

REVISED

Planning and Development Committee

Date: February 16, 2021
Time: 6:00 PM
Location: Online Video Conference

Members

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Ron Starr	Ward 6 (Vice-Chair)
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11 (Chair)
Councillor Carolyn Parrish	Ward 5 (ex-officio)
Councillor Pat Saito	Ward 9 (ex-officio)

Participate Virtually

Advance registration is required to participate in the virtual public meeting. Please email deputations.presentations@mississauga.ca no later than Friday, February 12, 2021 at 4:00 p.m. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. You will be provided with directions on how to participate from Clerks' staff.

Participate by Telephone

Residents without access to the internet, via computer, smartphone or tablet, can participate and/or make comment in the meeting via telephone. To register, please call Angie Melo at 905-615-3200 ext. 5423 no later than Friday, February 12, 2021 at 4:00 p.m. You must provide your name, phone number, and application number if you wish to speak to the Committee. You will be provided with directions on how to participate from Clerks' staff.

Contact

Angie Melo, Legislative Coordinator,

Legislative Services 905-615-3200 ext. 5423 angie.melo@mississauga.ca

PUBLIC MEETING STATEMENT: In accordance with the Ontario Planning Act, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Local Planning and Appeal Tribunal (LPAT), and may not be added as a party to the hearing of an appeal before the LPAT.

Send written submissions or request notification of future meetings to: Mississauga City Council

Att: Development Assistant c/o Planning and Building Department 6th Floor 300 City Centre Drive,
Mississauga, ON, L5B 3C1

Or Email: application.info@mississauga.ca

1. **CALL TO ORDER**

2. **DECLARATION OF CONFLICT OF INTEREST**

3. **MINUTES OF PREVIOUS MEETING**

3.1. Planning and Development Committee Meeting Draft Minutes - January 25, 2021

4. **MATTERS TO BE CONSIDERED**

4.1. PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes
7085 Goreway Drive

Owner: 7085 Goreway Developments Limited

File: OZ 20/013 W5

4.2. PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official plan Amendment and Rezoning applications to permit a six storey condominium apartment building and five detached homes

6616 McLaughlin Road, west side of McLaughlin Road, north of Navigator Drive

Owner: City Park (McLaughlin) Inc.

Files: OZ 20/014 W11 and T-M20003 W11

*4.3. Peel 2041 + Regional Official Plan Review and Municipal Comprehensive Review Update, presented by Katherine Morton, Manager, Planning Strategies

5. **ADJOURNMENT**

City of Mississauga

Corporate Report



Date: January 22, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/013 W5
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: February 16, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes

7085 Goreway Drive

Owner: 7085 Goreway Developments Limited

File: OZ 20/013 W5

Recommendation

That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by 7085 Goreway Developments Limited to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes, under File OZ 20/013 W5, 7085 Goreway Drive, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The official plan amendment and rezoning applications are required to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes. The applicant is proposing to maintain the Official Plan designation as **Mixed Use** permitting residential uses only. The Zoning By-law will also need to be amended from **C3-6** (General Commercial) and **G1-2** (Greenlands). The applicant is proposing a **RA5-Exception** (Apartments) and **RM6-Exception** (Townhouses on a CEC Road) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the east side of Goreway Drive, north of Derry Road East and south of Etude Drive within the Malton Neighbourhood Character Area. The site is currently occupied by a vacant one storey commercial building.



Aerial of 7085 Goreway Drive



Applicant's rendering of the development proposal

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of the new buildings and community consultation and input (if applicable).

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 7085 Goreway Drive Developments Limited

7085 Goreway Drive

Table of Contents

1. Site History	2
2. Site and Neighbourhood Context	2
3. Project Details.....	4
4. Land Use Policies, Regulations & Amendments.....	8
5. Summary of Applicable Policies	13
6. School Accommodation	20
7. Community Comments.....	21
8. Development Issues	21
9. Section 37 Community Benefits (Bonus Zoning)	25

1. Site History

- 1979 – Construction of a one storey commercial building.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **C3-6** (General Commercial) and **G1-2** (Greenlands-Natural Hazards). The **C3-6** zone permits a retail store with an accessory outdoor garden centre. The **G1-2** zone permits parking for lands zoned **C3-6**.
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. The subject lands were designated **Mixed Use** and **Greenlands** in the Malton Neighbourhood Character Area.

2. Site and Neighbourhood Context

Site Information

The property is located on the east side of Goreway Drive, north of Derry Road East and south of Etude Drive in the Malton Neighbourhood Character Area. The subject lands are currently developed with a vacant one storey commercial building and surface parking. The building was formerly occupied by Starwind Supermarket, which has ceased operation. The site is relatively flat with the building and parking area covering most of the lot leaving minimal area for open space on the site. The Malton Greenway abuts the property to the rear and includes a pedestrian trail system which runs

along the Mimico Creek from Goreway Drive to north of Brandon Gate Drive.



Image of 7085 Goreway Drive from Goreway Drive

Property Size and Use	
Frontage:	44.5 m (146.0 ft.)
Depth:	106.68 m (350 ft.)
Gross Lot Area:	1.02 ha (2.53 ac.)
Existing Uses:	Vacant one storey commercial building with surface parking

Surrounding Land Uses

The property is located within the Malton Neighbourhood Area and is approximately 300 metres (984.3 ft.) south of the Malton

Community Node. The area consists of a mix of uses including residential, commercial and institutional. Immediately north of the property is a Mississauga Fire Station and further north are commercial uses including the Westwood Square Shopping Centre, which is approximately a 7 minute walk from the subject property. Detached dwellings fronting onto Dalewood Drive border the site to the northeast. To the east is the Malton Greenway which includes the Mimico Creek and a pedestrian path. To the south is a vacant commercially zoned property and 10 storey apartment buildings. To the west across Goreway Drive are detached dwellings.

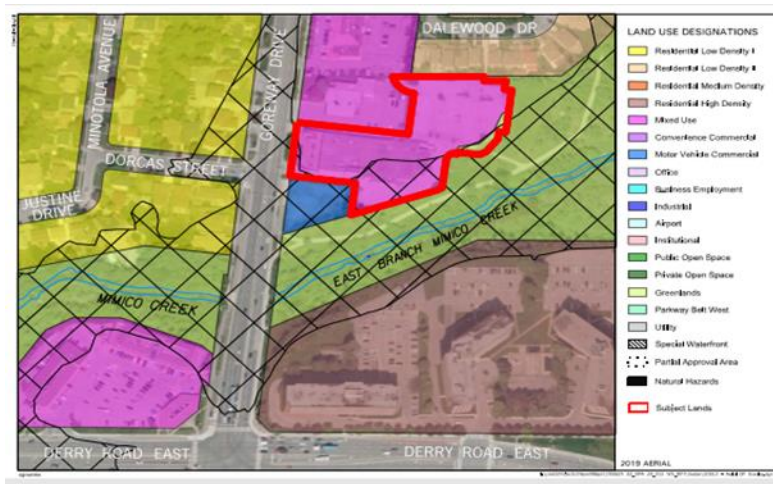
The surrounding land uses are:

North: Fire Station, commercial uses and detached dwellings

East: Malton Greenway and Mimico Creek

South: Parkland and 10 storey apartment buildings

West: Detached dwellings



Aerial Photo of 7085 Goreway Drive

The Neighbourhood Context

The subject property is located in a well-established neighbourhood, at the end of a commercial strip of properties fronting on the east side of Goreway Drive. These commercial uses were established in the late 1960s and 1970s. The west side of Goreway Drive is predominately detached dwellings which were constructed in the 1950s. The Malton Greenway is south and east of the property. Further south are apartment buildings constructed in the early 1970s and further east are detached dwellings constructed in the late 1960s.

Demographics

Based on the 2016 census, the existing population of the Malton Neighbourhood area is 35,555 with a median age of this area being 36 (compared to the City's median age of 40). 67% of the neighbourhood population are of working age (15 to 64 years of age), with 19% children (0-14 years) and 14% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 37,700 and 38,500 respectively. The average household size is 3 persons with 9% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 7,225 units (69%) owned and 3,260 units (31%) rented with a vacancy rate of approximately 0.9%*. In addition, the number of jobs within this Character Area is 1,707. Total employment combined with the population

results in a PPJ for Malton Neighbourhood of 59 persons plus jobs per ha (145.8 persons plus jobs per acre).

*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the Northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

Other Development Applications

The following development applications are in process in the immediate vicinity of the subject property.

- 7170 Goreway Drive – Official plan amendment and rezoning applications to permit 14 townhomes, under file OZ 18/013 W5

Community and Transportation Services

This application will have minimal impact on existing services in the community.

The area is well served by the Malton Library and Malton Community Centre. The Centre includes a double gymnasium, fitness area with steam room and outdoor splash pad, playground and basketball pad. The facility is 1.4 km (0.87 miles) from the proposed development which is approximately a 14 minute walk and 10 minute bus ride. In addition, Paul Coffey Arena is located within a 7 minute walk or bus ride to the south of the site and includes an arena, tennis courts, baseball

diamonds, basketball pads and skate park. The Malton Greenway abuts the property to the rear, and contains a pedestrian trail system which runs along the Mimico Creek from Goreway Drive to north of Brandon Gate Drive. The trail provides a connection to the commercial areas along Goreway Drive at the Westwood Mall Shopping Centre, as well as to the Community Centre located on Morning Star Drive.

The Malton GO Station is located approximately 1 km (0.62 miles) southwest of the property. This station provides off-peak and express services along the Union Station and Kitchener line. As well, GO bus 38 connects through Mississauga at this location. The following major MiWay bus routes currently service the site:

- Route 11 – Westwood
- Route 42 – Derry
- Route 104 – Goreway

The property is located south of a cycling route that runs between Etude Drive and Redstone Road. The eastern portion of the route, along Brandon Gate Drive, connects to the West Humber multi-use trail.

3. Project Details

The applications are to amend the official plan and zoning by-law to permit two apartment buildings (16 and 18 storeys) connected by a two storey podium (259 apartment units) and 12 townhomes. The proposal will include shared driveways, parking spaces, and landscape open space areas.

Development Proposal		
Applications submitted:	Received: August 14, 2020 Deemed complete: October 2, 2020	
Owner:	7085 Goreway Developments Limited	
Applicant:	IBI Group	
Number of units:		
Apartments	259 units	
Townhouses	12 townhouses	
Proposed Gross Floor Area:	9,870 m ² (106,240 ft ²)	
Height:		
Apartment	16 and 18 storeys	
Townhouses	2 storeys	
Floor Space Index:	2.8	
Anticipated Population:	685* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required (condominium rates)	Provided
resident spaces	365	318
visitor spaces	55	54
Total	420	372

Supporting Studies and Plans

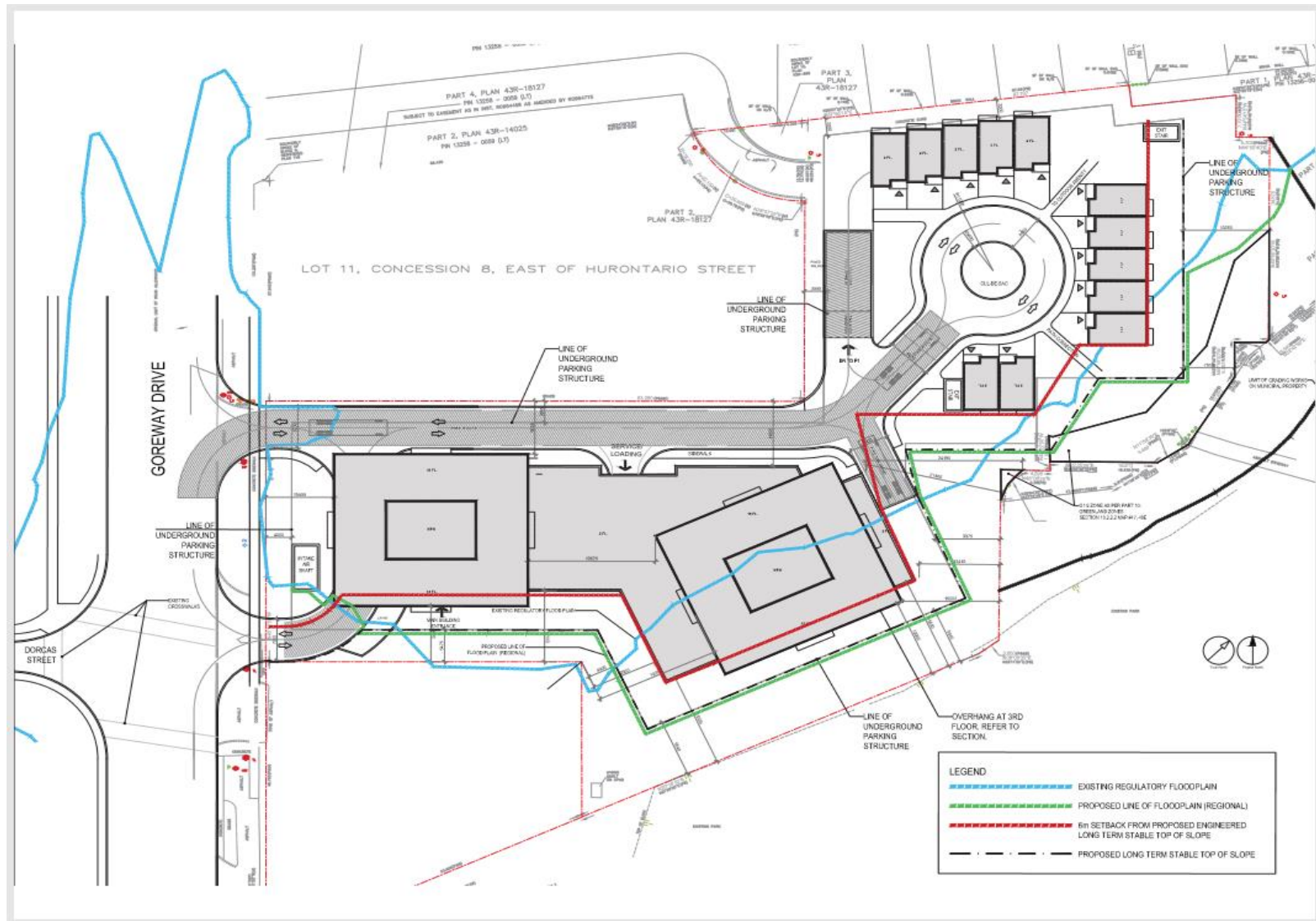
The applicant has submitted the following information in support of the applications which can be viewed at

<http://www.mississauga.ca/portal/residents/development-applications>

- Survey Plan
- Context Plan, Site Views
- Site Plan, Statistics, Floor Plans
- Underground Parking Plan

- Building Elevations
- Sun/Shadow Study Drawings
- Existing Waste Management Site Plan
- Site Servicing and Grading Plans
- Functional Servicing Study
- Stormwater Management Report
- Easement/Restrictions
- Planning Justification Report
- Public Engagement Strategy
- Parking Utilization Study
- Pedestrian Wind Assessment
- Digital 3D Building Mass Model
- Acoustical Feasibility Study
- Traffic Impact Study
- Transportation Demand Strategy
- Operations and Safety Assessment
- Environmental Impact Statement
- Phase 1 Environmental Site Assessment
- Archaeological Assessment
- Housing Report
- Geotechnical Engineering Report
- Hydrogeological Study
- Arborist Report
- Tree Inventory Plan Floodline Hazard Assessment Drawing
- Flood Hazard Assessment Report

Concept Plan and Elevations



Site Plan



Applicant's Rendering

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

The site is designated **Mixed Use** and **Greenlands** within the Malton Neighbourhood Character Area. The **Mixed Use** designation permits office, restaurants, overnight accommodation, retail and service uses. The **Greenlands** designation permits conservation, flood control and erosion management, passive recreational activity and parkland. The property is subject to the **Natural Hazards Lands** overlay which identifies valleyland and floodplain areas.

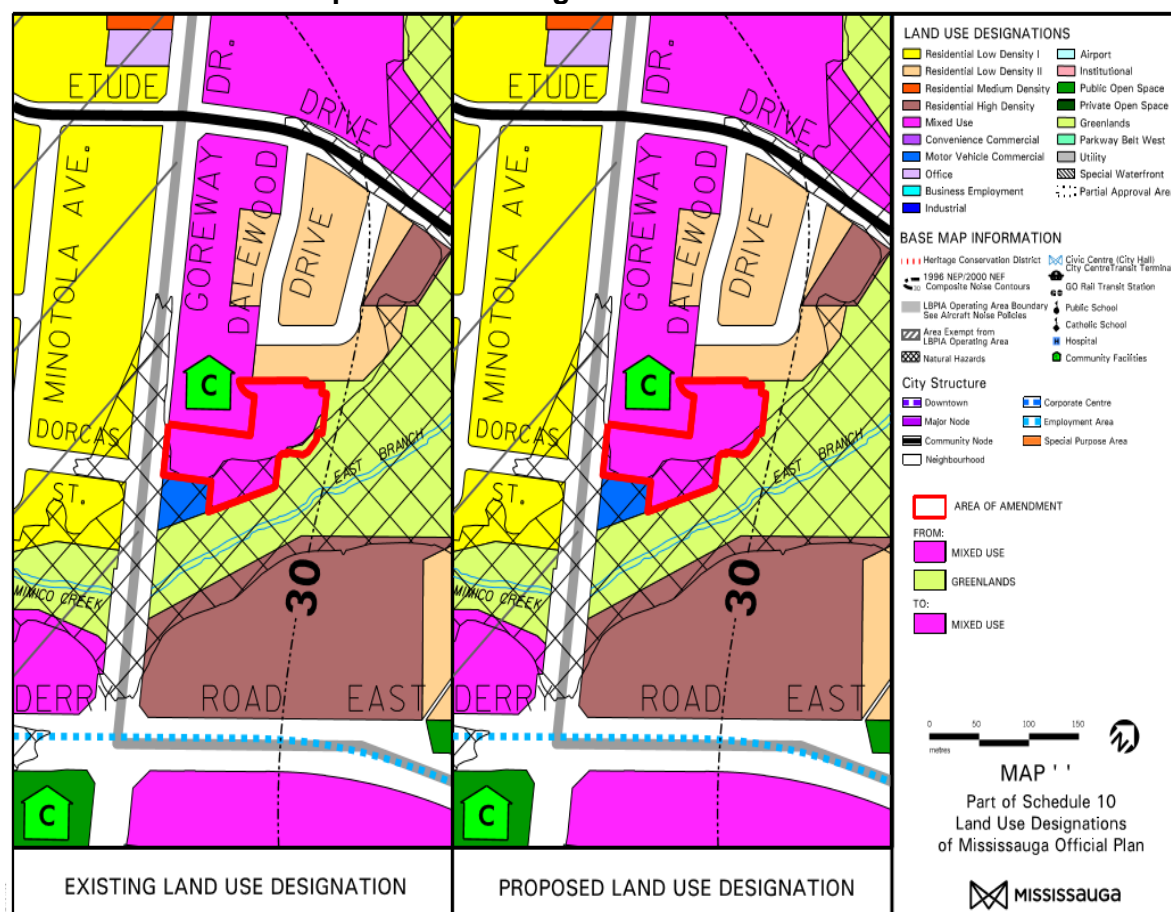
Proposed Designation

The applicant is proposing to maintain the **Mixed Use** designation to permit residential uses only.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.

Excerpt of Malton Neighbourhood Character Area



Mississauga Zoning By-law

Existing Zoning

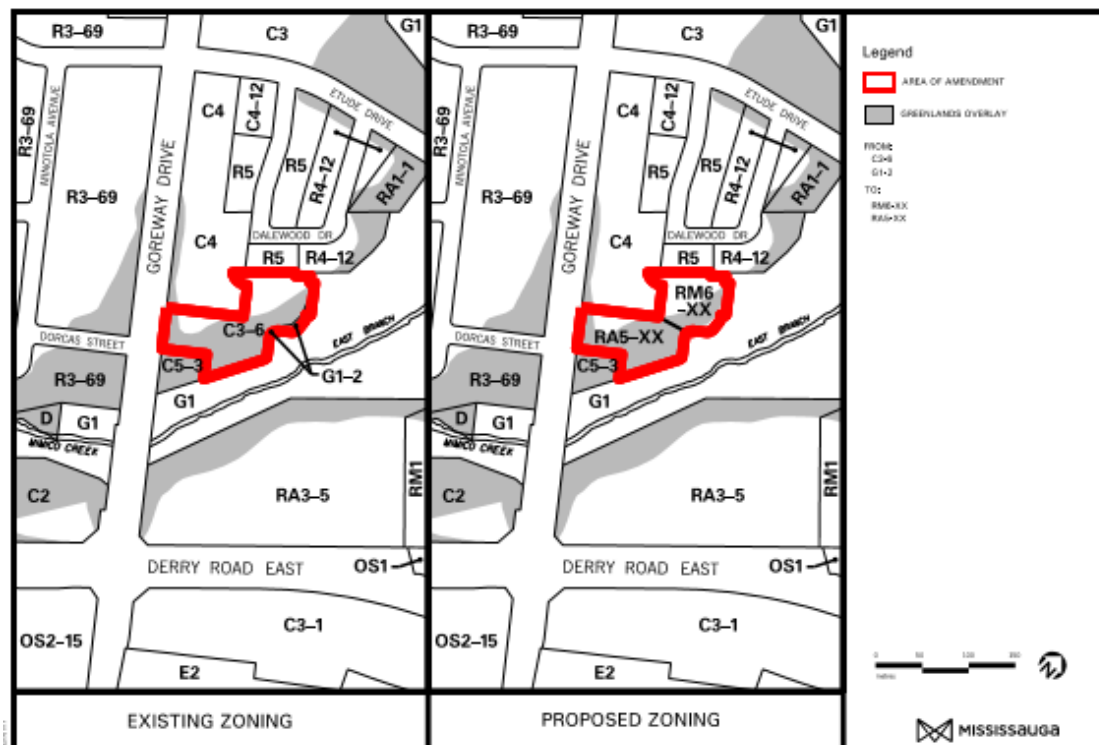
The existing zoning is

C3-6 (General Commercial-Exception) and **G1-2 (Greenlands Natural Hazards)**. The **C3-6 (General Commercial)** zoning permits a retail store and accessory outdoor garden centre. The **G1-2 (Greenlands - Natural Hazards)** zoning permits parking for the lands zoned **C3-6 (General Commercial)**, flood control, stormwater management, natural heritage features and area conservation. The property is also subject to the **Greenlands Overlay** which applies to lands within the regulatory floodplain that are not zoned Greenlands.

Proposed Zoning

The applicant is proposing an **RA5-Exception (Apartments)** zone to permit apartments, **RM6-Exception (Townhouses on a CEC Road)** zone to permit townhouses.

Through processing of the application staff may recommend more appropriate zoning categories.



Proposed Zoning Regulations

Zone Regulations	RA5 Zone Regulations	Proposed RA5-Exception Amended Zone Regulations
Maximum Floor Space Index (FSI)	2.9	2.8
Maximum Gross Floor Area – Apartment Zone per storey for each storey above 12 storeys	1 000 m ² (10 764.2 sq ft.)	750 m ² (8 073.2 sq ft.)
Maximum Height	77.0 m (252.6 ft.) and 25 storeys	18 storeys
Minimum front yard for that portion of the dwelling with a height greater than 26.0 metres	10.5 m (34.5 ft.)	9.0 m (29.5 ft.)
Minimum interior side yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 metres	6.0 m (19.7 ft.)	3.0 m (9.8 ft.)
Minimum interior side yard for that portion of the dwelling with a height greater than 26.0 metres	9.0 m (29.5 ft.)	8.0 m (26.2 ft.)
Minimum rear yard for that portion of the dwelling with a height greater than 26.0 metres	15.0 m (49.2 ft.)	12.0 m (39.3 ft.)
Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
Minimum landscaped area	40%	25%

Zone Regulations	RA5 Zone Regulations	Proposed RA5-Exception Amended Zone Regulations
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	40%
Minimum depth of a landscaped buffer abutting any other lot line	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)
Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	1.25	1.00
Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.40	1.15
Minimum number of resident parking spaces per three bedroom apartment dwelling unit	1.75	1.40
Minimum number of resident parking spaces per townhouse unit	2.0	1.15
Minimum number of visitor spaces per unit	0.20	0.20
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

Zone Regulations	RM6 (Townhouses on a CEC-Road) Zone Regulations	Proposed RM6-Exception Amended Zone Regulations
Minimum setback to all lands zoned G1	5.0 m (16.4 ft.)	4.5 m (14.8 ft.)
Minimum Interior Lot Area	115 m ² (1 237.8 sq ft.)	60 m ² (645.9 sq ft.)
Minimum Front Yard for Interior Lot/CEC Corner Lot	4.5 m (14.8 ft.)	2.0 m (6.6 ft.)
Minimum Exterior Side Yard for a lot with an exterior side lot line abutting a CEC-road	4.5 m (14.8 ft.)	4.0 m (13.2 ft.)
Minimum Exterior Side Yard for a lot with an exterior side lot line abutting a CEC-sidewalk	4.5 m (14.8 ft.)	2.0 m (6.6 ft.)
Minimum Rear Yard for Interior Lot/ CEC Corner Lot	7.5 m (24.6 ft.)	3.5 m (11.5 ft.)
Minimum setback of a townhouse to a CEC-amenity area	1.5 m (4.9 ft.)	0.0 m (0.0 ft.)
Minimum width of a CEC-road	7.0 m (22.9 ft.)	6.0 m (19.7 ft.)
Minimum width of a sidewalk	2.0 m (6.6 ft.)	1.5 m (4.9 ft.)
Minimum number of resident parking spaces ratio per townhouse	2.0	1.15
Minimum number of visitor parking spaces ratio per townhouse	0.25	0.20

5. Summary of Applicable Policies

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been included. The table should be considered a general summary

of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p> <p>Development shall generally be directed to areas outside of hazardous lands. (PPS 3.1.1)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	providing otherwise. (Growth Plan 1.2.2)	<p>convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p>

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

The subject property is not located within a Major Transit Station Area (MTSA).

The lands are located within the Malton Neighbourhood Character Area and are designated **Mixed Use** and **Greenlands**. The **Mixed Use designation** permits office, restaurants, overnight accommodation and retail and service uses. The **Greenlands** designation permits conservation, flood control and erosion management, passive recreational activity and parkland.

The applicant is proposing to maintain the **Mixed Use** designation but to permit residential uses only. The applicant will need to demonstrate consistency with the intent of MOP and shall have regards for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.4	Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.
	Section 5.1.6	
	Section 5.1.7	
	Section 5.2.1	Mississauga will protect and conserve the character of stable residential Neighbourhoods.
	Section 5.3.5.1	
	Section 5.3.5.2	Mississauga will establish strategies that protect, enhance and expand the Green System.
	Section 5.3.5.3	
	Section 5.3.5.4	Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.
	Section 5.3.5.5	
	Section 5.3.5.6	Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.
	Section 5.4.4	
	Section 5.4.5	
		Intensification within Neighbourhoods may be considered where the proposed development is

	Specific Policies	General Intent
		<p>compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.</p>
Chapter 6 Value The Environment	Section 6.3.7 Section 6.3.8 Section 6.3.10 Section 6.3.24.a & b Section 6.3.26 Section 6.3.47 Section 6.10.2 Section 6.10.2.1	<p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands. Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority.</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership.</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority.</p> <p>Land uses located at or above the corresponding 1996 noise exposure projection (NEP)/2000 noise exposure forecast (NEF) composite noise contour as determined by the Federal Government, will require a noise study as a condition of development. The noise study is to be undertaken by a licensed professional engineer with acoustical expertise, in accordance with the applicable Provincial Government environmental noise guideline, to the satisfaction of the City prior to development approval, to determine appropriate acoustic design criteria.</p>
Chapter 7 Complete Communities	Section 7.1.6 Section 7.2.1 Section 7.2.2 Section 7.2.3	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of</p>

	Specific Policies	General Intent
		<p>Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.1.1 Section 9.1.3 Section 9.1.5 Section 9.1.6 Section 9.1.15 Section 9.2.2.1 Section 9.2.2.3 Section 9.2.2.6 Section 9.2.3.1 Section 9.2.4 Section 9.3.1.6 Section 9.3.1.10 Section 9.3.3.8 Section 9.5.1.2 Section 9.5.1.5 Section 9.5.1.7 Section 9.5.1.8 Section 9.5.1.9 Section 9.5.1.12 Section 9.5.2.4	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required.</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Development on Corridors will be encouraged to:</p> <ul style="list-style-type: none"> a. Assemble small land parcels to create efficient development parcels; b. Face the street, except where predominate development patterns dictate otherwise; c. Not locate parking between the building and the street; d. Site buildings to frame the street; f. Support transit and active transportation modes; h. Provide concept plans that show how the site can be developed with surrounding lands. <p>Developments will provide a transition in building height and form between Intensification Areas</p>

	Specific Policies	General Intent
		<p>and adjacent Neighbourhoods with lower density and heights.</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained.</p>
Chapter 11 General Land Use Designations	11.2.6 11.2.6.2 11.2.6.3	<p>The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses.</p> <p>Developments that consist primarily of residential uses, with non-residential uses at grade only, will be required to submit an Official Plan Amendment for the appropriate residential designation.</p> <p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. Lands designated Residential Medium Density permit all forms of townhouse dwellings.</p>
Chapter 16 Neighbourhoods	16.1.1.1 16.1.1.2	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements.</p> <p>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ul style="list-style-type: none"> a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan.
Chapter 19 Implementation	19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional

and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028.

<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>32 Kindergarten to Grade 5 13 Grade 6 to Grade 8 8 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Dunrankin Drive P.S.</p> <p>Enrolment: 453 Capacity: 631 Portables: 0</p> <p>Darcel Avenue Senior P.S.</p> <p>Enrolment: 520 Capacity: 550 Portables: 1</p> <p>Lincoln M. Alexander S.S.</p> <p>Enrolment: 894 Capacity: 1 470 Portables: 0</p>	<p>Student Yield:</p> <p>6 Kindergarten to Grade 8 5 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Holy Cross</p> <p>Enrolment: 515 Capacity: 424 Portables: 10</p> <p>Ascension of Our Lord</p> <p>Enrolment: 767 Capacity: 774 Portables: 8</p>

7. Community Comments

The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- A number of persons were interested in purchasing units
- Will the proposal include low income housing?

8. Development Issues

The following is a summary of comments from agencies and departments regarding the applications:

Agency / Comment Date	Comments
Region of Peel (October 29, 2020)	A Functional Servicing Report (FSR) has been submitted and is currently being reviewed. A multi-use demand table is being requested. Private servicing easements may be required. Front-end collection of garbage and recyclable materials will be provided for the apartment and curbside collection will be provided for the townhouses by the Region.
Dufferin-Peel Catholic District School Board (October 23, 2020) and the Peel District School Board (November 2, 2020)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications. Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.
City Community Services Department – Park Planning Section (November 17, 2020)	The subject site is located adjacent to Malton Greenway (P-090) which contains a Greenbelt, woodland, trails and bridges. The park is zoned "G1" (Greenbelt). The site is also located 264 m (866 ft.) from Paul Coffey Park (P-059) which contains the Malton Tennis Club, comfort station, picnic shelters, lit ball diamonds and lit soccer fields. The Park is zone "OS2" (Open Space – City Park). The lands surrounding the subject site on the east side are identified within the City's Natural Heritage System and are classified as Significant Natural Area. It is recommended that all identified hazard lands be dedicated gratuitously to the City as Greenbelt for conservation purposes and appropriately zoned. Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.

Agency / Comment Date	Comments
City Planning Strategies (November 4, 2020)	<p>Parking: As this time, staff do not support the parking rates as requested. It is recommended that the applicant undertake and submit a revised Parking Utilization Study. It should also be noted that the parking rates shown are for condominium apartment and townhouse units, however at this time the owners/applicants have not confirmed the tenure of the development.</p> <p>Housing: The proposed suite mix (smaller apartments, larger apartments, and ground-oriented units) provides a variety of housing choices for residents. The proposed affordable units (10 ownership units at \$405,000 and 7 ownership units at \$420,000) will offer affordability options to residents, help residents enter the home ownership market, and contribute to the inclusiveness of the Malton / Mississauga community. The city's purpose-built rental unit vacancy rate is currently very low at 1.2%, whereas 3% is considered healthy. If the tenure of the proposal development is rental, this development will be a valuable contribution to the new supply of rental housing in Mississauga. The affordable units will be secured through a Holding Provision, Section 37 agreement, and / or development agreement. The City will seek to verify that the units were sold at the affordable purchase price to a household in need who will use the unit as the principal residence. Verification will occur as a condition of condominium registration.</p>
City Transportation and Works Department (January 6, 2021)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p>Stormwater A Functional Servicing Report (FSR), prepared by Schaeffers Consulting Engineers, dated May 2020, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls. The applicant is proposing to construct an internal storm sewer to service the development lands, accommodate adjacent external flow, and construct a new outlet to Mimico Creek through City owned Greenbelt lands. Approval of the proposed plan is required from the Toronto and Region Conservation Authority (TRCA). Approval from Community Services is also required as the proposed outlet is through lands under their jurisdiction.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> • Demonstrate that the site is protected from future flooding from the adjacent watercourse; • Demonstrate the feasibility of the proposed private storm sewer; • Demonstrate the feasibility of the proposed municipal storm sewer and headwall; and • Demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site.

Agency / Comment Date	Comments
	<p>Traffic A traffic impact study (TIS), prepared by IBI Group and dated May 2020, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification regarding the trip distribution methodology and the existing background developments within proximity to the proposed development. Additionally, staff are requesting further safety mitigations at the intersection of Goreway Drive and Dorcas Street due to the existing geometric conditions in order to increase safety for pedestrians and vehicles.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • An updated Traffic Impact Study addressing all staff comments; • A revised Site Plan to remove the northern access; • Consolidate the southern access point with the adjacent property <p>Environmental Compliance The Phase One Environmental Site Assessment (ESA) dated April 22, 2020 prepared by Grounded Engineering, was submitted in support of the proposed development. The results of the Phase One ESA indicate that further investigation is required.</p> <p>A Record of Site Condition is required to be filed for the property in accordance with MECP regulations.</p> <p>In addition, the applicant is required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> • A complete ESSQD form (provided form was incomplete); • A reliance letter for the Phase One ESA report; • A Phase Two ESA with reliance letter; • Confirmation if 7075 Goreway Drive forms part of this application; • Clarification regarding land dedication; • Temporary Discharge to Storm Sewer Commitment Letter. <p>Noise The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and aircraft noise from Toronto Pearson International Airport. No significant Stationary noise sources from adjacent buildings and facilities were identified. Noise mitigation will be required, details of which will be confirmed through the Site Plan process.</p> <p>Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.</p>
Toronto and Region Conservation Authority (November 19, 2020)	TRCA is requesting revised site grading drawings to reflect the Mimico Creek Hydraulic Modeling and an update to the Functional Servicing Report to address technical requirements. TRCA staff support the dedication of hazard lands into public ownership. Staff are satisfied with the Environmental Impact Statement submitted however additional planning details of the proposed enhancement plan are required.

Agency / Comment Date	Comments
Greater Toronto Airport Authority (December 1, 2020)	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject property are affected by the following obstacle zoning restriction: the Outer Surface. The maximum allowable development elevation under this restriction is 219.46 metres Above Sea Level (A.S.L.).</p> <p>Based on the following information provided by IBI Group dated June 2020: Finished Floor Elevation: 165.55 metres A.S.L. Maximum height of proposed buildings: 66.10 and 59.70 metres Proposed top elevations: 231.65 and 225.25 metres A.S.L. the proposed two apartment buildings would violate the height limits associated with the Regulations.</p> <p>Based on its location, this proposal will require submission to NAV CANADA for their review of possible impacts on navigation, surveillance and communication equipment operating at Toronto Pearson International Airport. However, we will not proceed with a land use submission until revised drawings (including full geographic coordinates for the building locations) become available.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - City of Mississauga - Community Services – Heritage Division, Forestry Division, Public Art Coordinator - City of Mississauga - Fire Prevention - City of Mississauga - Economic Development - City of Mississauga - Realty Services - City of Mississauga - Transit Division - Trillium Health Partners - Canada Post

	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Alectra Utilities - Bell Canada - Rogers Cable - Enbridge Gas - City of Toronto - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire Viamonde
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Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the proposed zoning by-law exception standards appropriate?
- Is the proposal compatible with the character of the area given the proposed height, lot coverage and density?
- What are the expected traffic impacts?
- Are the proposed limits of development acceptable?

Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City.

9. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

City of Mississauga

Corporate Report



Date: January 22, 2021

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Originator's files:
OZ 20/014 W11 and
T-M20003 W11

Meeting date:
February 16, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official plan Amendment and Rezoning applications to permit a six storey condominium apartment building and five detached homes

6616 McLaughlin Road, west side of McLaughlin Road, north of Navigator Drive

Owner: City Park (McLaughlin) Inc.

Files: OZ 20/014 W11 and T-M20003 W11

Recommendation

That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by City Park (McLaughlin) Inc. to permit a six storey condominium apartment building and five detached homes, under Files OZ 20/014 and T-M20003 W11, 6616 McLaughlin Road, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

The applications were appealed by the applicant to the Local Planning Appeal Tribunal (LPAT) for non-decision on December 30, 2020.

It is important to acknowledge that the *Planning Act* provides only 120 days for Council to render a decision. Because Mississauga's Council prides itself at ensuring appropriate engagement with the community on development applications, meeting this timeline is almost impossible assuming a community meeting, a public meeting, and a final recommendation meeting are to be conducted within the stated timeframe. The challenges with the timeline are typically accepted by applicants who prefer to see the process through before exercising their right to appeal to LPAT.

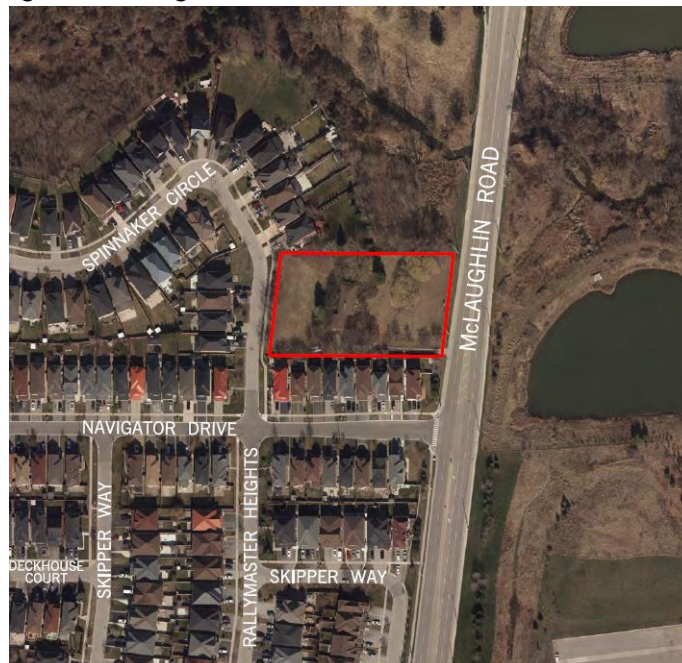
PROPOSAL

The official plan amendment and rezoning applications are required to permit a six storey, 121 unit, condominium apartment building fronting onto McLaughlin Road and five detached homes fronting on Spinnaker Circle. The applicant is proposing to amend the official plan designation for the portion of the lands proposed to be occupied by the apartment building from **Residential Low Density II** to **Residential High Density**. The portion of the lands proposed to be developed with detached homes does not require an official plan amendment. The zoning by-law will also need to be amended from **R1** (Detached Dwellings - Typical Lots) to **R10-Exception** (Detached Dwellings - Garage Control Lots - Exception), **RA2-Exception** (Apartments – Exception) and **OS1** (Open Space - Community Park) to implement this development proposal. A plan of subdivision is required to create the blocks for the five detached homes, apartment building and the conservation buffer block.

During the ongoing review of these applications, staff may recommend different land use designations and/or zoning categories to implement the proposal.

Comments

The property is located on the west side of McLaughlin Road, north of Navigator Drive within the Meadowvale Village Neighbourhood Character Area. The site is currently occupied by a detached home fronting on McLaughlin Road and a number of mature trees.



Aerial image of 6616 McLaughlin Road



Applicant's rendering of the proposed six storey condominium building



Applicant's elevations of the proposed detached homes

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

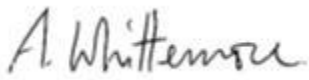
Conclusion

Most agency and City department comments have been received and in general reflect issues of a technical nature. However, a key issue to be addressed pertains to compatibility of the proposed six storey condominium apartment building with the character of the area and Mississauga Official Plan policies. The Planning and Building Department will make a

recommendation on this project after the public meeting has been held and public comments reviewed. Council will need to provide direction to Legal Services with respect to the City's position on the project for the LPAT hearing when the Recommendation Report is presented to a future Planning and Development Committee meeting.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Mila Yeung, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: City Park (McLaughlin) Inc.****6616 McLaughlin Road****Table of Contents**

1. Site History	2
2. Site and Neighbourhood Context	2
3. Project Details.....	5
4. Land Use Policies, Regulations & Amendments.....	13
5. Summary of Applicable Policies	18
6. School Accommodation	29
7. Community Comments.....	29
8. Development Issues	30
9. Section 37 Community Benefits (Bonus Zoning)	35

1. Site History

- December 23, 1991 – Meadowvale Village Developers Group submitted zoning by-law and official plan amendment applications under OZ/OPA 54/91 for the subject lands. The proposed official plan amendment included designating the subject lands to **Residential Low Density I, Residential Low Density II** and **Residential Medium Density**.
- January 10, 1996 – Meadowvale Village Developers Group cancelled the zoning by-law and official plan amendment applications under OZ/OPA 54/91.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R1** (Detached Dwellings – Typical Lots).
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site or policies which have been appealed. The property was designated **Residential Low Density II** in the Meadowvale Village Neighbourhood Character Area.

2. Site and Neighbourhood Context

Site Information

The property is located on the west side of McLaughlin Road, north of Courtneypark Drive West in an existing residential neighbourhood within the Meadowvale Village Neighbourhood

Character Area. The property is rectangular in shape and gradually slopes from west to east. A detached home surrounded by a number of mature trees currently exist on the property. The property fronts onto McLaughlin Road, which is a major collector road that extends beyond Highway 407, into the City of Brampton to the north and into the Downtown Character Area (becoming Confederation Parkway south of Eglinton Avenue West) to the south. The site is located within the 30-35 Noise Exposure Forecast (NEF) contours, which identifies the site being affected by significant levels of aircraft noise.



Image of existing conditions facing west from McLaughlin Road



Image of existing conditions facing east from Spinnaker Circle

Surrounding Land Uses

Property Size and Use	
Frontages:	
McLaughlin Road	60.9 m (200 ft.)
Spinnaker Circle	60.9 m (200 ft.)
Depth:	102.0 m (334.6 ft.)
Gross Lot Area:	0.62 ha (1.5 ac.)
Existing Uses:	1 storey detached dwelling

The immediate neighbourhood is

characterized by its low rise built form. The majority of the homes are detached homes, with semi-detached homes and townhomes further south towards Courtneypark Drive West.

Immediately north of the property are valleylands associated with Fletcher's Creek. Business Employment lands are located southeast of the property, and are occupied by warehousing, manufacturing, distribution and other general industrial uses.

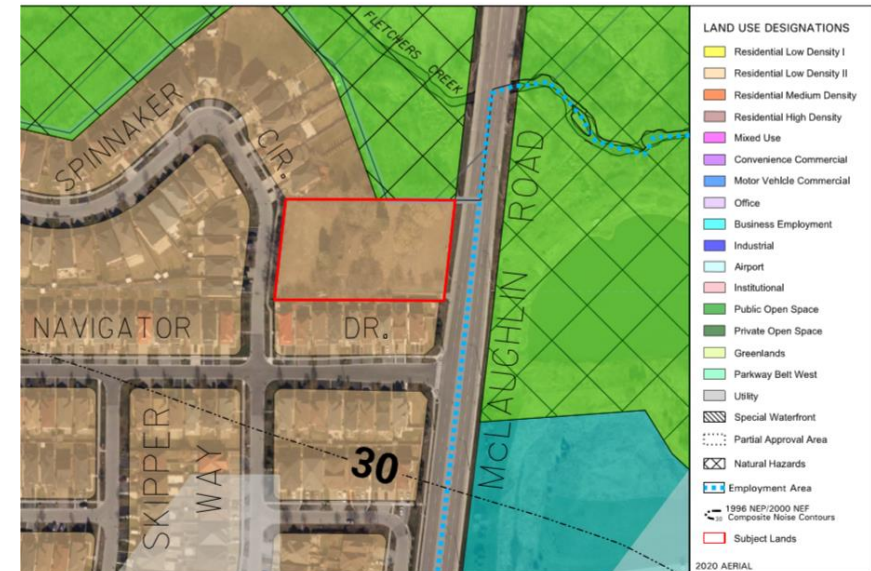
The surrounding land uses are:

North: Greenlands

East: Greenlands and warehousing, manufacturing, distribution and general industrial uses

South: Detached homes

West: Detached homes



Aerial Photo of 6616 McLaughlin Road with Mississauga Official Plan overlay

The Neighbourhood Context

The subject property is located in the Meadowvale Village Neighbourhood Character Area, which was first established in 1819, and has evolved with the development of residential subdivisions throughout the 1990s and 2000s. The Meadowvale Village Neighbourhood Character Area is bordered by the Gateway Employment Area to the east and the Meadowvale Business Park Corporate Centre to the west. Both the Employment Area and the Corporate Centre generate a significant number of jobs for the City, with those in the Corporate Centre focused on major office, research and manufacturing type employment and those in the Employment Area catering to logistics, warehousing and smaller office type jobs.

The Meadowvale Village Neighbourhood is a vibrant residential neighbourhood consisting mainly of detached dwellings. The area also contains a number of schools, community facilities and parks and green spaces associated with the Credit River system. Further north, at the intersection of Derry Road and McLaughlin Road is Derry Village Square and Meadowvale Village Centre, retail plazas contain a mix of retail and service commercial uses for the community.

Demographics

Based on the 2016 Census, the existing population of the Meadowvale Village Neighbourhood area is 31,930 with a median age of this area being 36 (compared to the City's median age of 40). 71% of the neighbourhood population are of working age (15 to 64 years of age), with 22% children (0-14 years) and 8% seniors (65 years and over). The population

for this area is forecasted to be 33,300 by 2031 and 33,700 by 2041. The average household size is 4 persons with 0% living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 7,685 units (92%) owned and 635 units (8%) rented with a vacancy rate of approximately 0.9%. The number of jobs within this Character Area is 1,661. The total employment combined with the population, results in a Persons Plus Jobs (PPJ) for Meadowvale Village Neighbourhood of 36 PPJ per ha (89 PPJ per acre).

Other Development Applications

The following development applications are approved or in process in the vicinity of the subject property:

- OZ 19/010 W11 – 6620 Rothschild Trail – official plan and zoning by-law amendment applications in process for a four storey condominium apartment building containing 43 units with underground parking.

These applications, if approved, will generate a population within the forecasted range anticipated for the neighbourhood and node.

Community and Transportation Services

This application will have minimal impact on existing services in the community.

White Willow Common Park is located less than 220 m (721.8 ft.) from the subject property and contains a playground. There are two City of Mississauga facilities located in close proximity to the subject property. The Courtneypark Active Living Centre and the Courtneypark Library are attached to St. Marcellinus Secondary School, which is approximately 650 m (2,132.6 ft.) from the subject property, located at the south east corner of Mavis Road and Courtneypark Drive. The Active Living Centre features multipurpose program rooms and gymnasium space. A private facility, the Mississauga Stadium, which neighbours the Courtneypark Active Living Centre, is a recreational facility that provides artificial turf fields and a track to host youth and adult programs as well as providing meeting rooms, multi purpose rooms and a fitness space. Within 400 m (1,312.3 ft.) of the property there is a connection to Fletcher's Creek Trail, which can be accessed through White Willow Park from Spinnaker Circle. Fletcher's Creek Trail provides a multi-use trail used to support recreation and connectivity between the natural and built environment.

Novo Star Park and Meadowvale Conservation Area provide additional park and recreational options within 1.5 km (0.9 miles) of the site.

The following major MiWay bus routes currently service the site on McLaughlin Road:

- Route 66 - McLaughlin
- Route 57 – Courtneypark

McLaughlin Road and Courtney Park Drive are identified as primary on-road / boulevard routes in the Long Term Cycling

Routes Schedule of the Mississauga Official Plan.

3. Project Details

The application is to permit a six storey condominium apartment building containing 121 units, accessed from McLaughlin Road and five detached homes with frontages onto Spinnaker Circle. A Draft Plan of Subdivision is also required to create blocks for the detached homes, apartment building and conservation buffer.

Development Proposal		
Application submitted:	Received: August 21, 2020 Deemed complete: September 1, 2020	
Applications appealed to the Local Planning Appeal Tribunal (LPAT)	December 30, 2020	
Developer/ Owner:	City Park (McLaughlin) Inc.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	121 apartment units 5 detached homes	
Height:	Detached homes: 3 storeys Apartment building: 6 storeys	
Lot Coverage:	Detached homes: 47.75 % Condominium building site: 41.78 %	
Floor Space Index:	Condominium building: 2.1	
Landscaped Area:	Detached homes: 43.8 % of each lot area Condominium building: 51.5% of lot area	
Anticipated Population:	282.69* *Average household sizes for all units (by type) based on the 2016 Census	
Condominium Parking: resident spaces	Required 165	Provided 121

Development Proposal		
visitor spaces	25	27
Total	190 spaces	148 spaces
Detached dwelling	Required	Provided
Parking:		
resident spaces	2.0 spaces per unit	2.0 spaces per lot
Green Initiatives:	<ul style="list-style-type: none"> • Green roof • Use Low Impact development Engineering techniques 	

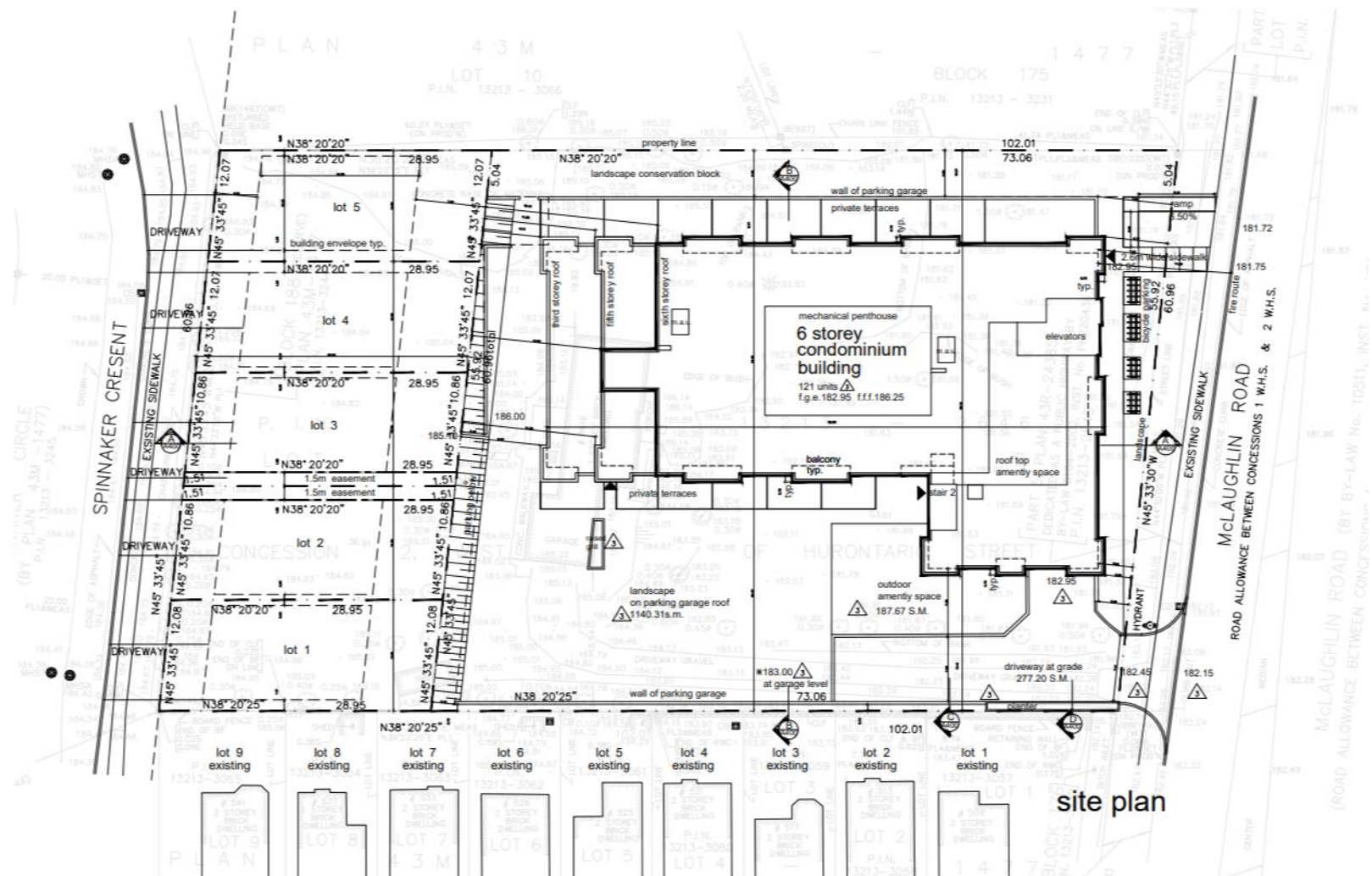
Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

- Arborist Report
- Archaeological Assessment
- Environmental Impact Study
- Functional Servicing Report
- Stormwater Management Report
- Flood Report
- Phase One Environmental Site Assessment
- Housing Report
- Parcel Register
- Planning Justification Report
- Preliminary Noise Study
- Sun Shadow Study
- Traffic Impact Study
- Graphic Renderings
- Survey

- Site Plan
- Concept Plan
- Context Plan
- Draft Plan of Subdivision
- Parking Plan
- Floor Plans
- Elevation Plans
- Sectional Drawings
- Detached House Floor Plans
- Servicing Plan
- Grading Plan
- Flood Plain Cross Section
- Tree Preservation Plan
- Landscape Master Plan
- Planting Plan
- Landscape Details
- Draft Official Plan Amendment and Zoning By-law Amendment

Draft Plan of Subdivision, Concept Plan and Elevations



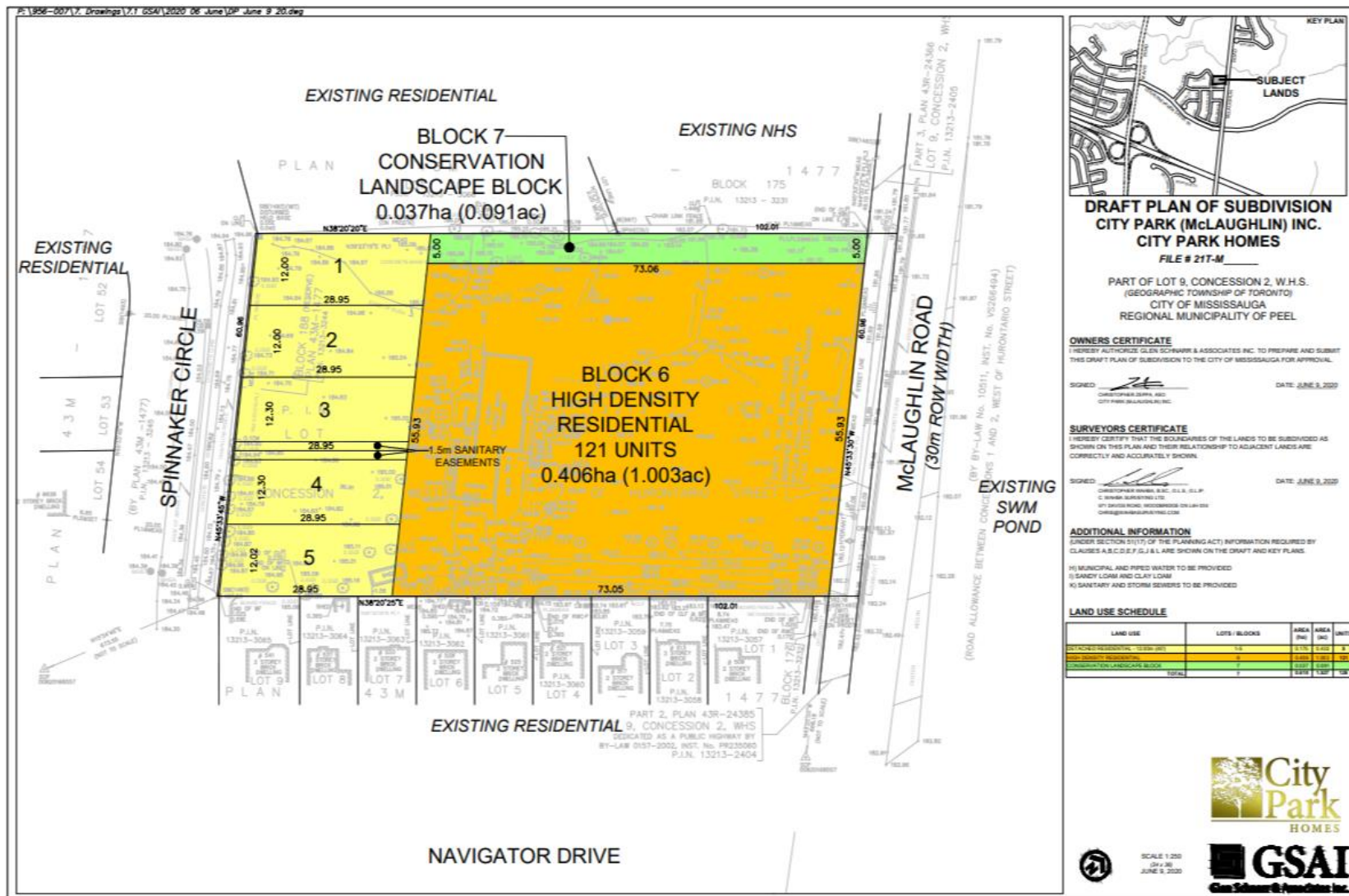
Site Plan







Detached Home Elevations



Draft Plan of Subdivision



Applicant's Rendering of Apartment Building

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

The site is designated **Residential Low Density II** which permits detached, semi-detached and duplex dwellings.

An Official Plan Amendment is not required to permit the five detached homes on Spinnaker Circle. The lands containing the detached homes will remain **Residential Low Density II**.

Proposed Designation

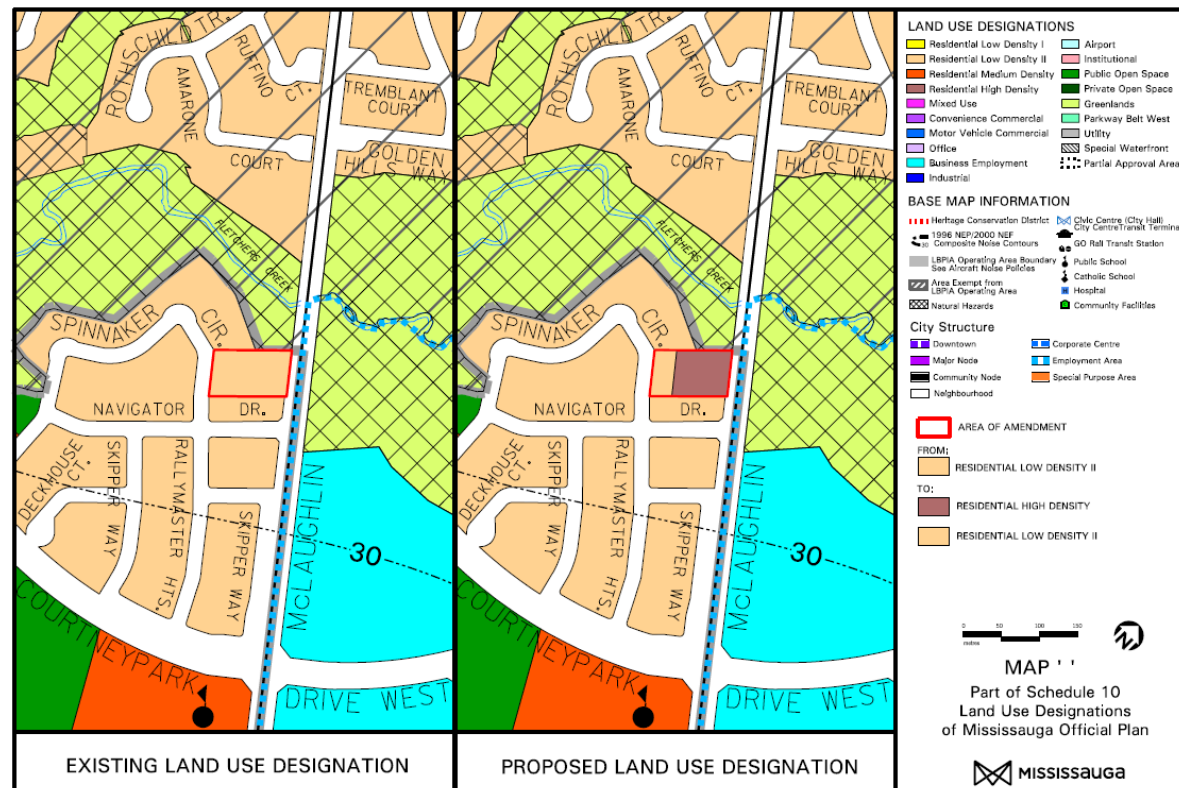
The portion of the site proposed to be occupied by the apartment building is proposed to be designated **Residential High Density** to permit a six storey, 121 unit, condominium apartment building.

The applicant is proposing a 5.0 m (16.4 ft.) conservation buffer also proposed to be designated as **Residential High Density**.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.

Excerpt of Meadowvale Village Neighbourhood Character Area



Mississauga Zoning By-law

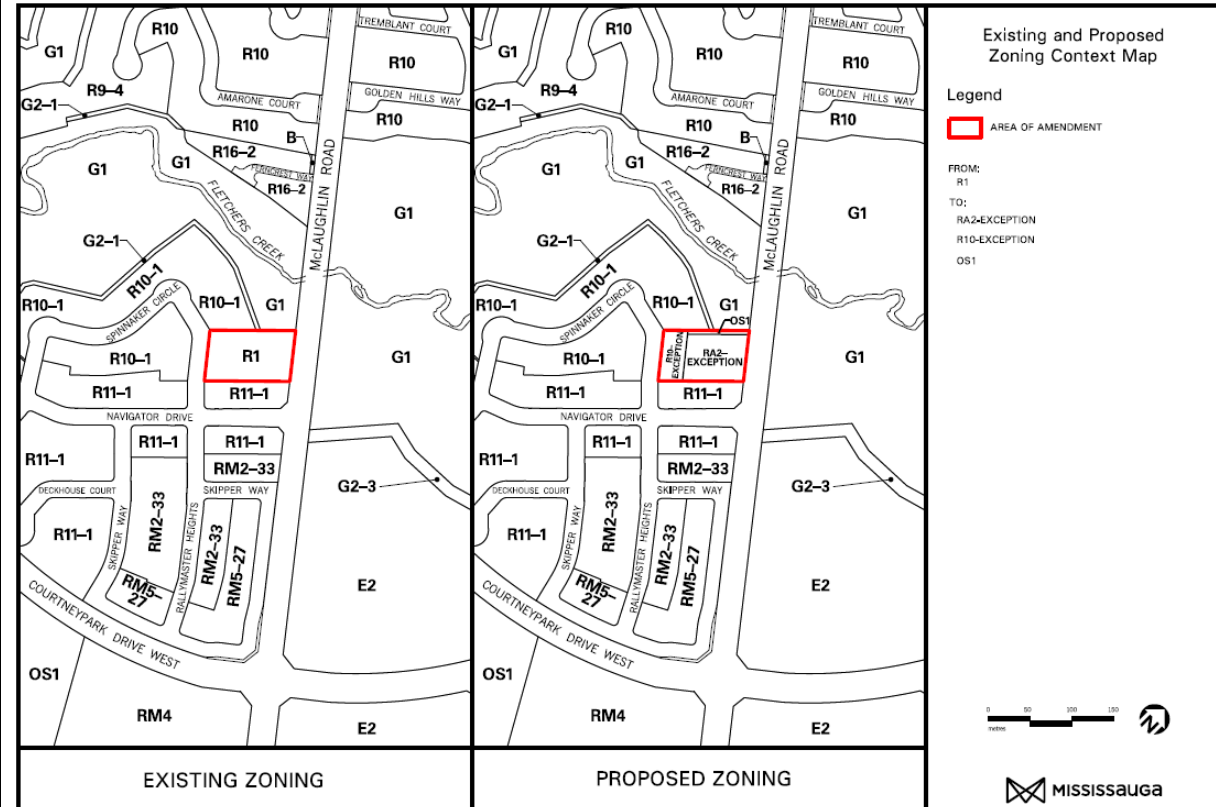
Existing Zoning

The site is currently zoned **R1** (Detached Dwellings – Typical Lots), which permits detached homes with a minimum lot frontage of 22.5 m (73.8 ft.) and a lot area of 750 m² (8,073 ft²) for an interior lot and 835 m² (8,987.9 ft²) for a corner lot.

Proposed Zoning

The applicant is proposing to amend the existing zone to **RA2 – Exception** (Apartment – Exception) to permit site specific provisions for the six storey residential condominium building with 121 units and **R10 – Exception** (Detached Dwellings-Garage Control Lots – Exception) to permit site specific provisions for the five single detached homes. The applicant is also proposing to zone the 5.0 m (16.40 ft.) buffer between the proposed condominium building and Fletcher's Creek natural area to **OS1** (Open Space – Community Park).

Through the processing of the applications, staff may recommend a more appropriate zone categories to reflect the proposed development in the Recommendation Report.



**Proposed Zoning Regulations
for the six storey condominium apartment building**

Zone Regulations	RA2 Zone Regulations	Proposed RA2 – Exception Zone Regulations
Centreline Setback from designated right-of-way	24.5 m (80.4 ft.)	23.9 m (78.5 ft.)
Setbacks to all lands zoned G1 or G2	5.0 m (16.4 ft.)	Not apply
Maximum Floor Space Index (FSI)	1.0	2.1
Minimum number of resident parking spaces per dwelling unit	1.00 resident space per studio unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit 190 spaces	1.00 resident space per studio unit 1.00 resident spaces per one-bedroom unit 1.00 resident spaces per two-bedroom unit 1.00 resident spaces per three-bedroom unit 0.20 visitor spaces per unit 148 spaces
Minimum front yard	9.5 m (31.2 ft.)	2.8 m (9.5 ft.)
Minimum interior side yard for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	7.5 m (24.6 ft.)	4.4 m (14.4 ft.)
Minimum interior side yard where an interior lot line , or any portion thereof, abuts a zone permitting detached and/or semi-detached	17.5 m (57.4 ft.)	15.4 m (50.5 ft.)
Minimum rear yard for that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.)	7.5 m (24.6 ft.)	6.1 m (20.0 ft.)

Zone Regulations	RA2 Zone Regulations	Proposed RA2 – Exception Zone Regulations
Maximum projection of balcony outside the buildable area	N/A	1.0 m (3.3 ft.)
Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)
Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m (24.6 ft.)	0.7 m (2.3 ft.)
Minimum setback for a parking structure completely below finished grade, inclusive of external access stairwells to any lot line	3.0 m (9.8 ft.)	0.7 m (2.3 ft.)
Minimum setback from a waste enclosure/loading area to a street line	10.0 m (32.8 ft.)	Not apply
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m (14.8 ft.)	East 2.8 m (9.2 ft.) South 0.7 m (2.3 ft.) West 0.2 m (0.7 ft.)
Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	2.12 m ² per dwelling unit or 6% of the site area
Minimum amenity area to be provided outside at grade	55 m ² (592.0 ft ²)	0 m ² (0 ft ²)
	<p>Notes: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined.</p> <p>The above regulations assume that the conservation landscape buffer block (Block 7) will remain in private ownership. Should the buffer block need to be dedicated, revisions to the zoning regulations may be required.</p>	

**Proposed Zoning Regulations
for detached homes**

Zone Regulations	R1 Zone Regulations	R10 Zone Regulations	Proposed R10 - Exception Zone Regulations
Minimum Lot Area	750 m ² (8,073.2 ft. ²)	365 m ² (3,928.83 ft. ²)	347 m ² (3,735.08 ft. ²)
Minimum Interior Side Yard	1.8 m (5.9 ft.) on one side of the lot and 4.2 m (13.8 ft.) on the other side	1.2 m (3.93 ft.)	1.2 m (3.93 ft.) on one side and 0.6 m (1.97 ft.) on the other side
Minimum Front Yard Setback to garage face	9.0 m (29.5 ft.)	6.0 m (19.69 ft.)	5.3 m (17.39 ft.)
Maximum encroachment of a porch into the required front and exterior side yards	N/A	1.5 m (4.92 ft.)	1.6 m (5.24 ft.)
Maximum Lot Coverage	25%	40%	47.5%
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined.		

5. Summary of Applicable Policies

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. Only key policies relevant to the application have been included. The table should be considered a general summary

of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy	The fundamental principles set out in the PPS	Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)

Policy Document	Legislative Authority/Applicability	Key Policies
Statement (PPS)	<p>apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Fetcher's Creek are considered Regional Core Greenlands.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities (ROP 5.3.1.3).</p> <p>Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this plan and the <i>area municipal official plans</i> (ROP 5.3.2.2).</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p>

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

The subject property is not located within a Major Transit Station Area (MTSA).

The lands are located within the Meadowvale Village Neighbourhood Character Area and are designated **Residential Low Density I**. This designation permits

detached, semi-detached and duplex dwellings.

The applicant is proposing to change the designation of a portion of the site to **Residential High Density** to permit a six storey, 121 unit condominium apartment building while keeping the **Residential Low Density I** designation on the portion for the proposed five detached homes. The applicant will need to demonstrate consistency with the intent of the MOP.

The following policies are applicable in the review of this application. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.2 Section 5.1.5 Section 5.1.7 Section 5.2 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.3 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth to 2031.</p> <p>Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is</p>

		<p>compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale.</p>
Chapter 6 Value The Environment	<p>Section 6.2.7 Section 6.3.1 Section 6.3.4 Section 6.3.7 Section 6.3.8 Section 6.3.10 Section 6.3.24 a, b Section 6.3.26 Section 6.3.27 Section 6.3.33 Section 6.3.35 Section 6.3.36 Section 6.3.44 Section 6.3.47 Section 6.10 Section 6.10.1.4 Section 6.10.1.6 Section 6.10.1.6a Section 6.10.2.2 Section 6.10.2.5</p>	<p>Mississauga will require development proposals to address the management of stormwater using stormwater best management practices.</p> <p>Mississauga will give priority to actions that protect, enhance, restore and expand the Green System for the benefit of existing and future generations.</p> <p>The City will work with the conservation authorities to encourage restoration, enhancement, stewardship and management of lands identified by conservation authorities as part of their natural heritage systems.</p> <p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands will be provided to reduce human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs</p> <p>Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority.</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.</p> <p>Development and site alteration as permitted in accordance with the Greenlands designation within or adjacent to a Significant Natural Area will not be permitted unless all reasonable alternatives have been considered and any negative impacts minimized.</p> <p>Environmental Impact Studies will delineate them area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal. It will also outline measures to protect, enhance, restore and expand the Natural Heritage System and associated ecological</p>

		<p>The expansion and connection of the Natural Heritage System will be encouraged. Where appropriate, Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and buffers will be incorporated with public parkland and will be managed in accordance with Natural Heritage System policies.</p> <p>In Significant Natural Areas and Natural Green Spaces, recreation potential will be restricted to protect the <i>natural heritage feature</i> and its ecological function. Formalized passive recreational uses such as trails may be permitted to minimize the impacts of uncontrolled public access.</p> <p>Development and site alteration will demonstrate that there will be no <i>negative impacts</i> to the Urban Forest. An arborist report and tree inventory that demonstrates tree preservation and protection both pre and post construction, and where preservation of some trees is not feasible, identifies opportunities for replacement, will be prepared to the satisfaction of the City in compliance with the City's tree permit by-law.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority.</p> <p>Sound barriers should be avoided wherever possible and feasible. Where sound cannot be mitigated at its source, noise abatement measures such as appropriate site planning, spatial separation and building design techniques are preferred, wherever possible. As the city continues to develop and intensify, particularly with mixed uses, noise will continue to be of concern. Special attention must be given to land use compatibility and the incorporation of noise attenuation methods. The applicable Provincial Government environmental noise guideline for sound level limits is the Environmental Noise Guideline, Publication NPC-300 or its successor.</p> <p>Development that includes outdoor passive recreation areas will generally not be permitted in locations where the mitigated outdoor noise levels are forecast to exceed the limits specified by the applicable Provincial Government environmental noise guideline.</p> <p>The use of the Class 4 area classification, as specified in the applicable Provincial Government environmental noise guideline, is at the City's discretion. The introduction of a Class 4 area will require Council approval.</p> <p>The use of Class 4 will only be considered where it can be demonstrated that:</p> <ul style="list-style-type: none"> • the development proposal is for a new noise sensitive land use in proximity to an existing, lawfully established stationary noise source; • the development proposal for a new noise sensitive use does not impair the long term viability and operation of an employment use; • it is in the strategic interest of the City, furthers the objectives of Mississauga Official Plan and supports community building goals; and
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		<ul style="list-style-type: none"> all possible measures of noise attenuation have been assessed for both the proposed development site and the stationary noise source, including, but not limited to, building design and siting options for the proposed new noise sensitive use; <p>Mississauga will require tenants and purchasers to be notified when a proposed development is located at the <i>noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour</i> of 25 and above.</p> <p>Development applications for sensitive land uses including new residential dwellings, with the exception of replacement detached and semidetached dwellings, for lands where permitted within the Airport Operating Area, may be processed for approval provided that all of the following are satisfied:</p> <ol style="list-style-type: none"> a <i>feasibility noise impact study</i> will be submitted as part of a complete development application to verify that mitigated indoor and outdoor noise levels would not exceed the sound level limits established by the applicable Provincial Government environmental noise guideline; a <i>detailed noise impact study</i> will be required prior to final development application approval; appropriate conditions relating to noise mitigation that are consistent with the findings of the <i>detailed noise impact study</i>, are included in the final approval; and an <i>Aircraft Noise Warning Agreement</i> between the City of Mississauga, the Greater Toronto Airports Authority (or its successor) and the Developer, are included in the approval.
Chapter 7 Complete Communities	Section 7.1.6 Section 7.2.1 Section 7.2.2 Section 7.2.3	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> the development of a range of housing choices in terms of type, tenure and price; the production of a variety of affordable dwelling types for both the ownership and rental markets; and the production of housing for those with special needs, such as housing for the elderly and shelters. <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.2.2	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p>

	<p>Section 9.2.2.1 Section 9.2.2.3 Section 9.3.5.5 Section 9.3.5.6 Section 9.3.5.7 Section 9.4.1.4 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.1.3 Section 9.5.1.4 Section 9.5.1.6 Section 9.5.2.7 Section 9.5.1.5 Section 9.5.1.9 Section 9.5.1.11 Section 9.5.1.12 Section 9.5.5.1 Section 9.5.5.5</p>	<p>The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required.</p> <p>Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Private open space and/or amenity areas will be required for all development.</p> <p>Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. In Intensification Areas, alternatives to at grade amenities may be considered.</p> <p>Development will provide for pedestrian safety through visibility, lighting, natural surveillance and minimizing vehicular conflicts.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> a. Natural Heritage System; b. natural hazards (flooding and erosion); c. natural and cultural heritage features;
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		<ul style="list-style-type: none"> d. street and block patterns; e. the size and configuration of properties along a street, including lot frontages and areas; f. continuity and enhancement of <i>streetscapes</i>; g. the size and distribution of building mass and height; h. front, side and rear yards; i. the orientation of buildings, structures and landscapes on a property; j. views, sunlight and wind conditions; k. the local vernacular and architectural character as represented by the rhythm, textures and building materials; l. privacy and overlook; and m. the function and use of buildings, structures and landscapes. <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p> <p>Existing vegetation patterns and preservation and/or enhancement of the Urban Forest will be addressed in all new development.</p> <p>Site development should respect and maintain the existing grades on-site.</p> <p>Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored.</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained.</p> <p>New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures the attractiveness of the thoroughfare.</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged.</p> <p>Parking should be located underground, internal to the building or to the rear of buildings.</p> <p>Secure bicycle parking will be provided in the developments.</p>
Chapter 11 General Land Use Designations	Section 11.2.3.2 Section 11.2.5.4 Section 11.2.5.6	<p>Lands designated Greenlands permit the following uses:</p> <ul style="list-style-type: none"> a. Conservation;

		<ul style="list-style-type: none"> b. Electric power distribution and transmissions facility; c. Facilities that by their nature must be located near water or traverse watercourses (e.g. bridges, storm sewer outlets and stormwater management facilities); d. Flood control and/or erosion management; e. Passive recreational activity; f. Parkland; g. Piped services and related facilities for water, wastewater and stormwater; and h. Accessory uses. <p>Lands designated Residential Low Density I will permit the following use:</p> <ul style="list-style-type: none"> a. Detached dwelling b. Semi-detached dwelling; and c. Duplex dwelling <p>Lands designated Residential High Density will permit the following use:</p> <ul style="list-style-type: none"> a. Apartment dwelling b. All forms of townhouses dwelling, accessory to apartment dwellings on the same property; and c. Uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive through facilities.
Chapter 16 Neighbourhoods	Section 16.1.1.1 Section 16.1.1.2 Section 16.1.2.1 Section 16.17.2.2	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p> <p>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ul style="list-style-type: none"> a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan. <p>To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area</p> <p>An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.</p>

Chapter 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.
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Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for

the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028:

<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

In support of the application, a Housing Report has been submitted. The applicant is proposing to provide a total of 12 affordable housing units comprising 7 studio and 5 one bedroom units within the condominium apartment building.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>11 Kindergarten to Grade 5 3 Grade 6 to Grade 8 2 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Meadowvale Village Public School</p> <p>Enrolment: 504 Capacity: 623 Portables: 0</p> <p>David Leeder Middle School</p> <p>Enrolment: 917 Capacity: 896 Portables: 3</p> <p>Mississauga Secondary School</p> <p>Enrolment: 1,236 Capacity: 1,554 Portables: 0</p>	<p>Student Yield:</p> <p>3 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>St. Veronica Elementary School</p> <p>Enrolment: 379 Capacity: 605 Portables: 0</p> <p>St. Marcellinus Secondary School</p> <p>Enrolment: 1,780 Capacity: 1,509 Portables: 6</p>

7. Community Comments

No community meetings were held at the time this report was prepared but a community meeting is scheduled to be held on January 26, 2021 by Ward 11 Councillor, George Carlson. Additionally, members of the community who live in close proximity to the subject lands have provided written comments that were received by the Planning and Building Department.

The following written comments made by the community, as well as any comments received during the January 26, 2021 community meeting, will be addressed in the Recommendation Report, which will come at a later date.

- Concerns with increased traffic and pedestrian activities
- Negative impact to the Greenlands
- Negative noise impacts
- Insufficient parking spaces
- Concern with the removal of many mature trees
- Insufficient school capacity for new students
- The six storey building represents overdevelopment and does not integrate with the existing surrounding neighbourhood

8. Development Issues

The following is a summary of comments from agencies and departments regarding the application:

Agency / Comment Date	Comments
Region of Peel (October 6, 2020)	<p>Site Servicing of the site is being reviewed through the associated subdivision application. A satisfactory Functional Servicing Required is required prior to Draft Approval of the subdivision application.</p> <p>Curbside collection will be provided for the residential detached homes on Spinnaker Circle. Each dwelling unit within a development must have its own collection point, which must be located along the curb, adjacent to the driveway and must be directly accessible.</p> <p>For the condominium units, the Region of Peel will provide front-end collection of garbage and recyclable materials. A waste collection plan must be provided to satisfy waste storage and collection requirements.</p>
Dufferin-Peel Catholic District School Board (September 10, 2020) and the Peel District School Board (September 21, 2020)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area in which the subject application is located and as such; the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangement regarding the adequate provisions and distribution of education facilities need not be applied for these development applications.</p> <p>Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to accommodate in temporary facilities or bused to school.</p> <p>In addition, if approved, both School Boards also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
Greater Toronto Airport Authority (GTAA)	According to the Airport Zoning Regulations for Toronto Pearson International Airport, the maximum allowable development elevation under this restriction ranges from approximately 287 metres ASL (Above Sea Level) to approximately 289 metres

Agency / Comment Date	Comments
(October 19, 2019)	<p>ASL. Based on the information provided, the proposed six-storey condominium would be within the allowable height limits associated with the Regulations.</p> <p>The subject property is located adjacent to the border of the Toronto Pearson International Airport Operating Area and within the 30-35 NEF/NEP of the composite noise contour map for Toronto Pearson. Noise contours are produced to encourage compatible land use planning in the vicinity of airports. The Airport Operating Area (AOA) establishes the boundary of areas that are subject to high levels of aircraft noise. The official plans of both the City of Mississauga and the Region of Peel have incorporated aircraft noise policies to define restrictions on sensitive land use development within the AOA, aimed at minimizing community annoyance and protecting the operational integrity of the Airport. Sensitive land uses include residences, day care centres, public and private schools and health care facilities.</p>
<p>Credit Valley Conservation (CVC) (November 11, 2020 and December 16, 2020)</p>	<p>CVC is satisfied with the proposed 5 m (16.4 ft.) buffer with some modifications and a satisfactory comprehensive buffer restoration plan. The buffer is to be placed in public ownership with appropriate zoning.</p> <p>CVC request clarification on a number of items based on their review of the Stormwater Report and the Functional Servicing Report.</p> <p>The Environmental Impact Study needs to be updated to reflect the woodland adjacent to the subject site as Significant Woodland.</p> <p>CVC identified that CVC's dry floodproofing requirements as well as the Natural Heritage Reference Manual requirements shall be met.</p> <p>The proposed development requires access onto an existing flooded roadway; CVC requires confirmation from Municipal Emergency Services that provisions for emergency ingress/egress, appropriate for the nature of the development and flood hazards are met to provide a safe access on the site.</p>
<p>City Community Services Department – Park Planning Section (October 29, 2020 and October 30, 2020)</p>	<p>Future residents of the proposed development will be served by White Willow Common (P-442), zoned OS1, this park is 0.4798 ha (1.18 ac) in size which contains a playground and is located less than 220 m (imperial) from the subject lands.</p> <p>It is recommended that the adjacent City owned Greenlands are appropriately protected for conservation purposes. Should this application be approved, the City owned lands shall include hoarding and fencing along the boundary of the Greenlands. Additionally, securities will be required for restoration, parkland protection, hoarding, and fencing.</p> <p>Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and Bylaws.</p> <p>The 5 metre (16.4 ft.) landscape conservation block is noted adjacent to the existing parkland. The applicant must clarify if this is a landscape buffer or a naturalization buffer to the abutting G1 zoned lands.</p> <p>The Environmental Impact Study must be updated with more supporting information on how the proposal relates to the significant valleylands prior to the conceptual development being supported from a Natural Heritage System perspective.</p>

Agency / Comment Date	Comments
City Community Services Department – Public Art Coordinator (October 2, 2020)	The City of Mississauga strongly encourages the inclusion of public art in developments that are greater than 10,000m ² (100,000 sq. ft.) in gross floor area, with the exception of non-profit organizations and social housing. Developers are encouraged to include public art as part of their development and/or contribute an agreed upon amount of their gross construction costs to the City's Public Art Program.
City Community Services Department – Arborist – Streetscape (November 10, 2020)	A street tree cash contribution is required for trees in sod along the McLaughlin frontage. Forestry will assume responsibility for the tree plantings within the municipal right of way.
Planning and Building – City Planning Strategies – Housing (October 10, 2020)	<p>According to the size of the proposed development and the City's Housing Report Terms of Reference, the City is seeking 8 units at or below \$420,000 to be affordable to middle income households. The number of affordable units sought may be amended as the total unit yield of the development is refined through the application process.</p> <p>A Demolition Control Permit in accordance with the Demolition Control By-law 45-19 will be required to demolish the dwelling.</p>
City Transportation and Works Department (November 5, 2020)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p>Stormwater</p> <p>A Functional Servicing Report (FSR), prepared by Skira & Associates and dated July 2020, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls. The applicant is proposing to construct an internal storm sewer to service the development lands, with two outlets to City property/infrastructure. The outlet from the condominium is proposed to ultimately discharge to Fletcher's Creek through City owned Greenbelt lands, as well as on-site stormwater management controls for the post development discharge. The outlet from the detached dwellings is proposed to discharge to the existing storm sewer on Spinnaker Circle, as well as on-site stormwater management controls for the post development discharge. Approval of the proposed plan is required from Credit Valley Conservation. Approval from Community Services is also required as the proposed outlet for the condominium is through City owned Greenbelt lands.</p> <p>The applicant is required to provide further technical information to the satisfaction of the Transportation and Works Department, as follows:</p> <ul style="list-style-type: none"> • Submission of a drainage proposal for the condominium site; • Demonstrate the feasibility of the proposed storm sewer; and

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • Demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site. <p>Environmental</p> <p>A Phase I Environmental Site Assessment (project # 20*4624) dated April 27, 2020, prepared by Bruce A. Brown Associates Limited has been received.</p> <p>The applicant is required to provide further documents prior to recommendation report:</p> <ul style="list-style-type: none"> • A reliance letter for the Phase I ESA report; • Clarification regarding land dedication; and • A written document regarding wells/septic/aboveground storage tank (AST) decommissioning. <p>Traffic</p> <p>A Traffic Impact Study (TIS), prepared by Nextrans Consulting Engineers and dated August 2020, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff is not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • An updated TIS addressing all staff comments; • Turning movement diagrams to evaluate the internal site circulation and access points; • Review the driveway access to ensure both the municipal road and the internal driveway can operate efficiently; • Satisfactory plans showing utility relocations and improvements within Municipal right of way; and, • Address any traffic concerns from the Community related to the proposed development. <p>Noise</p> <p>A Noise Feasibility Study prepared by Jade Acoustics dated July 2020 was submitted in support of the proposed development. The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic, air traffic and stationary noise.</p> <p>The applicant is required to submit an updated Noise Study that addresses staff's concerns regarding compliance with Class 1 criteria, as well as other technical details such as mitigation of stationary noise and the location and height of the required noise barrier(s).</p> <p>Engineering Plans/Drawings</p>

Agency / Comment Date	Comments
	The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Enbridge/Consumers Gas (September 15, 2020) - Peel Region Police (October 27, 2020) - Bell Canada (September 8, 2020) - Conseil Scolaire Viamonde (October 26, 2020) - Hydro One Network (November 9, 2020) - Ministry of Transportation (September 2, 2020) - City Community Services Department – Arborist (October 19, 2020) - City Community Services – Heritage (September 24, 2020) - City Planning Strategies - Healthy by Design (October 14, 2020) - City Planning Strategies (October 26, 2020) - Fire Prevention (September 28, 2020)
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Alectra Utilities - Conseil Scolaire de District Catholique Centre-Sud - Rogers Cable - Canada Post Corporation - Trillium Health Partners - City of Mississauga, Economic Development - City of Mississauga, Realty Services, Corporate Services Department

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the existing and planned character of the area given the proposed massing, setbacks, landscape buffers, site access and height?
- Are the proposed noise mitigation measures appropriate and adequate?
- Are the proposed zoning by-law categories and exception standards appropriate?
- Resolution to the outstanding environmental questions raised by the Credit Valley Conservation and the Community Services Department with respect to the how the proposal relates to the significant valleylands and the purpose of the proposed conservation buffer
- Is the proposed 5 m (16.4 ft.) conservation buffer in private ownership appropriate and adequate to protect the natural area?

Development Requirements

There are engineering matters including: grading, environmental, engineering, noise warning, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

9. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.