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File: P-2838

June 10, 2019

Planning and Building Department  
Development and Design Division  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

**Attention: Mr. Robert Ruggiero  
Development Planner**

**Re: ELM Cormack (2017) Inc.  
Applications for Zoning By-law Amendment,  
Draft Plan of Subdivision and Site Plan Approval  
Part of Lot 5, Concession 2 South of Dundas Street  
1583 Cormack Crescent  
City of Mississauga**

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Dear Mr. Ruggiero:

On behalf of our client ELM Cormack (2017) Inc., KLM Planning Partners Inc. is pleased to submit the following development applications for the above-noted subject lands: Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Approval. The subject lands are located east of Cormack Crescent and south of South Service Road in the City of Mississauga, municipally known as 1583 Cormack Crescent and legally described as Part of Lot 5, Concession 2 South of Dundas Street.

The subject lands has a total site area of approximately 0.87 hectares with a street frontage of 54.5 metres (178.8 feet) onto Cormack Crescent. The subject lands are currently designated as 'Residential Low Density I' as per Schedule 10 – Land Use Designation of the City of Mississauga Official Plan which permit low-density residential uses such as low-rise single detached, semi-detached and duplex dwellings.

The subject lands are currently zoned as 'R3-75' under the provisions of Zoning By-law No.0225-2007, as amended. The applicable provisions of the R3 Zone permit the use of single family detached dwellings with the minimum lot frontages of 15 metres (49.2 feet) and lot areas of 550 square metres (5,920 square feet). Additionally, the R3-75 exception stipulates regulations relating to height and dwelling unit depth.

The subject lands are currently used for institutional uses. A 1.5-storey residential building and a 1-storey institutional building, named Star Academy, are currently residing on the site and are proposed to be demolished as part of the development of the site. Surrounding the site are existing low density residential uses, mix of commercial uses to the north, community parks to the east and to the west side of the site is the Dixie Outlet Mall.

The requested zoning amendment is to rezone the lands from 'R3-75' Zone to 'R16' Zone with exceptions from the 'R16' Zone provisions for interior/corner lot frontage and lot area, lot setbacks, lot coverage, height, parking spaces, and driveway width. The approval of the above applications will allow the subject lands to be developed in a more compact form addressing the provincial planning policies and other relevant policies.

The proposed residential development consists of a total of 22 three (3)-storey single detached residential dwelling units on a common element condo road. The proposed residential development has a total gross floor area (GFA) of 0.52 hectares with a minimum lot area of 273 square metres (895.7 square feet) and a minimum lot frontage of 10.9 metres (35.8 feet) for each lot. A total of 44 residential parking spaces with seven (7) visitor's parking spaces, including one (1) accessible parking space, are provided for the proposed residential development.

Please find enclosed the following materials in support of the applications in accordance with the City of Mississauga Pre-consultation Required Reports Checklist dated September 5, 2018:

1. A cheque in the amount of \$93,770.70 payable to the City of Mississauga;
2. One (1) copy of the completed Application for Site Plan Approval;
3. One (1) copy of the completed Application for Rezoning and Plan of Subdivision;
4. Five (5) copies of an email approving the site plan from the Ministry of Transportation;
5. Three (3) copies of the Draft Zoning By-law Amendment [KLM Planning Partners Inc., May 2019];
6. Seven (7) copies of the Planning Justification Report [KLM Planning Partners Inc., May 2019];
7. Fifty (50) copies of the Draft Plan of Subdivision [KLM Planning Partners Inc., May 2019];
8. Forty (40) copies of the Site Plan [RN Design Ltd., January 2019];
9. Seven (7) copies of the Building Elevations [RN Design Ltd., May 2019];
10. Forty (40) copies of the Context Plan [KLM Planning Partners Inc., May 2019];
11. Thirty-five (35) copies of the Grading Plan & Site Servicing Plan [Schaeffers Consulting Engineers, May 2019];
12. One (1) copy of the Draft Notice Sign Mock-up [KLM Planning Partners Inc., May 2019];
13. Forty (40) copies of Topographical Survey, [JD Barnes, October 2018];
14. Forty (40) copies of the Reference Survey Plan [Tarasick, McMillan Limited, July 2001];
15. Seven (7) copies of the Preliminary Environmental Noise Report [Jade Acoustics, February 2019];
16. Seven (7) copies of the Arborist report [Landscape Planning, May 2019];
17. Forty (40) copies of the Tree Inventory and Tree Preservation Plan, which includes Landscape Plans [Landscape Planning, May 2019];
18. Seven (7) copies of the Traffic Impact Study & Transportation Demand Management Strategy [C.C. Tatham & Associates Ltd., January 2019];
19. Nine (9) copies of the Functional Servicing Report & Stormwater Management Report with the list of Low Impact Design Features for site and building included [Schaeffers Consulting Engineers, May 2019];
20. Seven (7) copies of the Phase 1 Environmental Site Assessment [Toronto Inspection, February 2019];

21. Seven (7) copies of the Phase 2 Environmental Site Assessment [Toronto Inspection, February 2019];
22. Seven (7) copies of the Geotechnical Investigation Assessment [Toronto Inspection, February 2019];
23. Seven (7) copies of the Stage 1 Archaeological Assessment [WSP, January 2019]; and,
24. Two (2) Memory Sticks containing the above materials in digital format.

We trust that the enclosed materials are in order and satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



Keith MacKinnon, BA, MCIP, RPP  
Partner



Jonabelle Torralba, B.U.R.PI  
Junior Planner

cc. ELM Cormack (2017) Inc.