

City of Mississauga

Corporate Report



Date: 2019/09/13 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building	Originator's file: OZ 19/007 W7
	Meeting date: 2019/10/07

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Rezoning application to permit four semi-detached homes

2476 and 2482 Confederation Parkway, southwest corner of Dunbar Road and Confederation Parkway

Owner: 2629604 Ontario Ltd.

File: OZ 19/007 W7

Bill 139

Recommendation

That the report dated September 13, 2019 from the Commissioner of Planning and Building regarding the application by 2629604 Ontario Ltd. to permit four semi-detached homes, under File OZ 19/007 W7, 2476 and 2482 Confederation Parkway, be received for information.

Background

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

PROPOSAL

The rezoning application is required to permit four semi-detached homes. The applicant is proposing to amend the zoning by-law from **R3** (Detached Dwellings – Typical Lots) to **RM2-Exception** (Semi-Detached) to implement this development proposal.

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

Comments

The property is located within the Cooksville Neighbourhood Character Area at the southwest corner of Dunbar Road and Confederation Parkway. The site is currently occupied by two single detached homes.



Aerial image of 2476 and 2482 Confederation Parkway



Applicant's rendering of the proposed semi-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 consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

The applicant is not seeking an amendment to the Mississauga Official Plan.

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.

Planning and Development Committee

2019/09/13

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Originator's file: OZ 19/007 W7

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, ensuring compatibility of new buildings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 2629604 Ontario Ltd.
2476 and 2482 Confederation Parkway

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1. Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Detached Dwellings – Typical Lots) which permit single detached homes
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Residential Low Density I in the Cooksville Neighbourhood Character Area
- September 13, 2018 – A minor variance application was refused by the Committee of Adjustment to allow the construction of 4 semi-detached homes on the subject lands.

2. Site and Neighbourhood Context

Site Information

The property is located within the Cooksville Neighbourhood Character Area at the southwest corner of Dunbar Road and Confederation Parkway. The site is currently occupied by two single detached homes.



Image of existing conditions facing northwest

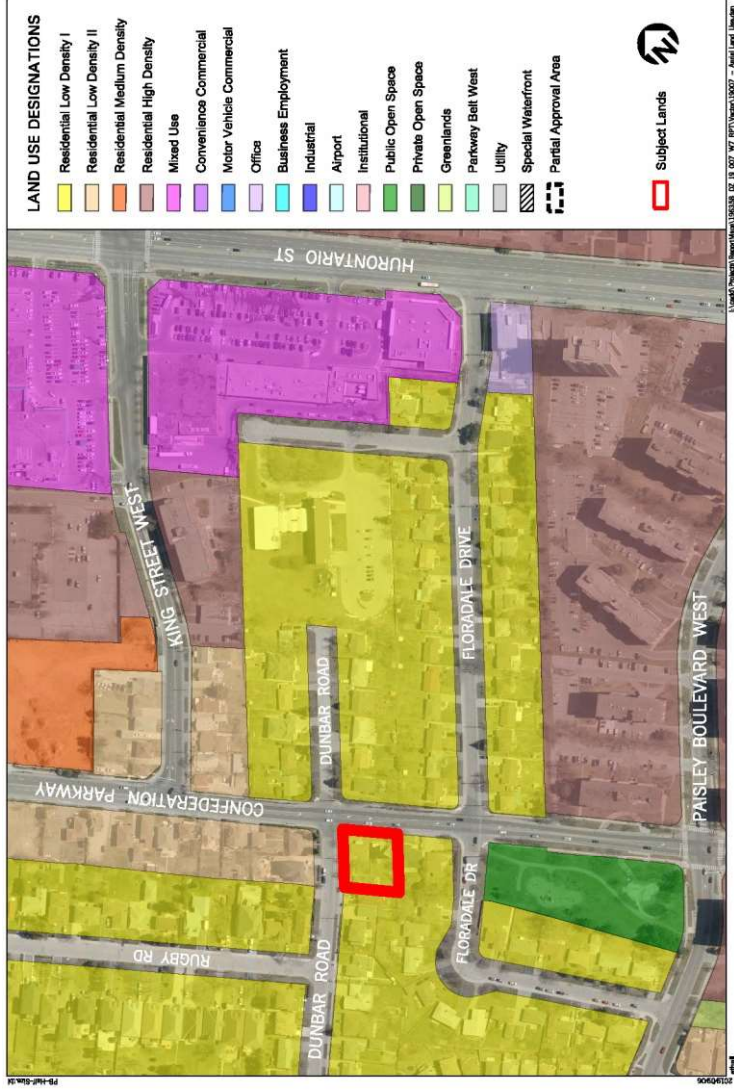
Property Size and Use	
Frontages:	31.3 m (102.8 ft.)
Confederation Pkwy	33.7 m (110.6 ft.)
Dunbar Road	
Depth:	39.6 m (130 ft.)
Gross Lot Area:	0.14 ha (0.35 ac.)
Existing Uses:	There are two single detached homes on site

Surrounding Land Uses

The neighbourhood contains a mix of housing types with detached homes located immediately to the north, south, west and east of the property. Apartment buildings and Floradale Park are located south of the subject lands, while Cooksville United Church and a retail plaza are located on Hurontario Street, just east of the property. The plaza is less than a ten minute walk from the site which provides a range of services including a grocery store, drug store and restaurants.

The surrounding land uses are:

- North: Detached homes
- East: Detached homes and Cooksville United Church
- South: Detached homes, Floradale Park and apartment buildings
- West: Detached homes



Aerial Photo of 2476 and 2482 Confederation Parkway

The Neighbourhood Context

The site is located on the southwest corner of Dunbar Road and Confederation Parkway in the Cooksville Neighbourhood Character Area. The surrounding area contains single detached homes and apartment buildings. The Character Area is located adjacent to the Downtown Cookville Character Area and the Downtown Hospital Character Area, which contains a range of uses in close proximity to the site. These uses include office, restaurant and financial establishments located predominately on Hurontario Street to the east, and Trillium Hospital located 900 m (0.5 mi.) south of the subject lands. The immediate area was largely developed during the 1950s and 1960s.

Demographics

The property is located in an area that is undergoing steady growth. Based on the 2016 census, the existing population of the Cooksville Neighbourhood Character Area (West) is 15,240 with a population density of 38 people/ha (15 people/ac.) and a total of 1,076 jobs for a density of 41 people plus jobs/ha (16 people plus jobs/ac.). Sixty-eight percent of the character area population are working age (15 to 64 years of age), with 15% children (0-14 years) and 17% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 16,200 and 16,300, respectively. The average number of persons within a household in the Cooksville Neighbourhood Character Area is 3, with 20% of the population living in apartments of five storeys or higher. The mix of housing tenure for the character area is 3,975 units

(73%) owned and 1,505 units (27%) rented with a vacancy rate of approximately 0.8%* to 0.9%*.

*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). A majority of this specific CA 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 were recently approved or are currently being processed by the City in the immediate vicinity of the subject property:

- OZ 14/006 – 2560 and 2564 Confederation Parkway – application in process for 4 live-work townhome units
- OZ 18/017 – 2515, 2522 and 2532 Argyle Road – application in process for 112 back to back stacked townhome units on a private road
- SP 17/128 – 150 Paisley Boulevard W – approval was obtained for 28 stacked rental townhome units
- SP 15/062 – 90, 100 and 110 Dundas Street West – approval was obtained for 120 townhome units and 20 live-work units with 1,500 m² (16,145 ft²) of retail space

Community and Transportation Services

This application will have minimal impact on existing services in the community. The site is located 60 m (197 ft.) north of Floradale Park which contains a community playground and splash pad. Gordon Lummis Park is located 400 m (1,312 ft.) from the subject lands and contains a community playground

and soccer field. The property is located 850 m (0.52 mi.) from Cooksville Library. There is an on-road bicycle lane located on Confederation Parkway extending from Eglinton Avenue West to Queensway West. The site is located approximately 570 m (1,870 ft.) from the Dundas Street West and Hurontario Street LRT Station.

The following major Miway bus routes currently service the site:

- Route 28 – Confederation
- Route 4 – Sherway Gardens
- Route 1 – Dundas
- Route 101 – Dundas Express

3. Project Details

The application is to permit four semi-detached homes.

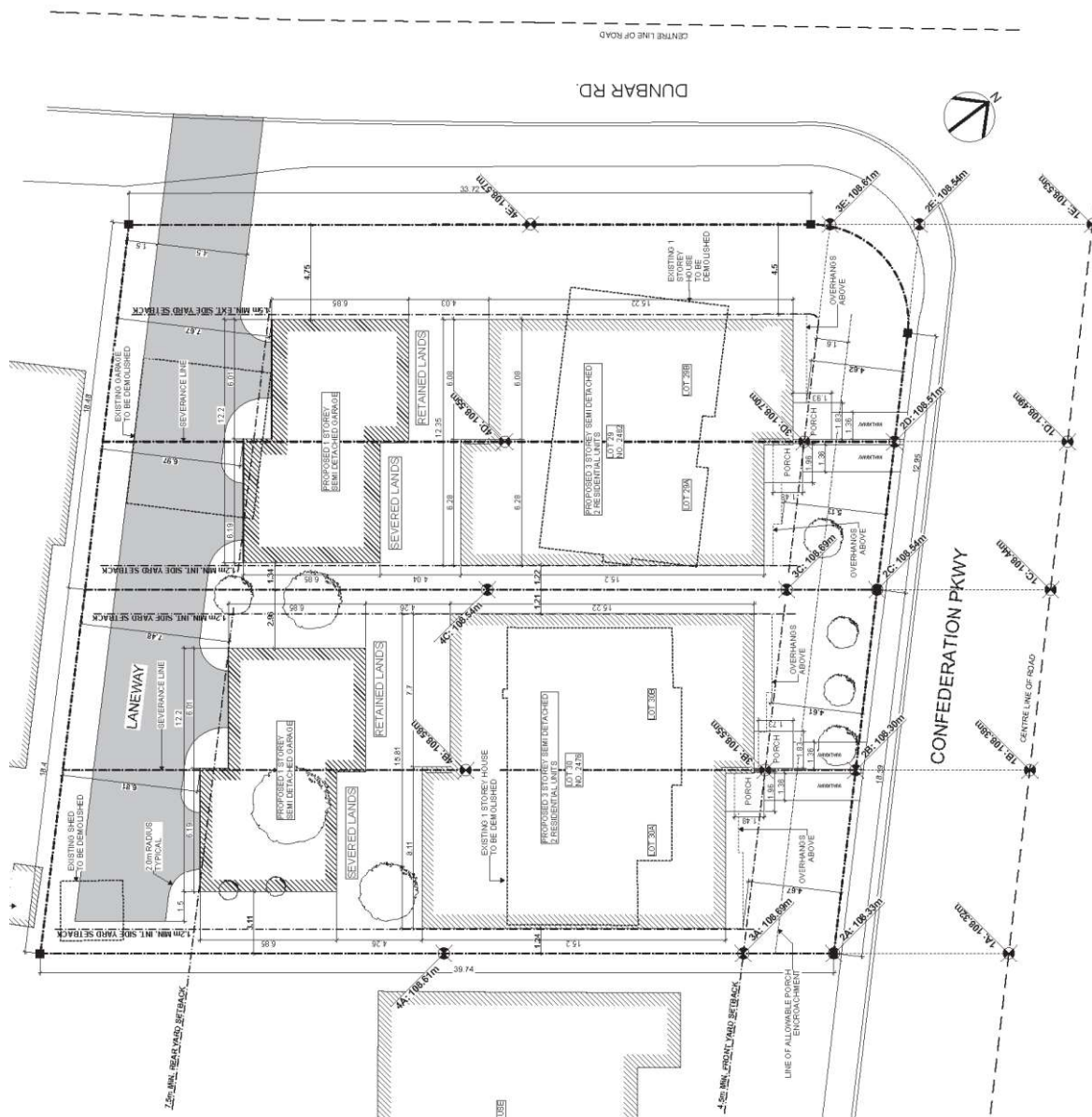
Development Proposal	
Application submitted:	Received: May 24, 2019 Deemed complete: June 14, 2019
Developer/ Owner:	2629604 Ontario Ltd.
Applicant:	Sajecki Planning Inc.
Number of units:	4
Height:	3 storeys
Lot Coverage:	
Lot 30A	47%
Lot 30B	47%
Lot 29A	48%

Development Proposal	
Lot 29B	34%
Anticipated Population:	14 * *Average household sizes for all units (by type) based on the 2016 Census
Parking: resident spaces	Required 8 Proposed 8
Green Initiatives:	• Install permeable pavement on the proposed driveway and walkways

Supporting Studies and Plans

The applicant has submitted the following information in support of the application:

- Site Plan and Context Plan
- Floor Plans
- Elevations
- Tree Preservation Plan
- Arborist Report
- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Grading Plan and Servicing Plan
- Phase 1 Environmental Site Assessment
- Noise Impact Study





Elevations



Applicant's Rendering

4. Land Use Policies, Regulations & Amendments

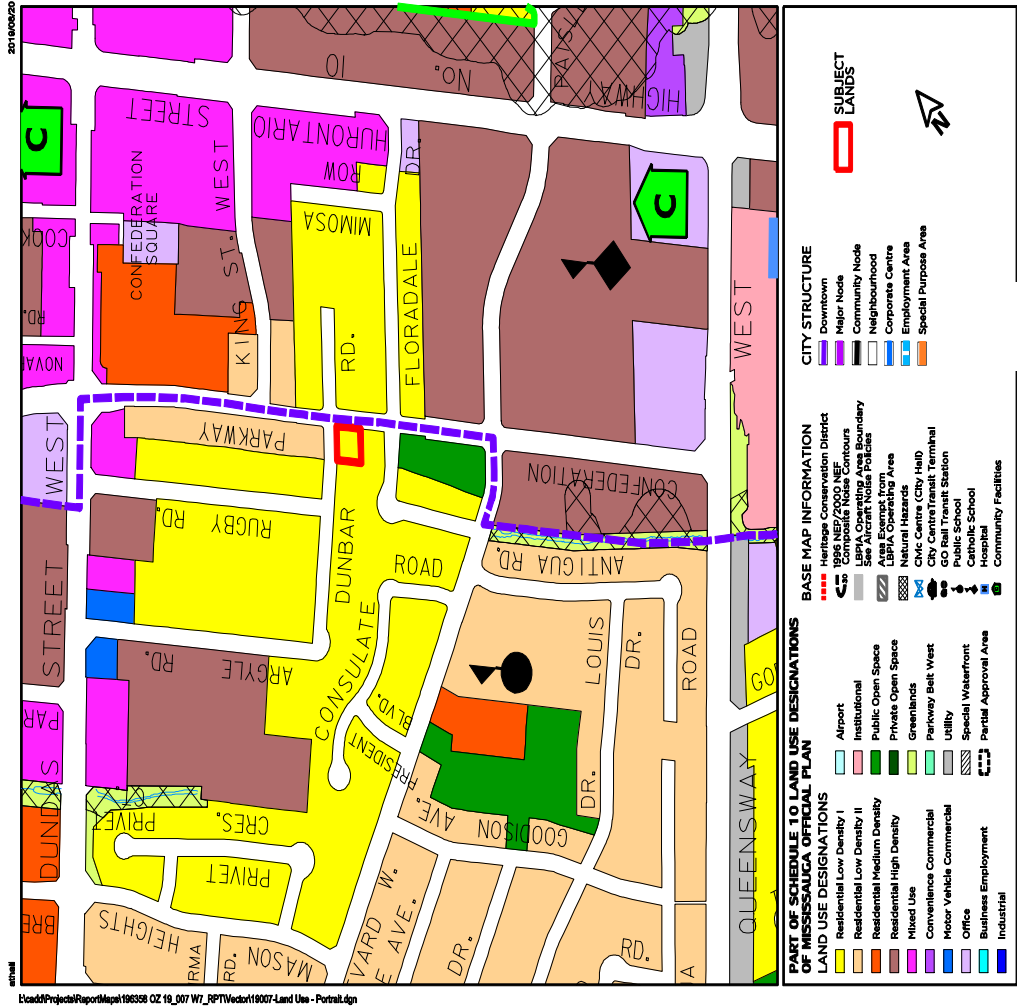
Designation

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

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

Mississauga Official Plan

Excerpt of Cooksville Neighbourhood Character Area



Mississauga Zoning By-law

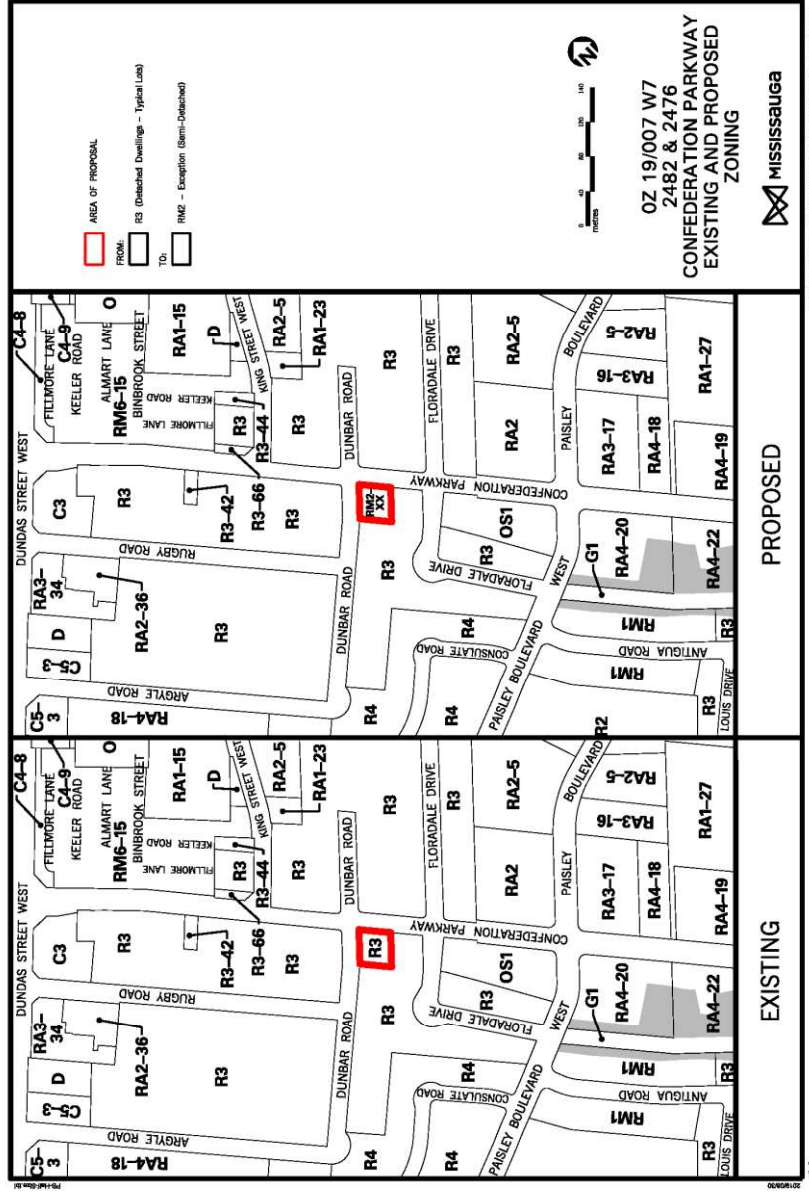
Existing Zoning

The site is currently zoned **R3** (Detached Dwellings – Typical Lots), which permits single detached homes.

Proposed Zoning

The applicant is proposing to rezone the subject lands to a **RM2-Exception** (Semi-Detached) zone, in order to permit 4 semi-detached homes.

Through the processing of the application, staff may recommend a more appropriate zone and/or regulations to reflect the proposed development in the Recommendation Report.



Proposed Zoning Regulations

Zone Regulations	RM2 Zone Regulations	Proposed RM2-Exception Zone Regulations
Maximum Lot Coverage	45%	48%
Attached garage	Required	Permitted
Maximum Lot Coverage (Detached Garage)	10% of the lot area	13.5% of the lot area
Maximum Height (Detached Garage) Flat Roof	3.0 m (9.8 ft.)	3.4 m (11.1 ft.)
Maximum Height of Eaves (Detached Garage)	3.0 m (9.8 ft.)	3.4 m (11.1 ft.)
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 Statement (PPS)	The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV) Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.2) The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement. (PPS 4.7)	Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1) 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) Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3) 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)
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	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)	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) 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) 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)
Greenbelt Plan	Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i> , 2005 does	There are no natural features on this site. Therefore, the subject lands are not subject to the policies of the Greenbelt Plan.

Policy Document	Legislative Authority/Applicability	Key Policies
	not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River. The portion of the lands which forms part of the Credit River and associated valleylands is captured within the Urban River Valleys designation of the Greenbelt Plan. Until such time as the portion of the lands within the Urban River Valleys designation come into the City's ownership, the policies of the Greenbelt Plan do not apply.	
Parkway Belt Plan	The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition. The portions of the lands that contain the valleylands associated with the Credit River are designated Public Open Space and Buffer Area in the PBWP.	The Parkway Belt West Plan does not apply to this site.
Region of Peel Official Plan	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.	The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, 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. The proposed application is exempt from Regional approval.

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, 2006, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conforms to changes resulting from the recently released Growth Plan, 2019.

The lands are located within the Cooksville Neighbourhood

Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits detached, semi-detached and duplex homes. The applicant is proposing to maintain the **Residential Low Density I** designation on the subject property.

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

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5 Direct Growth	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	Mississauga will protect and conserve the character of stable residential neighbourhoods. Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.
Chapter 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2.1	The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive. 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.

	Specific Policies	General Intent
Chapter 9 Build A Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.2.2 Section 9.2.2.3 Section 9.5.1.1 Section 9.5.2.2	Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties. 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. Infill and redevelopment within Neighbourhoods will respect the existing and planned character. Neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods will be required to be context sensitive and respect the existing or planned character and scale of development. While new development need not mirror existing development, new development in Neighbourhoods will: - respect existing lotting patterns; - respect the continuity of front, rear and side yard setbacks; - respect the scale and character of the surrounding area; - minimize overshadowing and overlook on adjacent neighbours; - incorporate stormwater best management practices; - preserve mature high quality trees and ensure replacement of the tree canopy; and - be designed to respect the existing scale, massing, character and grades of the surrounding area. 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. Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by: - providing walkways that are connected to the public sidewalk, are well lit, attractive and safe; - fronting walkways and sidewalks with doors and windows and having visible active uses inside; - avoiding blank walls facing pedestrian areas; and - providing opportunities for weather protection, including awnings and trees.
Chapter 11 General Land Use Designations	Section 11.1 Section 11.2.5.3	The use and development of land will reflect all components of the Urban System: The Green System; City Structure and Corridors.

	Specific Policies	General Intent
		Lands designated Residential Low Density I will permit the following uses: a. detached dwelling; b. semi-detached dwelling, and c. duplex dwelling. Development applications will be evaluated and processed in accordance with the policies of this Plan, approved streetscape studies and design guidelines and other relevant City Council policies and Provincial policies. To provide consistent application of planning and urban design principles, all development applications will address, among other matters: a. the compatibility of the proposed development to existing or planned land uses and forms, including the transition in height, density, and built form; b. conformity with the policies in this Plan; c. the sustainability of the development to support public transit and to be oriented to pedestrians; d. in circumstances where medium and high density residential uses are in proximity to developments of a lower density, measures, such as increased setback; sensitive building location, transition and design; and landscaping, may be required to ensure compatibility with the lower density designations; e. the adequacy of engineering services; f. the adequacy of community infrastructure; g. the adequacy of the multi-modal transportation systems; h. the suitability of the site in terms of size and shape, to accommodate the necessary on site functions, parking, landscaping, and on site amenities; i. the relationship of the proposed development to the street environment and its contribution to an effective and attractive public realm; j. the impact of the height and form of development, in terms of overshadowing and amenity loss, on neighbouring residential and park uses; k. site specific opportunities and constraints; l. sustainable design strategies; and m. urban form and public health.
Chapter 19 Implementation	Section 19.4.1 Section 19.4.3	

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
Student Yield: 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: Floradale P.S. Enrolment: 668 Capacity: 711 Portables: 0 Queen Elizabeth Sr. P.S. Enrolment: 338 Capacity: 262 Portables: 5 Port Credit S.S. Enrolment: 1,233 Capacity: 1,203 Portables: 1	Student Yield: 1 Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: St. Catherine of Siena Enrolment: 581 Capacity: 668 Portables: 0 St. Martin S.S. Enrolment: 1,089 Capacity: 1,026 Portables: 0 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.

7. Community Comments

No community meetings were held and the following written comments were received by the Planning and Building Department.

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:

- There is a concern that the proposed parking will be insufficient
- There have been a number of vehicular accidents and the proposed development will make it worse
- There is too much traffic currently and the proposed development will make it worse

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (July 23, 2019)	Municipal sanitary sewers consist of a 450 mm (17.7 in.) sewer and 600 mm (23.6 in.) sewer located on Confederation Parkway and a 375 mm (14.7 in.) sewer located on Dunbar Road. Municipal water infrastructure consists of a 400 mm (15.7 in.) water main located on Confederation Parkway and a 200 mm (7.8 in.) water main located on Dunbar Road.
Dufferin-Peel Catholic District School Board (July 4, 2019) and the Peel District School Board (July 3, 2019)	The Peel District School Board and the Dufferin-Peel Catholic District School Board 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. 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 (July 29, 2019)	Community Services notes the proposed development is within walking distance of Floradale Park (P-022) which is 60 m (196 ft.) from the subject property. This 0.64 ha (1.58 ac.) park provides neighbourhood recreational facilities such as a community playground and open space opportunities. The park is located at Confederation Parkway and Paisley Boulevard West. Gordon Lummis Park (P-080) is located approximately 400 m (1,312 ft.) from the subject property, this 2.2 ha (5.4 ac.) park contains a community playground and open space. Street tree contributions to cover the cost of planting street trees, up to 60 mm (2.36 in.) caliper, will be required for every 10 metres (32.8 ft.) of frontage on Confederation Parkway and Dunbar Road, in accordance with current City standards. 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 <i>Planning Act</i> and in accordance with City's Policies and Bylaws.
City Transportation and Works Department (August 6, 2019)	The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:

Agency / Comment Date	Comments
	Noise Study The initial Noise Study is to be updated to include a clause or be accompanied by a letter signed and sealed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report and it shall include the respective signatures of the author. Further, the report is to provide recommendations on the units that will be fitted with air conditioning or the provision for the same as well as provide the recommended warning clauses as applicable. Right of way access Provide a letter that states how services and right of way will be addressed including future maintenance of the private lane serving all proposed lots. Supporting drawings The Grading Plan is to be updated to provide additional existing and proposed grading information along the boundaries of the site and to ensure that the proposed walkways along Confederation Parkway achieve a maximum 4% slope as well as to ensure the curb cuts are eliminated as no car access out of confederation Parkway is to be allowed. Functional Servicing (FSR) and Storm Water Management (SWM) Report According to the proposed discharge to the Dunbar Road storm sewer, a downstream analysis is required to verify the sewer capacity unless the post-development flow is based on the allowable discharge rate for the pre-development condition. Additionally, the report is to reflect a maximum run-off coefficient of 0.5 for the pre-development condition. Also, the 100-year ponding elevation shall be shown and calculations to support the underground storage tank capacity shall be provided. Further, it is also required to provide more information to verify how this site run-off will be self-contained as well as verification of the size of the proposed pipe connections. A soil report is required to verify the soil condition and how the first 5mm (water balance) will be retained and managed on-site by way of infiltration, evapotranspiration or re-use. Environmental A Letter of Reliance for the Phase I Environmental Site Assessment (ESA) and dewatering plan are required. Additionally, as lands are to be dedicated to the City, conveyance lands shall be reflected in all the supporting reports. Traffic A land dedication along Dunbar Road is required to support the designated 26 metre right of way width as shown on 'Schedule 8' of Mississauga Official Plan. The required land dedication is to be shown in all supporting drawings with the further provision of a draft Reference Plan. All drawings must provide clear information on the proposed walkways widths. A recommendation to amend Site Plan Control By-law 0293-2006 to include the subject lands will be made in support of the designated right of way. Municipal Works It is uncertain if Municipal Works are required in support of this site development. This will be determined once further information is revised and received. If Municipal works are required, the detailed design, securities and insurance will form part of the Development Agreement.

Agency / Comment Date	Comments
Other City Departments and External Agencies	The above aspects will be addressed in detail prior to the Recommendation Report. The following City Departments and external agencies offered no objection to the application provided that all technical matters are addressed in a satisfactory manner: Forestry, Community Services Department Fire Prevention Canada Post Enbridge Rogers Cable
Other City Departments and External Agencies	The following City Departments and external agencies were circulated the application but provided no comments: Culture Planning, Community Services Department Bell Canada Alectra Utilities

9. Section 37 Community Benefits (Bonus Zoning)

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 overall site design and layout appropriate?

Development Requirements

There may be technical matters to be addressed resulting from the outstanding reviewers. Prior to any development proceeding on-site, the City will recommend the submission and review of an application for site plan approval.

Section 37 community benefits (bonus zoning) is not considered applicable for the current proposal as no official plan amendment is required and the net increase in height and density above existing zoning permissions does not meet the eligibility requirements of Corporate Policy 07-03-01 – Bonus Zoning.

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