

April 9, 2020

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

Dear Ms. Sterritt:

**Re: Official Plan and Zoning By-law Amendment Application  
File No. OZ/OPA-17-14  
1750 Bloor Street and 3315 Fieldgate Drive, Mississauga**

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As you are aware, we are the planning consultants for TC Core LP and Mustang Equities Inc., the owners of the properties municipally known as 1750 Bloor Street and 3315 Fieldgate Drive (referred to as the “subject site”). On behalf of our client, we are pleased to resubmit materials in support of the above-noted application, which seeks to permit a residential infill development on the subject site.

The initial Official Plan and Zoning By-law Amendment Application was filed in November 2017 to permit two new residential infill buildings on the subject site, which is currently occupied by two 11-storey rental apartment buildings. In response to the comments and feedback received from various City departments, the local Councillor and members of the community, the application was resubmitted in April 2018, October 2018 and January 2019.

Since the last resubmission in January 2019, significant modifications have been made to the development proposal. Building D has been redesigned from a 7-storey residential building to a single-storey amenity building and Building C has increased in height by 2 storeys with minor massing modifications. The proposal continues to provide new exterior amenity space for the entire site as well as enhanced landscaping and parking facilities.

In support of the resubmission, we are pleased to enclose the following plans and drawings.:

1. A Concept Plan / Site Plan, prepared by WZMH Architects;
2. Architectural Plans, prepared by WZMH Architects;


3. Grading Plan, prepared by Counterpoint Engineering Inc.;
4. Servicing Plan, prepared by Counterpoint Engineering Inc.;
5. Landscape Concept Plan, prepared by FORREC Ltd.;
6. Arborist Report Memorandum, prepared by FORREC Ltd.;
7. Transportation Response to Comments letter, prepared by LEA Consulting Ltd.;
8. Functional Servicing, Stormwater Management Report and Drainage Proposal, prepared by Counterpoint Engineering Inc.;
9. Pedestrian Wind Conditions Letter, prepared by RWDI Inc.;
10. Sun/Shadow Study, prepared by Bousfields Inc.;
11. Planning and Urban Design Addendum letter, prepared by Bousfields Inc.;  
and
12. Draft Official Plan Amendment and draft Zoning By-law Amendment,  
prepared by Bousfields Inc.

In accordance with the City of Mississauga's new resubmission procedures, the application materials have been uploaded digitally to the ePlans platform. A Qualitative Pedestrian Wind Study is currently being prepared by RWDI Inc. which will summarize the findings of a wind tunnel study and assess the efficiency of wind mitigation measures. As discussed, the updated study will be submitted under a separate cover once complete.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me or Claire Ricker of our office.

Yours very truly,

**Bousfields Inc.**



Peter Smith, MCIP, RPP