston Williamson Ltd. dated March 5, 2021
9.	Tree Inventory/Preservation Plan prepared by Strybos, Barron and King Ltd., dated March 10, 2021



10.	Landscape Concept Plan (in Colour and Black and White) prepared by Strybos, Barron and King Ltd., dated March 10, 2021
Item	Reports & Studies
11.	Functional Servicing/Stormwater Management Report with Drainage Proposal prepared by Skira & Associates Ltd., dated March 5, 2021
12.	Transportation Impact Study/ Transportation Demand Management Strategy / Operations and Safety Assessment/ Parking Utilization Letter prepared by Nexttrans Consulting Engineers dated March 2021
13.	Shadow Impact Study prepared by prepared by Turner Fleischer Architects Inc. dated March 8, 2021
14.	Addendum Letter to Pedestrian Level Wind Study prepared by Gradient Wind Engineers & Scientists, dated March 17, 2021
15.	Revised Acoustical Feasibility Study prepared by HGC Engineering Ltd., dated March 5, 2021
16.	Arborist Report prepared by Strybos, Barron and King Ltd., dated March 10, 2021
17.	Streetscape Feasibility Study prepared by Weston Williamson Ltd., Turner Fleischer and Strybos Barron King Ltd. and Skira Associates, dated March 2021
18.	Phase II Environmental Site Assessment prepared by COLESTAR Environmental Inc., dated April 20, 2018

We trust this information included in this resubmission is sufficient. Please do not hesitate to contact the undersigned if you require any additional information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner

Cc: Dung Lam, Stellarcorp Developments 420 Inc.