

City of Mississauga
Corporate Report



<p>Date: 2019/11/08</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 19/010 W11</p>
<p>From: Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2019/12/02</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official Plan amendment and rezoning applications to permit a four storey, 43 unit, condominium apartment building

6620 Rothschild Trail, west of McLaughlin Road, north of Fletchers Creek

Owner: Di Blasio Corporation

File: OZ 19/010 W11

Recommendation

That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the applications by Di Blasio Corporation to permit a four storey, 43 unit, condominium apartment building, under File OZ 19/010 W11, 6620 Rothschild Trail, 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).

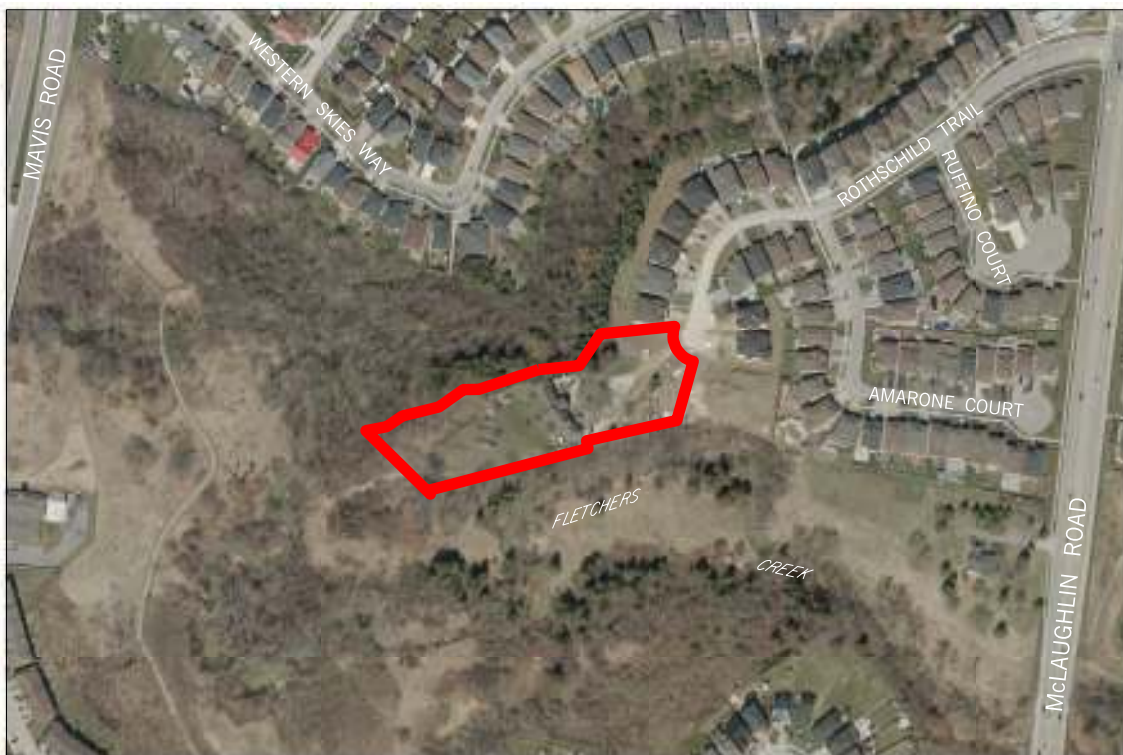
PROPOSAL

The official plan amendment and rezoning applications are required to permit a four storey, 43 unit, condominium apartment building. The applicant is proposing to amend the Official Plan from **Residential Low Density II** and **Greenlands** to **Residential High Density** and **Greenlands**. The zoning by-law will also need to be amended from **R9-4** (Detached Dwellings – Garage Control Lots), **G2-1** (Greenlands – Natural Features) and **G2-2** (Greenlands – Natural Features) to **RA1-Exception** (Apartments – Exception) and **G1** (Greenlands – Natural Hazards) to implement this development proposal. Dedication of the lands to be zoned G1 (Greenlands -

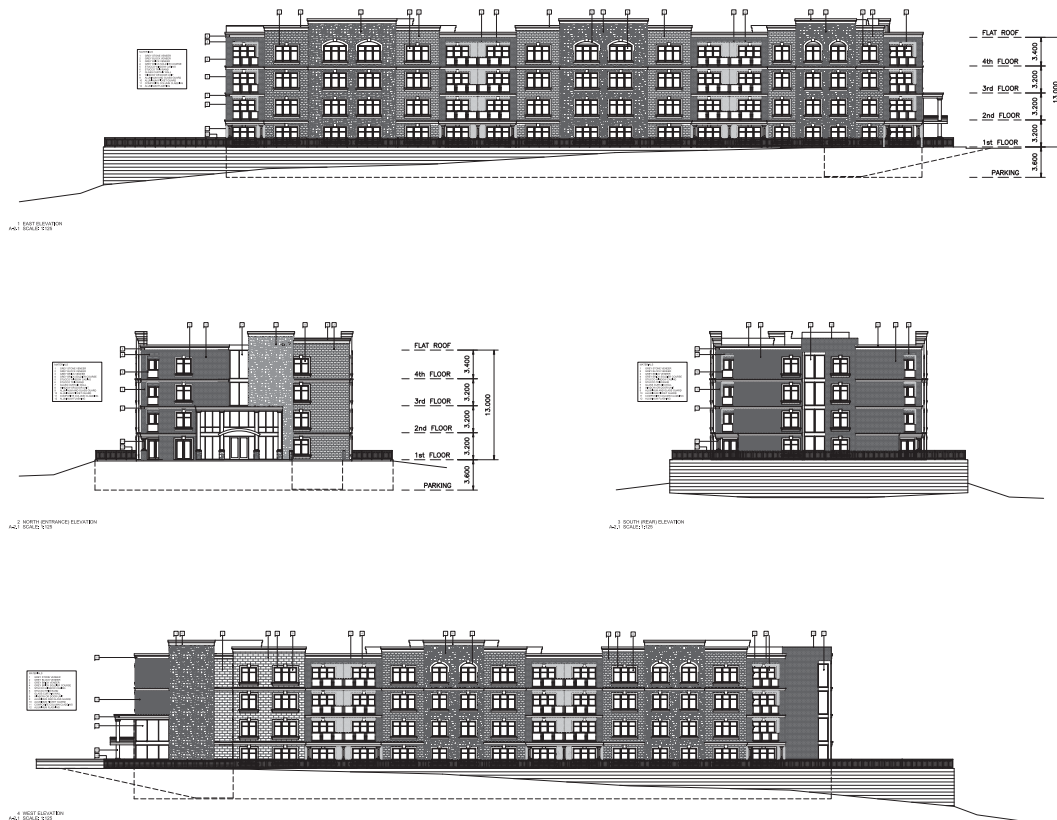
Natural Hazards), located on the outer periphery of the subject property, into public ownership will be reviewed through these applications in order to ensure their long term protection.

Comments

The property is located at the end of the Rothschild Trail cul-de-sac, which is south of Derry Road West and west of McLaughlin Road within the Meadowvale Village Neighbourhood Character Area. The site is currently occupied by a detached dwelling.



Aerial image of 6620 Rothschild Trail



Applicant's elevations of the proposed condominium apartment

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 the municipalities' decisions regarding planning matters be consistent with the PPS and confirm with the applicable provisions 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

All 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, proposed built form, setbacks to greenlands, ensuring compatibility with the existing neighbourhood and community consultation and input.

Attachments

Appendix: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Di Blasio Corporation

6620 Rothschild Trail

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 11

6. School Accommodation 18

7. Community Comments..... 19

8. Development Issues 19

9. Section 37 Community Benefits (Bonus Zoning) 22

1. Site History

- October 11, 1998 – By-law 26-99 was approved to rezone the lands from **Agricultural (A)** to **RG3-2336** (Detached Dwellings)
- June 20, 2006 – Plan of Subdivision 43M-1710 was registered to create 85 lots
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R9-4** (Detached Dwellings – Garage Control Lots) **G2-1** (Greenlands – Natural Features) and **G2-2** (Greenlands – Natural Features)
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are primarily designated **Residential Low Density II** in the Meadowvale Village Neighbourhood Character Area but also have two small parcels with the **Greenlands** designation

2. Site and Neighbourhood Context

Site Information

The property is located south of Derry Road West and west of McLaughlin Road, at the end of the Rothschild Trail cul-de-sac. It abuts the Fletchers Creek valley to the south and is located within the Meadowvale Village Neighbourhood Character Area.

The site is 0.80 hectares (1.99 ac.) and contains a detached dwelling which was constructed in 1987. A plan of subdivision was registered in 2006 on the lands west of McLaughlin Road and south of Derry Road West and through this subdivision process the existing detached house became part of the subdivision as Lot 21, 43M-1710, which also includes Block 2, 43M-1476.

The property is regulated by the Credit Valley Conservation (CVC) due to the location of Fletchers Creek and its associated valley system. A portion of the property is classified as Natural Hazard as it contains woodlands and erosion hazards. The City's Natural Area Survey (NAS) identifies a portion of the property as Meadowvale Station Wood and Fletchers Creek (MV2) which is part of the Mississauga Natural Heritage System.



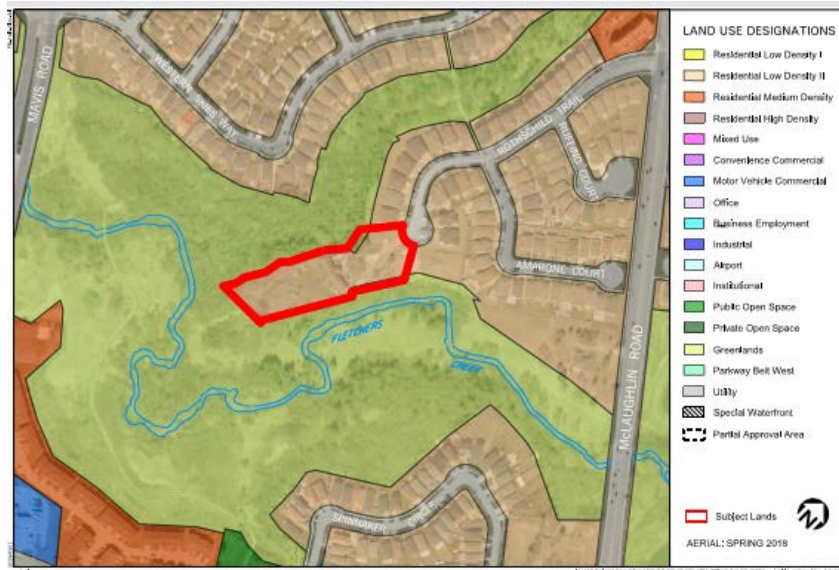
Image of the existing conditions

Surrounding Land Uses

The immediate neighbourhood contains detached homes. The subject lands are surrounded by the Fletchers Creek valleylands. At the northwest corner of Rothschild Trail and McLaughlin Road are three, 3 storey apartment buildings each containing 12 apartment units. Directly across from the apartments on McLaughlin Road are semi-detached homes.

The surrounding land uses are:

- North: Greenlands
- East: Detached homes
- South: Greenlands
- West: Greenlands



Aerial Photo of 6620 Rothschild Trail

Property Size and Use	
Frontage:	13.5 m (44.2 ft.)
Depth:	185.2 m (607.6 ft.)
Gross Lot Area:	0.80 ha (1.99 ac.)
Existing Uses:	There is one detached home on the site

The Neighbourhood Context

The subject property is located in the Meadowvale Village Neighbourhood Character Area. The surrounding area contains detached homes which were developed in late 2000's.

Demographics

Based on the 2016 census, the existing population of the Meadowvale Village Neighbourhood area is 31,930 with a median age of 36 (compared to the City's median age of 40). Approximately 71% of the neighbourhood's population are working age (15 to 64 years of age), 22% are children (0-14 years) and 8% are seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 33,300 and 33,700 respectively. The average household size is four persons per detached home. 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. Total employment combined with the population results in a PPJ for the

Meadowvale Village Neighbourhood Character Area of 36 persons plus job per ha (15 ppj/ac.).

*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 currently being processed by the City in the immediate vicinity of the subject property:

- OZ 18/002 and 21T-M18001 – 376 and 390 Derry Road West for 126 townhomes and 818 m² (2,683.7 ft²) of commercial space

Community and Transportation Services

These applications are expected to have minimal impact on existing services in the community.

A city park is located 700 m (2,296.6 ft.) to the east, off McLaughlin Road. There are two other city parks in the area, Nova Star Park is located 1.1 km (0.68 miles) to the north of the site at McLaughlin Road and Novo Star Drive. The other is located approximately 1.6 km (1 mile) to the south at McLaughlin Road and Courtney Drive West known as the Courtney Park Athletic Fields. There is a multi-use trail that runs through the City owned Fletchers Creek valley which can

be accessed at the intersection of Rothschild Trail and Amarone Court.

The following Miway bus route currently services the site:

- Route 66 – McLaughlin Road

3. Project Details

The applications are to permit a four storey, 43 unit, condominium apartment building and the dedication to the City of lands within the natural features and hazards.

Development Proposal		
Applications submitted:	Received: June 24, 2019 Deemed complete: July 19, 2019	
Owner/Applicant:	DiBlasio Corporation	
Number of units:	43	
Proposed Gross Floor Area:	7,200 m ² (77,502.7 ft ²)	
Height:	4 storeys	
Floor Space Index:	1.3	
Anticipated Population:	94 * *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	65	86
visitor spaces	9	18
Total	74	104

Development Proposal	
Green Initiatives:	<ul style="list-style-type: none"> • Reflective roof surface • Permeable paving

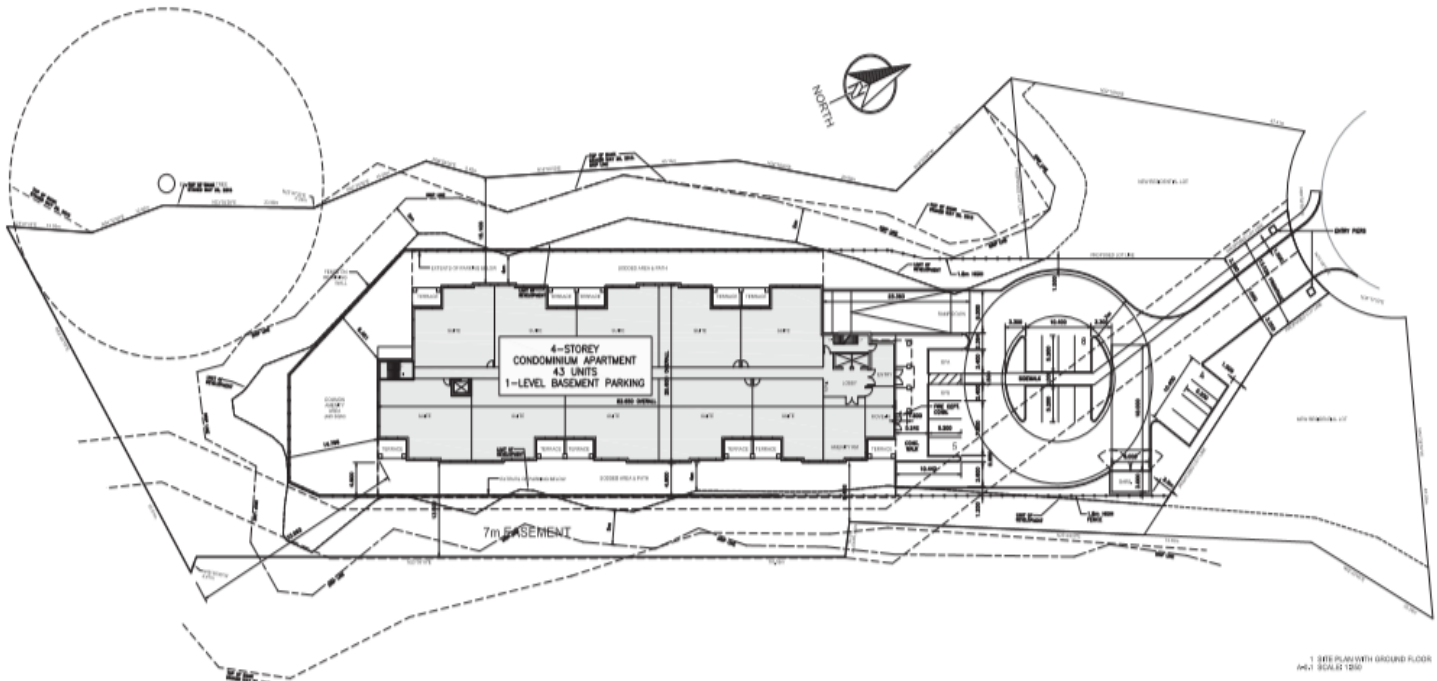
- Phase 1 Environmental Site Assessment
- Stage 1 and 2 Archaeological Assessment
- Ministry of Culture Clearance Letter
- Draft Official Plan Amendment and Schedule
- Draft Zoning By-law Amendment and Schedule

Supporting Studies and Plans

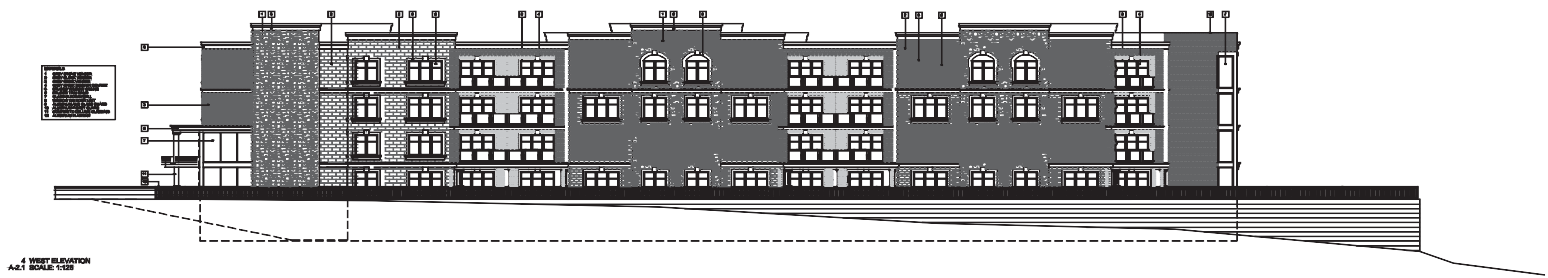
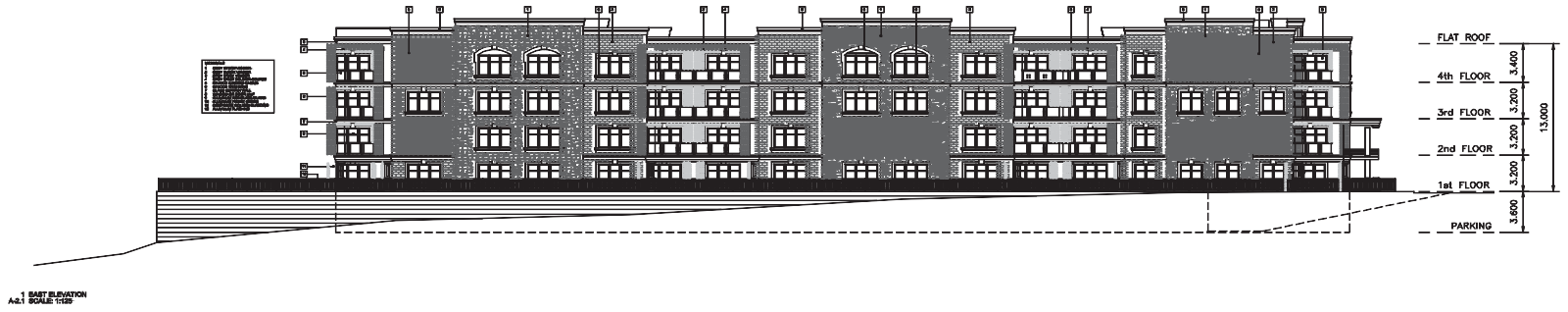
The applicant has submitted the following information in support of the applications which can be viewed at the link below:

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

- Aerial Context Map
- Survey Plan
- Functional Servicing and Stormwater Management Report
- Servicing Plan and Grading Plan
- Site Plan
- Building Elevations
- Underground Parking Plan
- Planning Justification Report
- Parcel Register
- List of Low Impact Design Features
- Shadow Study
- Traffic Impact Study
- Acoustical/Noise Feasibility Study
- Environmental Impact Assessment



Concept Plan



Applicant's Rendering

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Excerpt of Meadowvale Village Neighbourhood Land Use

Existing Designation

The site is designated **Residential Low Density II** and **Greenlands**. The **Residential Low Density II** designation permits detached, semi-detached and townhomes. **Greenlands** permits conservation uses, flood control land or erosion management and passive recreational activity.

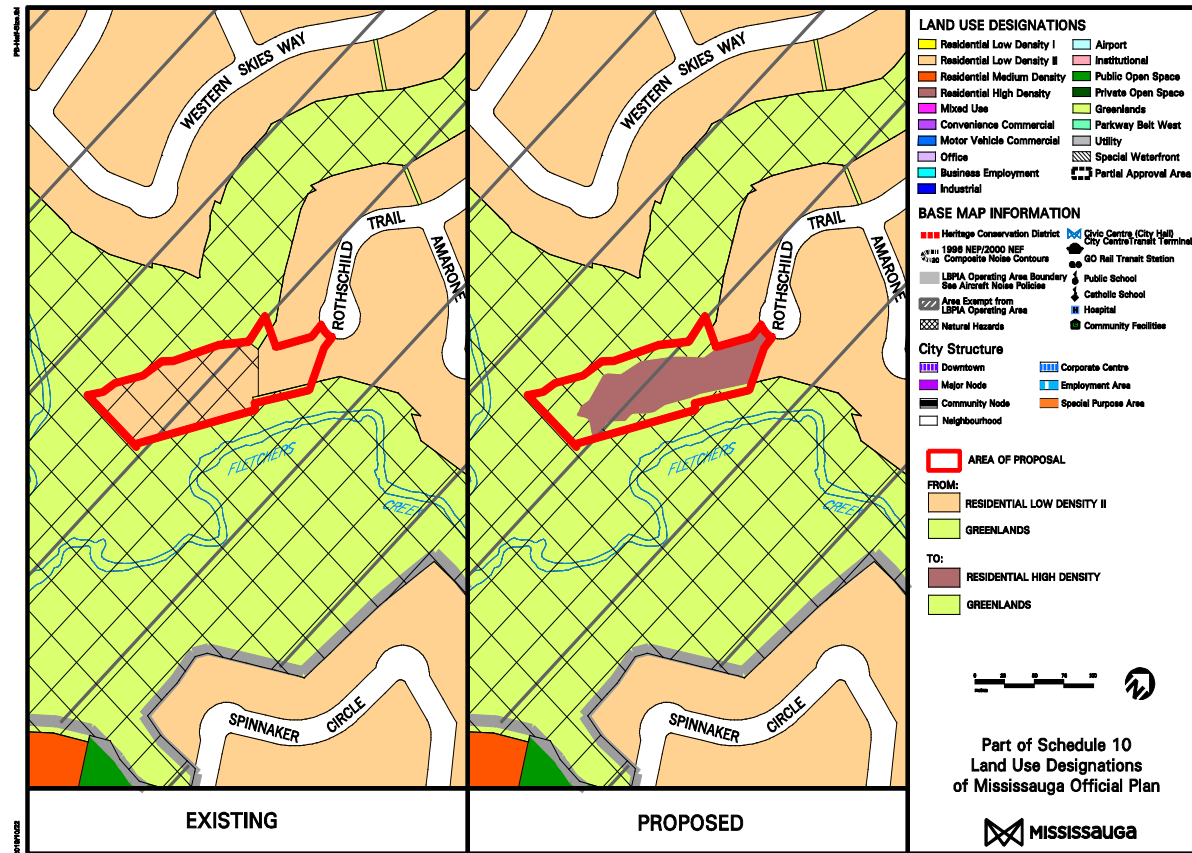
Proposed Designation

Residential High Density to permit a four storey, 43 unit, apartment building.

Greenlands to protect the natural hazard and natural area adjacent to Fletchers Creek.

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.



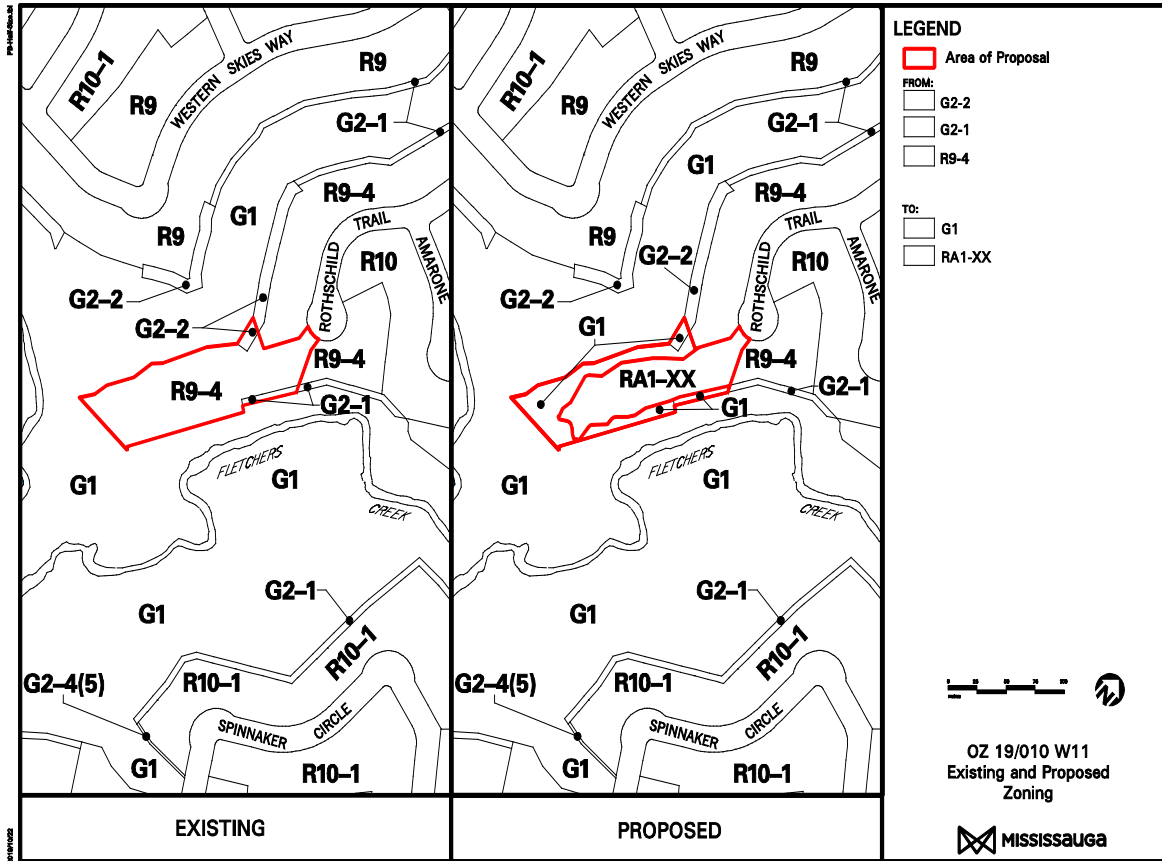
Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **R9-4** (Detached Dwellings – Garage Control Lots), **G2-1** (Greenlands-Natural Features) and **G2-2** (Greenlands-Natural Features).

Proposed Zoning

The applicant is proposing to amend the existing zones to **RA1-XX** and **G1**, in order to permit a four storey residential apartment with 43 units and to protect the woodlands and Fletchers Creek valleylands.



I:\zoning\Projects\19\010\Map\19010_OZ_19_010_W11_RPT\Map\OZ_19010_MOPA_Zoning.dwg

Proposed Zoning Regulations

Zone Regulations	RA1 Zone Regulations	Proposed RA1 - Exception Zone Regulations
Maximum Floor Space Index (FSI)	0.9	1.3
Minimum Interior Side Yard	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Minimum setback from surface parking spaces or aisles to a street line	3.0 (9.8 ft.)	1.5 m (4.92 ft.)
Minimum setback from parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	4.5 m (14.8 ft.)	0.0 m (0.0 ft.)
Minimum setback from a waste enclosure/loading to a street line	10.0 m (32.8 ft.)	2.5 m (8.2 ft.)
Minimum depth of a landscaped buffer abutting a lot line that is abutting lands with a Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. Further information to be provided to verify the building setbacks as it relates to the severance lines.		

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 applications 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 4.2)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement. (PPS 4.7)</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 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</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>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>
Greenbelt Plan	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act, 2005</i> does 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.</p> <p>The portion of the lands which form part of the Credit River and associated valleylands is captured within the Urban River Valleys designation of the Greenbelt Plan.</p> <p>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.</p>	<p>Only publicly owned lands are subject to the policies of the Urban River Valley designation. Any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation. (Greenbelt Plan 6.2.1)</p>
Parkway Belt West Plan (PBWP)	<p>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.</p>	<p>The Parkway Belt West Plan does not apply to this site.</p>
Region of Peel Official Plan	<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</p>	<p>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.</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>

Policy Document	Legislative Authority/Applicability	Key Policies
	amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.	<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> <p>A small portion on the west side of the property is identified as a Core Area within the Greenlands System in the Region of Peel Official Plan.</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.

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

The lands are located within the Meadowvale Village Neighbourhood and are designated **Residential Low Density II** and **Greenlands**. The **Residential Low Density II**

designation permits detached, semi-detached and townhomes. The **Greenlands** designation permits conservation uses, flood control land or erosion management and passive recreational activity. The applicant is proposing to re-designate the lands to **Residential High Density** and **Greenlands** to permit a four storey apartment building and protect the abutting natural 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 4 Vision		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	Section 5.1.2	Mississauga encourages compact, mixed use development that is transit supportive, in appropriate

	Specific Policies	General Intent
Direct Growth	Section 5.1.5 Section 5.1.6 Section 5.1.7 Section 5.2 Section 5.2.1 Section 5.3 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5 Section 5.3.5.6	<p>locations, to provide a range of local live/work opportunities.</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>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.</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	Section 6.1.1 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	<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>
Chapter 7 Complete Communities	Section 7.1.6 Section 7.2.1 Section 7.2.2 Section 7.3.2	<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> <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

	Specific Policies	General Intent
		<p>c. The production of housing for those with special needs, such as housing for the elderly and shelters.</p> <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>
<p>Chapter 9 Build A Desirable Urban Form</p>	<p>Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1 Section 9.2.4 Section 9.3.1.6 Section 9.3.1.10 Section 9.5.1.2 Section 9.5.1.5 Section 9.5.1.9</p>	<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>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>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 will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored.</p> <p>Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resource and makes them focal points for the community.</p> <p>Where cul-de-sac and dead end streets exist, accessible paths that provide shortcuts for walking and cycling and vehicular access should be created, where possible. Special care will be taken with development along scenic routes to preserve and complement the scenic historical character of the street.</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</p>

	Specific Policies	General Intent
		public realm by ensuring adequate privacy, sunlight and sky views are maintained.
Chapter 11 General Land Use Designations	Section 11.2.3 Section 11.2.3.2 Section 11.2.5 Section 11.2.5.4	<p>Lands designated Greenbelt are generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System.</p> <p>Lands designated Greenlands permit the following uses:</p> <ol style="list-style-type: none"> a. Conservation; 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 II will permit the following uses:</p> <ol style="list-style-type: none"> a. Detached dwelling; b. Semi-detached dwelling; c. Duplex dwelling; and d. Triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.
Chapter 16 Neighbourhoods	Section 16.1.1.1	For lands within a Neighbourhood, 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.
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

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), Provincial Policy Statement (2014), 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.

This site does not meet the threshold to require the provision of affordable housing.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>3 Kindergarten to Grade 5 2 Grade 6 to Grade 8 1 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Meadowvale Village PS</p> <p>Enrolment: 505 Capacity: 623 Portables: 0</p> <p>David Leeder Middle PS</p> <p>Enrolment: 910 Capacity: 896 Portables: 0</p> <p>Mississauga SS</p> <p>Enrolment: 1,230 Capacity: 1,554 Portables: 0</p>	<p>Student Yield:</p> <p>1 Kindergarten to Grade 8 1 Grade 8 to Grade 12</p> <p>School Accommodation:</p> <p>St. Veronica</p> <p>Enrolment: 418 Capacity: 605 Portables: 0</p> <p>St. Marcellinus Secondary School</p> <p>Enrolment: 1,802 Capacity: 1,509 Portables: 6</p>

7. Community Comments

A community meeting has been scheduled for November 18, 2019 which is to occur after this information report has been written.

The following written comments made by the community will be addressed in the Recommendation Report, which will come at a later date.

- Concern with increased traffic and pedestrian safety as the road is narrow and there are no sidewalks
- Original plan showed detached dwellings

- Concern regarding the four storey height
- Concern with noise and dirt from construction
- Disappointed with medium density projects in the area
- Site should be developed as a park
- Project will result in higher insurance rates and de-value the existing detached homes

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (September 13, 2019)	<p>There is an existing 250/50 mm (9.8 in./1.9 in.) diameter watermain and a 250 mm (9.8 in.) sanitary sewer located on Rothschild Trail. There is an existing 250 mm (9.8 in.) diameter sanitary sewer located on trans versing lands, with an easement. To service the site, additional easements or upgrades to the existing municipal services may be required. All works associated with the servicing and development of this site will be at the applicant's expense.</p> <p>The Region has received the Functional Servicing Report and requires additional information to be submitted related to the hydrant flow test, population numbers, and design flow calculations.</p> <p>There is a 7 metre (23 ft.) wide Regional sanitary sewer easement on the property. Removal of encroachments, including a fence, storm connection crossing, concrete curb, water service crossing, is required.</p>
Dufferin-Peel Catholic District School Board (August 15, 2019) and the Peel District School Board (September 9, 2019)	<p>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.</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 be accommodated in temporary facilities or bused to schools.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require</p>

Agency / Comment Date	Comments
	<p>certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
<p>City Community Services Department – Park Planning Section (September 26, 2019)</p>	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>In comments dated September 20, 2019, Community Services indicated that the proposed development is adjacent to Fletchers Creek, zoned G1 and G2, known as the Fletchers Flats. White Willow Common (P-442), zoned OS1, is located approximately 300 m (600 ft.) from the subject site and is 0.48 ha (1.19 ac.) in size. The park contains a community playground including open space play. Nova Star Park (P-401) is 320 m (660 ft.) from the subject site and within walking distance. The 2.17 ha (5.12 ac.) park is zoned OS1 and includes a ball diamond, soccer pitch, playground and associated open space.</p> <p>The lands surrounding the subject site are identified within the City's Natural Heritage System and are classified as Significant Natural Area. It is recommended that all identified hazard lands and associated buffers be dedicated gratuitously to the City as Greenbelt for conservation purposes and be appropriately zoned.</p> <p>Furthermore, 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 Bylaws.</p>
<p>City Transportation and Works Department (September 16, 2019)</p>	<p>The Transportation and Works Department has received drawings and reports in support of the above noted applications and the owner has been requested to provide additional technical details and revisions in support of the applications, as follows:</p> <p>Noise Study The initial Noise Study is to be updated to: confirm where Ultimate Traffic Data was obtained from; show all outputs in the appendix; assess the noise levels for the proposed outdoor amenity area and show the predicted indoor noise levels for the proposed development.</p> <p>Supporting drawings The Grading Plan & Servicing Plan is to be updated to provide additional existing and proposed grading information along the boundaries of the site, including cross-sections, and to ensure that the proposed new lot can be serviced. The grading proposal at the rear of the property is to be revised, as currently retaining walls are being proposed. The drawings are also to clarify whether lands will be dedicated to the City as Greenbelt lands and to show clear boundaries for this land dedication.</p> <p>Stormwater The Functional Servicing Report (FSR) is to be revised to avoid a storm sewer connection through future Greenbelt lands. Clarification is required as to whether or not the subject site needs to accommodate any external drainage and the overland flow route is to be shown on the plans. The reports are also to demonstrate that the existing storm sewer and headwall have capacity to accept the site's drainage.</p>

Agency / Comment Date	Comments
	<p>Environmental The Phase I Environmental Site Assessment (ESA) that was submitted only relates to Lot 21, 43M-1710, however the drawings indicate that Lot 22, 43M-1710 is also included in the rezoning proposal. Therefore, an amended Phase I ESA is to be submitted including an assessment of Lot 22, 43M-1710. Additionally, the report is to be revised to indicate whether Greenbelt lands will be dedicated to the City. The current use of the subject property is also to be clarified.</p> <p>A Letter of Reliance for the amended Phase I ESA, prepared by a Qualified Person, will be required.</p> <p>Moreover, the Phase I ESA indicated the presence of fill, a domestic well, an underground water tank and a septic system on the property. Therefore the report is to be revised to clarify the quality of this fill and written documents are to be prepared indicating that the well, underground water tank and septic system will be decommissioned according to all applicable regulations.</p> <p>Traffic The drawings are to be revised to remove the private walkway from the municipal boulevard and to show that the proposed access will comply with the Ontario Provincial Standards (OPSD 350.010). The Traffic Impact Study is to include minor figures revisions and the owner will be required to provide bicycle storage for the property. Additionally, the internal traffic circle is to be revised to be a one-way roadway and include appropriate signage, in order to improve site safety.</p> <p>The above aspects will be addressed in detail prior to the preparation of the Recommendation Report.</p>
Credit Valley Conservation Authority (September 10, 2019)	<p>The CVC is recommending that the appropriate restrictive Greenbelt zoning (G1) be placed over all lands beyond the approved limit of development (natural heritage features and hazards) including buffers and placed into public ownership for the long term protection and maintained.</p> <p>CVC are requesting clarification on a number of items based on their review of the Stormwater Report.</p> <p>Further information on the Environmental Impact Statement is required related to the restoration and plant material proposed, in addition to updates within the EIS related to MNRF guidance on Redside Dace habitat.</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> <p>Heritage Planner, Mississauga Arborist, Community Services, City of Mississauga Canada Post Enbridge Gas Alectra Utilities</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Community Services, Public Art Fire Prevention, City of Mississauga</p>

Agency / Comment Date	Comments
	Mississauga, Realty Services Bell Canada Rogers Canada Greater Toronto Airport Authority

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 planned character of the area given the project's land use, massing, density, setbacks and building configuration?
- What are the traffic impacts?
- Are the proposed zoning by-law exception standards appropriate?
- Confirmation of adequacy of services
- Are the proposed setbacks sufficient to protect the natural areas?

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. 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.