



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS: 4.2
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP
JIM LEVAC, MCIP, RPP

June 29th, 2021

File: 1185-001

City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attention: Lorie Sterritt,
Acting Manager, Development North

Christian Binette,
Planner, Planning Programs

**Re: Meadowvale Neighbourhood Character Study
Proposed Official Plan Policies
6719 Glen Erin Drive, City of Mississauga
Development Application (City File: OZ/OPA 20 19)**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants representing the owners of the above noted property. On September 15th, 2020, Official Plan and Zoning By-law Amendment applications were submitted to the City of Mississauga to permit a new 12-storey affordable rental apartment building and five (5) blocks of rental townhouses in addition to the existing rental building. The applications were subsequently deemed complete on November 5th, 2020.

On March 24, 2021, GSAI and IBI architects met with staff to discuss building design and site configuration comments received as part of the first submission circulation. Following the meeting, staff confirmed via email that the current building configuration and specifically the proposed building separation are acceptable.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



GSAI attended the Meadowvale Neighbourhood Character Study Community Meeting on April 29th, 2021 and the Public Meeting on June 14th, 2021. We have since reviewed the proposed amendments to the Official Plan presented for the first time at the Public Meeting. Given the submission date of the applications, the ongoing discussions with staff, the cooperative nature of those discussions and the subsequent revisions made to the current proposal, we trust that this project will not be subject to the 40 metre building separation policy requirement and the requirement for a podium no less than three storeys and no more than 6 storeys.

We kindly request that staff continue to keep us informed of any updates and major milestones pertaining to this study and any related amendments to the Official Plan or Zoning By-law. We trust that our positive discussions and agreements will be honoured in the review of and in any formal decisions made relating to the above applications.

We look forward to continuing to work with staff on the proposed development applications and the initiatives being undertaken for the Meadowvale area.

Yours very truly,

GLEN SCHNARR AND ASSOCIATES INC.

Bruce McCall-Richmond, MCIP, RPP
Associate

E: BruceMR@gsai.ca

C: 647-987-9053