

Detailed Information and Preliminary Planning Analysis

Owner: City Park Holdings Inc.

0 King Street East, 0 Camilla Road, and 2487 Camilla Road

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1. Proposed Development

A rezoning application is required to permit 9 freehold detached homes and 15 detached homes on a common element condominium road (refer to Section 4 for details concerning the proposed amendments). A draft plan of subdivision application has also been submitted to create 9 lots for detached homes and one condominium block.

Development Proposal		
Applications submitted:	Received: May 3, 2021 Deemed complete: May 13, 2021	
Developer/ Owner:	City Park Holdings Inc.	
Applicant:	Glen Schnarr and Associates Inc.	
Number of units:	24 detached homes	
Height:	11.0 m (36 ft.)	
Lot Coverage:	46 %	
Road Type:	Public / Common element condominium private road (CEC)	
Anticipated Population:	85* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	48	60
visitor spaces	4	4
Total	52	64
Green Initiatives:	<ul style="list-style-type: none"> • Permeable pavement • Oil/grit interceptor • Increased topsoil depth • Goss traps on road catch basins 	

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>:

- Planning Justification Report
- Preliminary Environmental Noise Report
- Functional Servicing & Stormwater Management Report
- Phase 1 Environmental Site Assessment
- Transportation Impact Study
- Draft Zoning By-law Amendment
- Land Registry Parcel Documents
- Plan of Survey
- Context and Site Plans
- Draft Plan of Subdivision
- Servicing and Grading Plans
- Building Elevations
- Tree Removal and Preservation Plan
- Arborist Report
- Green Development Strategy

Application Status

Upon deeming the applications complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 7 of this appendix and are to be addressed in future resubmissions of the applications.

A community meeting was held by Ward 7 Councillor, Dipika Damerla on May 26, 2021. Refer to Section 6 of this appendix for a summary of comments received at the community meeting

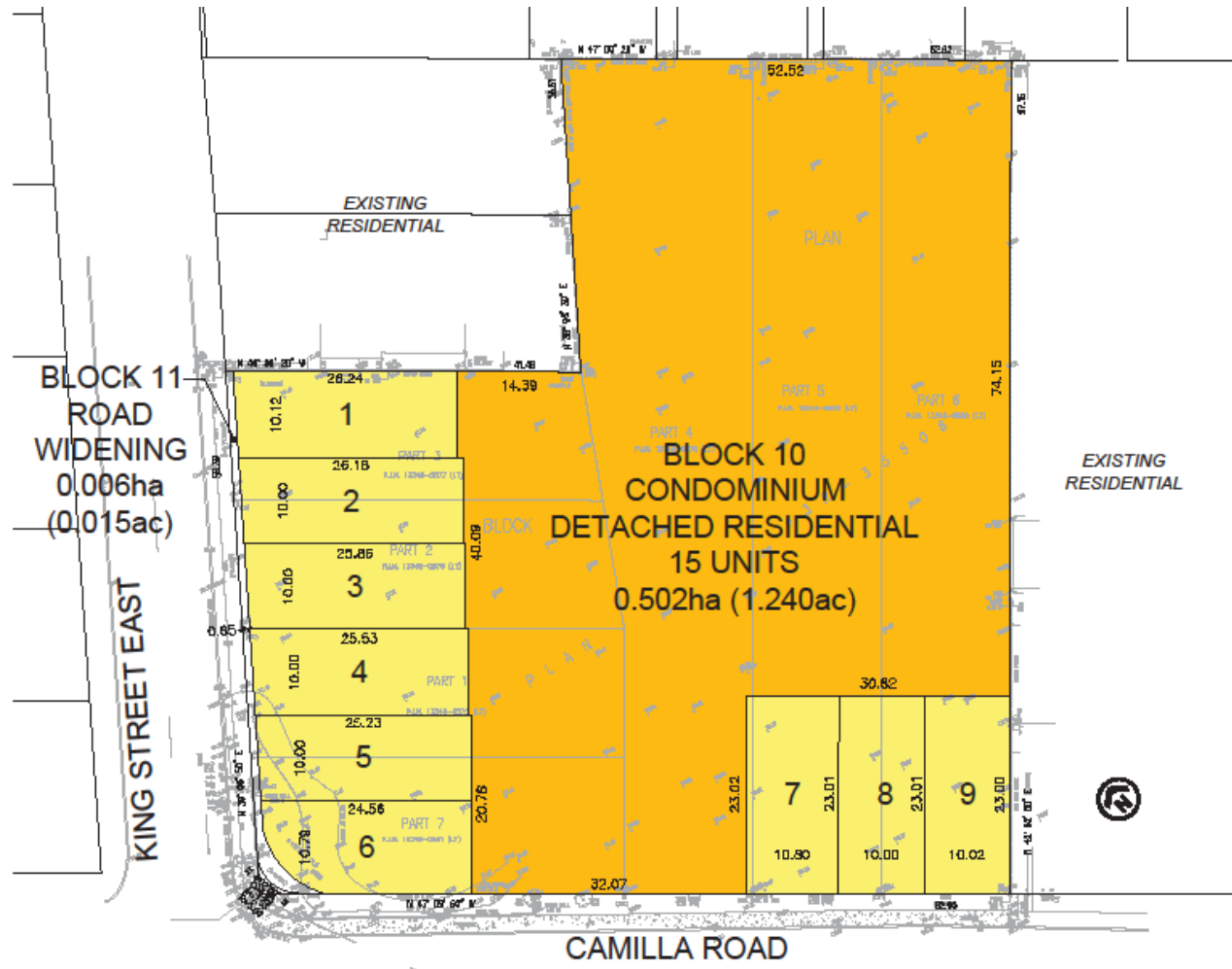
and from written submissions received about the applications. Approximately 25 residents attended the community meeting.

Site Plan, Draft Plan of Subdivision, Elevations



CAMILLA ROAD

Site Plan



Draft Plan of Subdivision



Elevations



Applicant's Rendering

2. Site Description

Site Information

The property is located within the Cooksville Neighbourhood Character Area at the southeast corner of King Street East and Camilla Road. The area contains a mix of detached homes and other residential and community uses. The site is currently vacant.



Aerial Photo of 0 King Street East, 0 Camilla Road, and 2487 Camilla Road

Property Size and Use	
Frontages:	
King Street East	56.4 m (185 ft.)
Camilla Road	82.9 m (272 ft.)
Depth:	97.1 m (318 ft.)
Gross Lot Area:	0.73 ha (1.8 ac.)
Existing Uses:	The site is currently vacant



Image of existing conditions facing east

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Detached Dwellings – Typical Lots) which permits 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

3. Site Context

Surrounding Land Uses

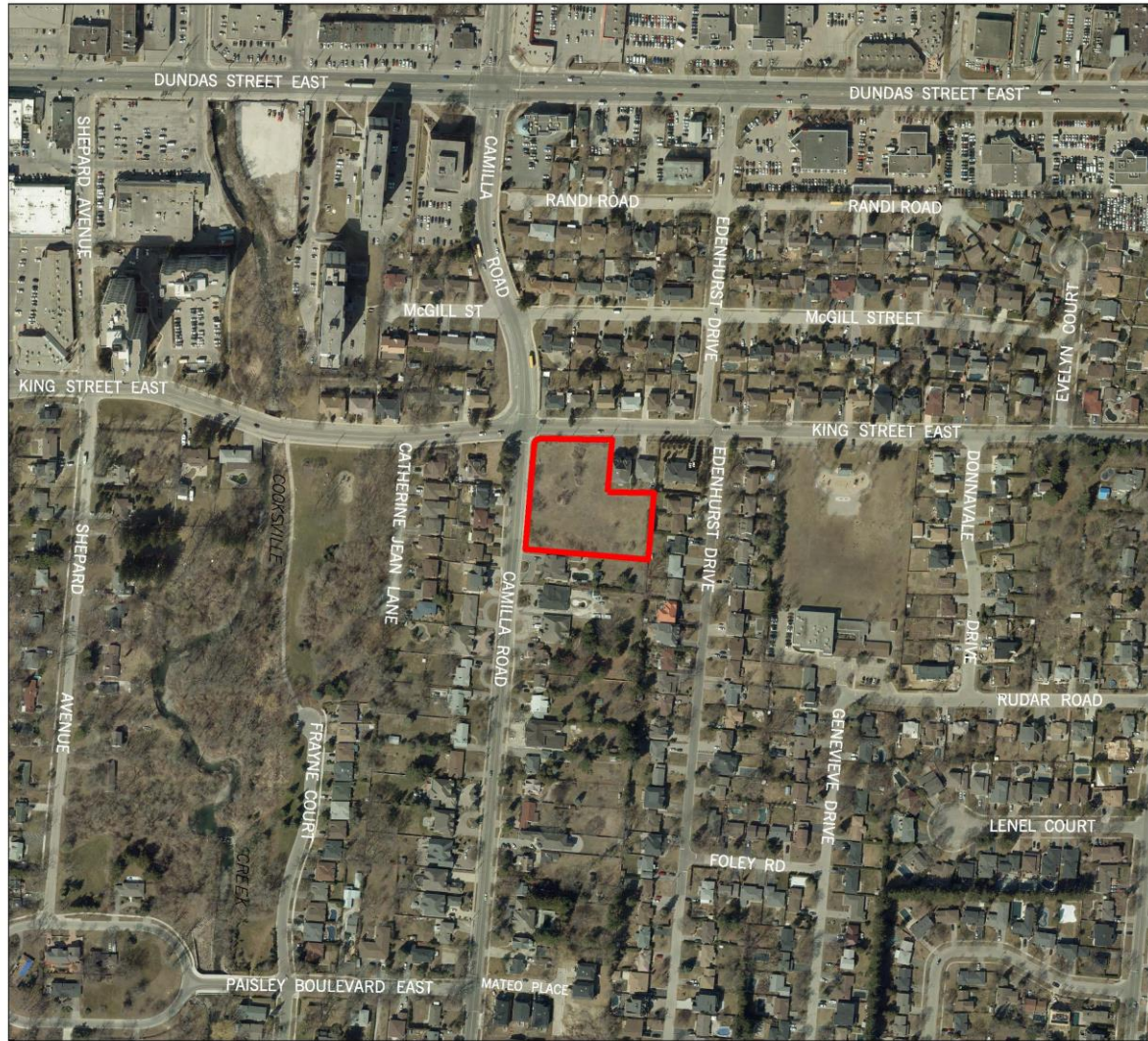
The neighbourhood contains a mix of housing types with detached homes located immediately to the north, south, west and east of the property. Cooksville Park is located further west of the subject lands. An apartment building, retirement residence and medical office buildings are located further north and northwest of the property. The site is located in close proximity (seven minute walk) to Hurontario Street. A number of retail plazas are located on Hurontario Street at King Street East, which provides a range of services including a grocery store, drug store, bank and restaurants.

The surrounding land uses are:

North: Detached homes
East: Detached homes and Red Oaks Park
South: Detached homes
West: Detached homes and Cooksville Park

Neighbourhood Context

The site is located on the southeast corner of King Street East and Camilla Road in the Cooksville Neighbourhood Character Area. The surrounding area is predominantly detached homes and apartment buildings. The area was largely developed during the 1950s and 1960s.



Aerial Photo of 0 King Street East, 0 Camilla Road, and 2487 Camilla Road

Demographics

Based on the 2016 census, the existing population of the Cooksville Neighbourhood (East) area is 8,650 with a median age in this area being 44 (compared to the City's median age of 40). 66% of the neighbourhood population are of working age (15 to 64 years of age), with 15% children (0-14 years) and 19% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 8,600 and 9,400 respectively. The average household size is 3 persons with 20% of people living in apartment buildings that are five storeys or more. The mix of housing tenure for the area is 2,300 units (75%) owned and 780 units (25%) rented with a vacancy rate of approximately 0.8%* and 0.9%*. In addition, the number of jobs within this Character Area is 1,032. Total employment combined with the population results in a PPJ for Cooksville Neighbourhood (East) of 32 persons plus jobs per ha.

*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 South and 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 or were recently approved in the immediate vicinity of the subject property:

- OZ 21/005 W7 – 3016, 3020, 3026 and 3032 Kirwin Avenue and 3031 Little John Lane – application in process for an 8 storey apartment building with 148 residential units

- H-OZ 20/005 W7 – 86 - 90 Dundas Street East – application in process for a 17 storey residential apartment building with ground floor commercial uses
- The City is considering a review of current zone regulations in the east Cooksville Neighbourhood Character Area by conducting an infill study that relates to detached dwellings. The study area is delineated by Dundas Street East to the north, Queensway East to the south, Cooksville Creek to the west and Hensall Street to the east.

These applications are well within the anticipated population forecasted for the neighbourhood.

Community and Transportation Services

This application will have minimal impact on existing services in the community. The site is located 114 metres (374 ft.) from Cooksville Park, which contains a playground and woodland. Red Oaks Park is located 137 metres (449 ft.) from the subject lands and contains a play site, multi-use pad, shade structure and soccer field.

The following major MiWay bus routes currently service the site:

- Route 1 – Dundas
- Route 2 – Hurontario
- Route 4 – Sherway Gardens
- 101 - Dundas Express
- 103 - Hurontario Express

4. Summary of Applicable Policies, Regulations and Proposed Amendments

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
<p>Provincial Policy Statement (PPS)</p>	<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>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</p>	<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>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)
Region of Peel Official Plan (ROP)	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 ROP identifies the subject lands as being located within Peel's Urban System. 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.

Mississauga Official Plan

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).

Existing Designation

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 lands are also subject to the Special Site 7 policies in the Cooksville Neighbourhood Character Area, which require that:

- the lotting, building mass, side yards and rear yards should respect and relate to those of adjacent lots;
- new lots should front onto existing public streets;
- new housing will be encouraged to fit the scale and character of the surrounding development and take advantage of the features of a particular site;
- house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is discouraged;
- new development will have minimal impact on adjacent development with respect to shadowing and overlook;
- buildings will be encouraged to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, e.g. projecting dormers and bay windows;

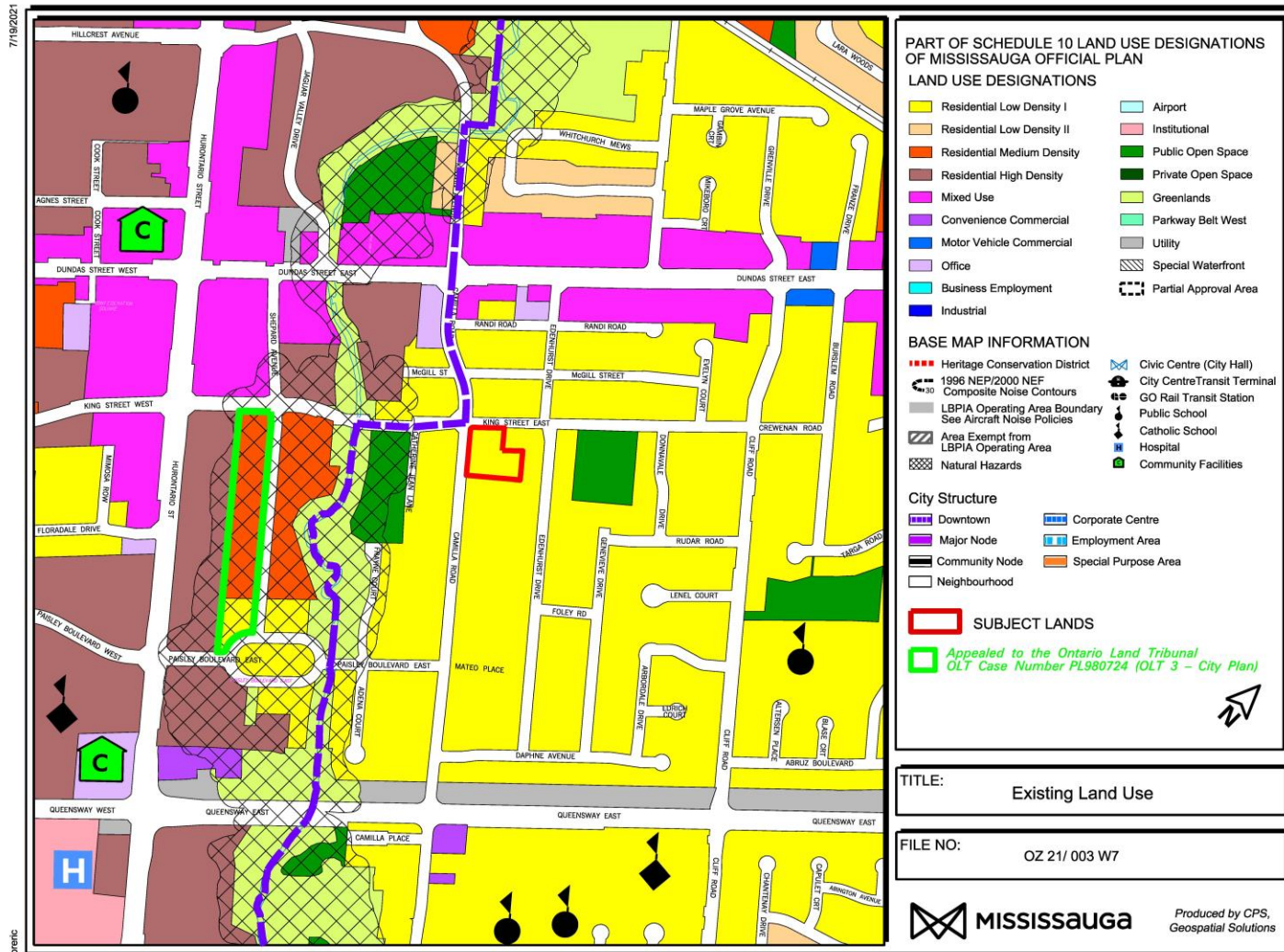
- hard surface areas in the front yard will be less than half of the front yard; and
- existing high quality trees will be preserved to maintain the existing mature nature of the area.

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

Proposed Designation

The applicant is not proposing to change the **Residential Low Density I** designation.

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



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Excerpt of Cookville Neighbourhood Character Area

Relevant Mississauga Official Plan Policies

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

	General Intent
Chapter 5 Direct Growth	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods. (Section 5.3.5)</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.(Section 5.3.5.1)</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. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale. (Section 5.3.5.6)</p>
Chapter 7 Complete Communities	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</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. (Section 7.2.1)</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. (Section 7.2.3)</p>
Chapter 9 Build A Desirable Urban Form	<p>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. (Section 9.1)</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. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>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. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p>

	General Intent
	<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. (Section 9.2.2.3) <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. (Section 9.5.1.1)</p> <p>Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by:</p> <ul style="list-style-type: none"> a. providing walkways that are connected to the public sidewalk, are well lit, attractive and safe; b. fronting walkways and sidewalks with doors and windows and having visible active uses inside; c. avoiding blank walls facing pedestrian areas; and d. providing opportunities for weather protection, including awnings and trees. (Section 9.5.2.2)
Chapter 11 General Land Use Designations	<p>The use and development of land will reflect all components of the Urban System: The Green System; City Structure and Corridors. (Section 11.1)</p> <p>Lands designated Residential Low Density I will permit the following uses:</p> <ul style="list-style-type: none"> a. detached dwelling; b. semi-detached dwelling, and duplex dwelling. (Section 11.2.5.3)
Chapter 16 Neighbourhoods	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)</p>
Chapter 19 Implementation	<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; • that a municipal comprehensive review of the land use designation or a five year review is not required; • 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. (Section 19.5.1)

Mississauga Zoning By-law

Existing Zoning

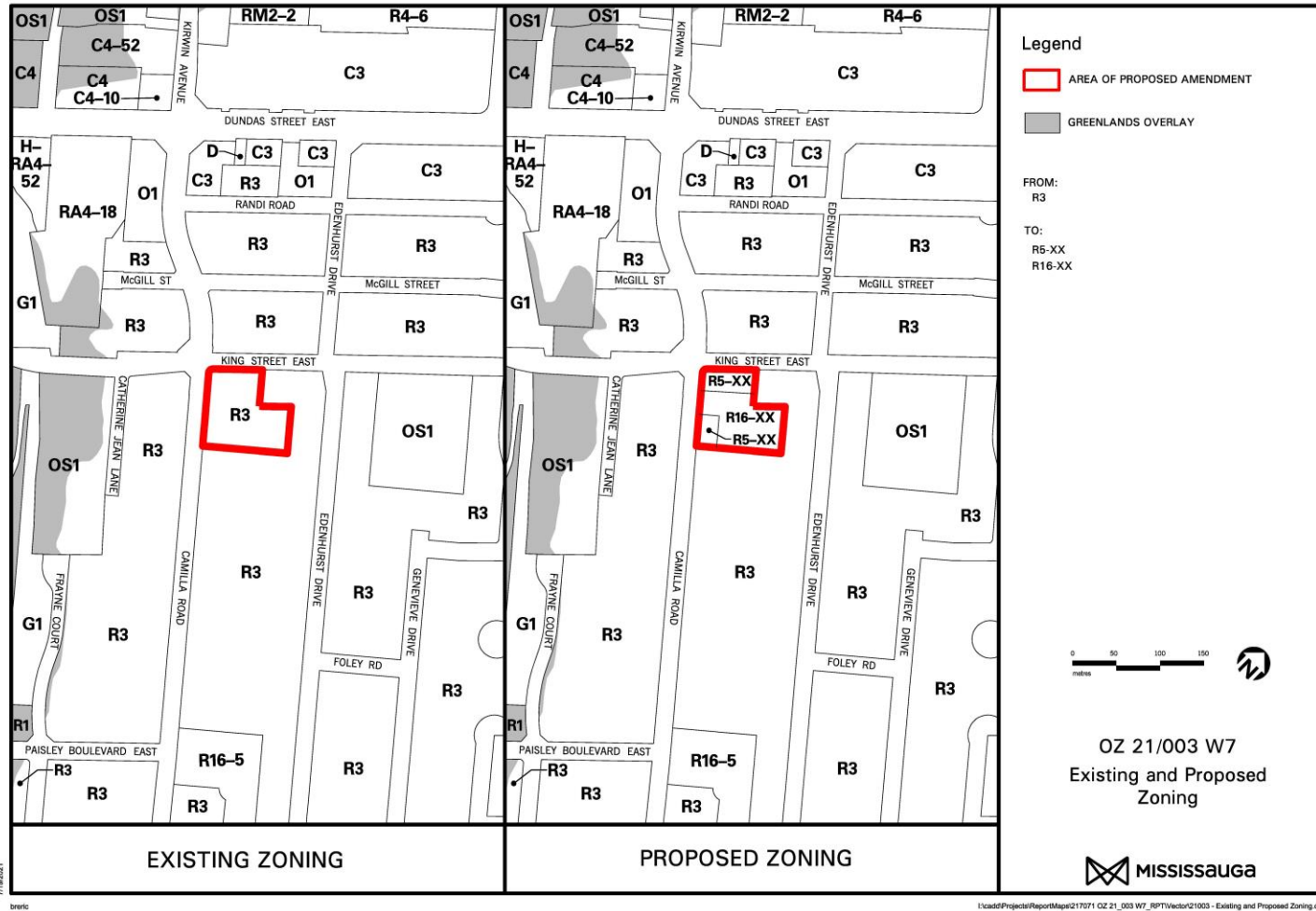
The subject property is currently zoned **R3** (Detached Dwellings – Typical Lots), which permits detached homes.

Proposed Zoning

The applicant is proposing to zone the property **R5 – Exception** (Detached Dwellings – Typical Lots), to permit detached homes and **R16 – Exception** (Detached Dwellings on a CEC – Road), to permit

detached dwellings on a common element condominium road.

Through the processing of the applications, staff may recommend a more appropriate zone category for the development in the Recommendation Report.



Excerpt of Zoning Map 14

Proposed Zoning Regulations

Zone Regulations	Existing R3 Zone Regulations	Proposed R5 Base Zone Regulations	Proposed R5 Amended Zone Regulations
Minimum lot area - interior lot	550 m ² (5,920 ft. ²)	295 m ² (3,175 ft. ²)	230 m ² (2,475 ft. ²)
Minimum lot area - corner lot	720 m ² (7,750 ft. ²)	415 m ² (4,467 ft. ²)	245 m ² (2,637 ft. ²)
Minimum lot frontage – corner lot	19.5 m (64 ft.)	13.5 m (44 ft.)	10 m (33 ft.)
Maximum lot coverage	35%	40%	45%
Minimum exterior side yard	6.0 m (19.6 ft.)	4.5 m (15 ft.)	2.0 m (6.5 ft.)
Minimum interior side yard – corner lot	1.2 m (4 ft.) plus 0.61 m (2 ft.) for each additional storey above one storey	1.2 m (4 ft.)	0.61 m (2 ft.)
Minimum rear yard – interior lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6.0 m (19.6 ft.)
Minimum front yard * corner lot	6.0 m (19.6 ft.)	4.5 m (15 ft.)	1.5 m (5 ft.)
Maximum encroachment of a porch , located at and accessible from the first storey or below the first storey , inclusive of stairs into the required front yard * corner lot	1.6 m (5 ft.)	1.6 m (5 ft.)	0.8 m (2.6 ft.)
Maximum encroachment of a porch , located at and accessible from the first storey or below the first storey , inclusive of stairs into the required front yard	1.6 m (5 ft.)	1.6 m (5 ft.)	2.0 m (6.5 ft.)
Maximum height	10.7 m (35 ft.)	10.7 m (35 ft.)	11.0 m (36 ft.)

Zone Regulations	Existing R3 Zone Regulations	Proposed R16 Base Zone Regulations	Proposed R16 Amended Zone Regulations
Minimum lot area – interior lot	550 m ² (5,920 ft. ²)	550 m ² (5,920 ft. ²)	230 m ² (2,475 ft. ²)
Minimum lot area – corner lot	720 m ² (7,750 ft. ²)	720 m ² (7,750 ft. ²)	227 m ² (2,443 ft. ²)
Minimum lot frontage – interior lot	15.0 m (49 ft.)	15.0 m (49 ft.)	6.8 m (22 ft.)
Minimum lot frontage – corner lot	19.5 m (64 ft.)	19.5 m (64 ft.)	10 m (33 ft.)
Maximum lot coverage	35%	35%	46 %
Minimum front yard – interior lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	4.5 m (15 ft.)
Minimum front yard setback from a garage face to a street, CEC – private road or CEC – sidewalk	N/A	7.5 m (24.6 ft.)	6.0 m (19.6 ft.)
Minimum exterior side yard abutting a street, CEC – private road or CEC – sidewalk	N/A	6.0 m (19.6 ft.)	2.0 m (6.5 ft.)
Minimum exterior side yard abutting a CEC – sidewalk	N/A	3.3 m (11 ft.)	2.0 m (6.5 ft.)
Minimum interior side yard – interior lot	1.2 m (4 ft.) plus 0.61 m (2 ft.) for each additional storey or portion thereof above one storey	1.2 m (4 ft.) plus 0.61 m (2 ft.) for each additional storey or portion thereof above one storey	1.2 m (4 ft.) on one side, 0.61 m (2 ft.) on the other side
Minimum interior side yard – corner lot	1.2 m (4 ft.) plus 0.61 m (2 ft.) for each additional storey above one storey	1.2 m (4 ft.) plus 0.61 m (2 ft.) for each additional storey or portion thereof above one storey	0.61 m (2 ft.)
Maximum projection of a porch or deck inclusive of stairs			

Zone Regulations	Existing R3 Zone Regulations	Proposed R16 Base Zone Regulations	Proposed R16 Amended Zone Regulations
located at and accessible from the first storey or below the first storey into the required front yard	1.6 m (5 ft.)	1.5 m (5 ft.)	1.5 m (5 ft.)
Minimum setback of a detached dwelling to a CEC - visitor parking space	N/A	3.3 m (11 ft.)	1.2 m (4 ft.)
Accessible Parking Regulations	N/A	One Type A accessible parking space shall be required	One Type B accessible parking space shall be required
Maximum height	10.7 m (35 ft.)	10.7 m (35 ft.)	11.0 m (36 ft.)
Minimum width of a CEC – road	N/A	7.0 m (23 ft.)	6.0 m (19.6 ft.)
Minimum width of a sidewalk	N/A	2.0 m (6.5 ft.)	1.5 m (5 ft.)
Maximum driveway width	Width of garage door opening(s) plus 2.0 m (6.5 ft.) up to a maximum of 6.0 m (19.6 ft.); if no garage door maximum width of 6.0 m (19.6 ft.)	Lesser of 8.5 m (28 ft.) or 50% of the lot frontage	5.2 m (17 ft.)
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

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. As this proposal is less than 50 units, the requirement for affordable housing will not apply.

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation		
	Clifton P.S.	Camilla Road Senior P.S.	Cawthra Park S.S.
3 Kindergarten to Grade 5	Enrolment: 327	Enrolment: 588	Enrolment: 1,293
1 Grade 6 to Grade 8	Capacity: 468	Capacity: 655	Capacity: 1,044
2 Grade 9 to Grade 12	Portables: 0	Portables: 3	Portables: 5

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
	St. Timothy Elementary School	St. Paul Secondary School
3 Kindergarten to Grade 8	Enrolment: 616	Enrolment: 503
3 Grade 9 to Grade 12	Capacity: 366	Capacity: 807
	Portables: 12	Portables: 0

6. Community Questions and Comments

A community meeting was held by Ward 7 Councillor, Dipika Damerla, on May 26, 2021.

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 too much traffic currently and the proposed development will make it worse
- The proposal will have an adverse impact on traffic safety for pedestrians, children and cyclists
- There have been a number of vehicular accidents and the proposed development will make it worse
- There will be increased noise pollution
- The site is not large enough to accommodate the amount of density proposed
- The proposal does not respect the existing neighbourhood context, including lot sizes and pattern
- The proposal is not in keeping with the character of the area
- The proposal will decrease the land values of the surrounding properties
- There is a concern that the proposed parking will be insufficient

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (June 18, 2021)	Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on King Street East and a 250 mm (9.8 in.) sewer located on Camilla Road. Municipal water infrastructure consists of a 400 mm (15.7 in.) water main located on King Street East and a 150 mm (6.0 in.) water main located on Camilla Road.
Dufferin-Peel Catholic District School Board and the Peel District School Board (June 2021)	<p>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.</p> <p>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.</p>
City Community Services Department – Park Planning Section (May 21, 2021)	This Department notes that the proposed development is approximately 114 m (374 ft.) from Cooksville Park, which includes a playground and woodland. The site is also 137 m (449 ft.) from Red Oaks Park which includes a play site, multi-use pad, shade structure and soccer pitch. 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 and in accordance with the City's Policies and By-laws.
City Transportation and Works Department (July 14, 2021)	<p>Stormwater</p> <p>A Functional Servicing Report prepared by Skira and Associates Ltd., dated March 22, 2021, 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, 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 replace and upsize the storm sewer on Camilla Road in order to service the development lands, as well as on-site stormwater management controls for the post-development discharge.</p> <p>The applicant is required to provide further technical information to demonstrate the feasibility of the storm sewer outlet and proposed storm sewer; Develop an acceptable strategy to accommodate external drainage from the adjacent property, if any; and demonstrate that there will be no impact to the City's existing drainage system including how groundwater will be managed on-site.</p> <p>Traffic</p> <p>A Traffic Impact Study (TIS), prepared by Nextrans Consulting Group Inc., dated April 5 2021, was submitted in support of the proposed development. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided. The applicant is to submit the following information as part of subsequent</p>

Agency / Comment Date	Comments
	<p>submissions: An updated Traffic Impact Study addressing all staff comments; Review the driveway accesses to ensure King Street East, Camilla Road, and the private driveways can operate efficiently; Provide the future property line due to the road allowance widening towards the ultimate 20.0 m (65.6 ft.) right-of-way of King Street East and associated sight triangles as identified in the Official Plan; and address any traffic concerns from the Community related to the proposed development.</p> <p>Environmental Compliance A Phase One Environmental Site Assessment (ESA), dated December 22, 2020, and prepared by Bruce A. Brown Associates Limited Consultants, has been received. Based on the Phase One ESA, no further investigation is warranted. However, prior to the Recommendation Report, the following documents must be submitted, Reliance letter for the Phase One ESA; Certification Letter (related to land dedications); and Commitment Dewatering Letter.</p> <p>Noise A Preliminary Environmental Noise Report prepared by Jade Acoustics Inc., dated March 23, 2021, was submitted for review. The Noise Report evaluates the potential impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic from King Street East and Camilla Road. Further information is required to assess the impacts of noise levels, and identify appropriate mitigation measures for this development.</p> <p>Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings (i.e. grading and servicing plans), which are to be revised as part of subsequent submissions, in accordance with City Standards.</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"> - Alectra Utilities - Forestry, Community Services Department - Bell Canada - Canada Post - Enbridge - Fire Prevention - GTAA - Heritage, Community Services Department - Rogers Cable

Development Requirements

There are engineering matters including: noise, grading, servicing, stormwater management, traffic and environmental compliance 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.

8. 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.

The Planning Act was amended by Bill 197, COVID-19 Economic Recovery Act, 2020, S.O. 2020, c. 18. Section 37 height and density bonus provisions have been replaced with a new Community Benefit Charge (CBC). According to the Planning Act, the former density bonusing provisions continue to apply to development applications until the earlier of the City passing a CBC by-law, or September 18, 2022. If City Council passes a CBC by-law, the charge would be applied City-wide to developments that are 5 storeys or more and with 10 or more residential units whether or not there is an increase in permitted height or density. The timing of the recommendation report and Council's adoption of a zoning by-law amendment, if any, will determine whether density bonusing or the CBC by-law will apply. Should these applications be approved by Council, staff will report back to Planning and Development

Committee on the provision of community benefits or density bonusing (Section 37) as a condition of approval.

9. Next Steps

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

- Is the proposed development compatible with the existing and planned character of the area given the proposed massing, lotting fabric and density?
- Are the proposed zoning by-law exception standards appropriate?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.