

# FRAM + Slokker

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416 747 9661

**Friday March 16, 2018**

**David Breviglieri**

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

**RE: Official Plan Amendment & Rezoning Application Submission 55 Port Street East – Port Credit, Mississauga**

Mr. Breviglieri,

We are pleased to be submitting our Official Plan Amendment and Rezoning Application for the Port Street project located at the southeast corner of Port St E and Helene Street in Port Credit. The submission is being made by Brown Maple Investments Ltd, a related entity of FRAM Building Group.

On October 18<sup>th</sup>, 2017, we had met with the Development Application Review Committee (DARC) for our pre-application meeting and to obtain a list of required information and studies required with the application. The content of the application submission is based on the list in the application form as well as the required information and studies requested at the DARC meeting.

## **The Proposal:**

The proposal is for a residential infill development. The existing building and the surface parking lot are proposed to be replaced by a 10-storey condominium apartment building consisting of 35 units with one level of below grade parking. The 2-storey Waterfront Podium is designed to step back enough to not have the buildings tower impede the condominium apartment building views directly to the East.

A total Gross Floor Area (GFA) of 6300 square metre's is proposed for the apartment building. In terms of density, a Floor Space Index (FSI) of 2.7 is proposed for above grade component.

Vehicular access to the site proposes the use of the existing below grade parking garage entry/exit of the neighboring building to the East, municipally known as 65 Port Street East "The Regatta". Access to the proposed 55 Port Street East parking garage will be provided below grade through drop panels in The Regattas West foundation wall. The proposed development includes 58 spaces. Loading access will be provided at grade on the North-East corner of the site.

Indoor amenity space is proposed on the ground floor, and a variety of outdoor landscaping treatments, including an outdoor amenity on the ground floor, will be provided along the southern edges of the property to help create an attractive environment and to facilitate the transition between the podium and waterfront trail. Additionally, a rooftop terrace amenity will be provided along the southern portion of the roof. The proposed development provides a landscaped lot coverage ratio at grade of 35%, which meets the City’s minimum requirement.

**Official Plan Amendment:**

Currently, the subject property is designated as *Mixed Use* under the Official Plan. This designation allows for residential uses, personal service establishment and secondary office, in addition a mix of permitted uses such as commercial and office on the ground floor and residential on the upper floors. The *Mixed Use* designation requires a combination of uses on a development site.

The proposed development is seeking 10-storeys and will therefore require an Official Plan Amendment (OPA) in order to change the permitted heights in the in-force Mississauga Official Plan and in the Port Credit Local Area Plan from 2 to 3-6 storeys to 2 to 3-10 storeys.

**Zoning By-law Amendment:**

The existing zoning of the site identifies the property as part of the *Residential Apartment Exception (RA2-33) Zone*, which restricts building heights to a maximum of 6 storeys. As a result, an application for a Rezoning (Zoning By-law Amendment) is being submitted to rezone the property from its current zoning of RA2-33 to an “RA2-XX”.

**Submission Contents:**

The application consists of the following documents:

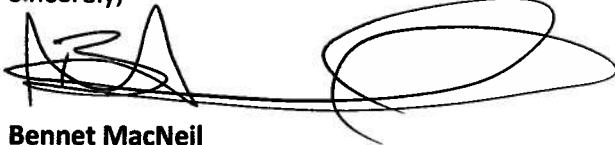
<u>Document</u>	<u>Copies</u>
Cover Letter	(7)
Application Form	(1)
Application Fee (City)	(1)
Application Fee (Region)	(1)
Development Application Review Checklist	(1)
Planning & Urban Design Rationale	(7)
Draft Official Plan Amendment	(3)
Draft Zoning By-law Amendment	(3)
Wind Study	(7)
Environmental Site Assessment	(7)
Acoustical Feasibility Study	(7)
Traffic Impact Study	(7)
Functional Servicing Report	(7)
Archaeological Study	(7)
Draft Wording for Notice Sign	(1)
Plan of Survey	(35) (24 x 36)
OPA/ ZBL Amendment Drawing Package	(35) (24 x 36)

Landscape Tree Preservation Plan  
Grading Plan  
Site Servicing Plan  
Electronic Document in PDF (USB)

(7) (24 x 36)  
(35) (24 x 36)  
(35) (24 x 36)  
(2)

We appreciate the input of City Staff thus far and look forward to working with you throughout the application process. Should you have any questions or concerns, please do not hesitate to contact me at the information indicated below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bennet MacNeil', with a large, loopy flourish extending to the right.

**Bennet MacNeil**  
Development Coordinator

## **FRAM + Slokker**

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