

## **Detailed Information and Preliminary Planning Analysis**

**Owner: Maria Polla**

**904 Mississauga Heights Drive**

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## 1. Proposed Development

The applicant proposes to develop the property to permit five detached homes on a common element condominium (CEC) road, where one detached home exists on a large lot. A rezoning application is required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal	
Application submitted:	Received: September 28, 2021 Deemed complete: November 5, 2021
Developer/ Owner:	Maria Polla
Applicant:	Sajecki Planning
Number of units:	5 (4 additional parcels of tied land (POTL))
Road Type:	Common element condominium private road (CEC)
Anticipated Population:	14* *Average household sizes for all units (by type) based on the 2016 Census
Green Initiatives:	<ul style="list-style-type: none"> <li>• Erosion control</li> <li>• Runoff reduction</li> <li>• Compensation planting</li> </ul>

### Supporting Studies and Plans

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

- Survey
- Context and Site Plans
- Top of Bank Site Plan
- Grading and Servicing Plans
- Flood Line Mapping
- List of Low Impact Design Features
- Land Registry Documents
- Draft Zoning By-law
- Arborist Report and Tree Preservation Plan
- Planning Justification Report
- Environmental Noise Feasibility Study
- Functional Servicing Report
- Stormwater Management Report
- Slope Stability Evaluation
- Phase One Environmental Site Assessment
- Scoped Environmental Impact Study
- Transportation Assessment Letter
- Stage 1-2 Archaeological Assessment

### Application Status

Upon deeming the application 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 application.

A community meeting was held by Ward 7 Councillor, Dipika Damerla on February 1, 2022. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the application.



## 2. Site Description

### Site Information

The property is located within the Erindale Neighbourhood Character Area on the south side of Mississauga Heights Drive, south of Queensway West. The area contains detached homes and other residential and community uses. The site is currently occupied by one detached home on a large lot.



Aerial Photo of 904 Mississauga Heights Drive

Property Size and Use	
Frontages:	40.0 m (131.2 ft.)
Depth:	131.0 m (430.0 ft.)
Gross Lot Area:	0.79 ha (1.9 ac.)
Existing Uses:	One single detached home



Image of existing conditions facing south

### Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R1-8** (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** and **Greenlands** in the Erindale Neighbourhood Character Area

### Neighbourhood Context

The site is located south of Queensway West on Mississauga Heights Drive in the Erindale Neighbourhood Character Area. The surrounding area consists of detached homes and the Mississauga Golf and Country Club. The area was largely developed during the 1960s and 1970s.

## 3. Site Context

### Surrounding Land Uses

Detached homes are located to the north, east and west of the subject lands. The Credit River and the Mississauga Golf and Country Club are located directly south of the site.

The surrounding land uses are:

North:	Detached homes
East:	Detached homes
South:	The Mississauga Golf and Country Club and the Credit River
West:	Detached homes





Aerial Photo of 904 Mississauga Heights Drive

## Demographics

Based on the 2016 census, the existing population of the Erindale Neighbourhood area is 22,180 with a median age of this area being 42 (compared to the City's median age of 40). 68% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 16% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 22,800 and 22,900 respectively. The average household size is 3 persons with 18% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 5,545 units (74%) owned and 1,900 units (26%) rented with a vacancy rate of approximately 0.8%\* and 0.9%\*. In addition, the number of jobs within this Character Area is 1,295. Total employment combined with the population results in a PPJ for Erindale Neighbourhood of 29 persons plus jobs per ha (12 persons plus job per 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 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 22-1 W7 – 900 Mississauga Heights Drive – applications in process to permit five detached homes on a CEC road.

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 65 metres (213 ft.) from Queensway Trail.

The following major MiWay bus route currently services the site:

- Route 4 – Sherway Gardens

#### 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 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
<i>Provincial Policy Statement</i> (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p> <p>Development shall generally be directed to areas outside of hazardous lands. (PPS 3.1.1)</p>
<i>Growth Plan for the Greater Golden Horseshoe</i> (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</p>



Policy Document	Legislative Authority/Applicability	Key Policies
		<p>a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
Greenbelt Plan	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 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 forms 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>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Credit River are considered Regional Core Greenlands.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.	<p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p>

### **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 Erindale Neighbourhood Character Area and are designated **Residential Low Density I** and **Greenlands**. The **Residential Low Density I** designation permits detached, semi-detached and duplex homes. The **Greenlands** designation permits conservation, stormwater

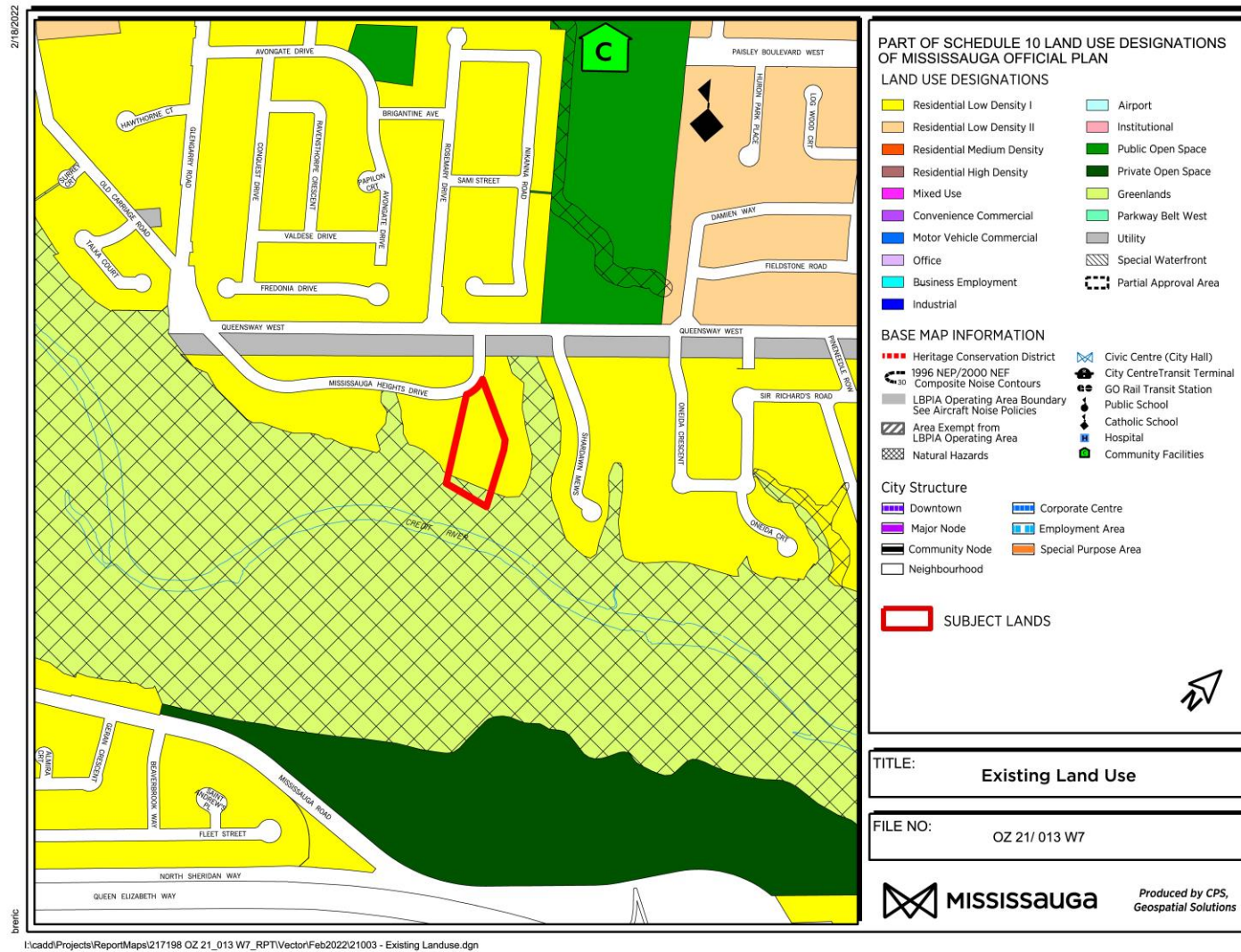
management facilities, flood control and/or erosion management, passive recreation activity and parkland.

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

### **Proposed Designation**

The applicant is proposing to retain the existing designations. An official plan amendment is not required.

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



Excerpt of Erindale Neighbourhood Character Area

## Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of this application. 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 5.1.7)</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)</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 transition in use, built form, density and scale. (Section 5.3.5.6)</p>
Chapter 6 Value The Environment	<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. (Section 6.3.7 and Section 6.3.8)</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. (Section 6.3.10)</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. (Section 6.3.24.a &amp; b)</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. (Section 6.3.26)</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. (Section 6.3.47)</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>



	General Intent
	<p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> <li>the development of a range of housing choices in terms of type, tenure and price;</li> <li>the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ol> <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>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. 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. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> <li>Respect existing lotting patterns;</li> <li>Respect the continuity of front, rear and side yard setbacks;</li> <li>Respect the scale and character of the surrounding area;</li> <li>Minimize overshadowing and overlook on adjacent neighbours;</li> <li>Incorporate stormwater best management practices;</li> <li>Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ol>
Chapter 11 General Land Use Designations	<p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. (Section 11.2.3.1)</p> <p>Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)</p> <p>In addition to the Uses Permitted in all Designations, lands designated Residential Low Density I will also permit the following uses:</p> <ul style="list-style-type: none"> <li>Detached dwelling;</li> <li>Semi-detached dwelling; and</li> <li>Duplex dwelling (Section 11.2.5.3)</li> </ul>
Chapter 16 Neighbourhoods	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)
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"> <li>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;</li> <li>that a municipal comprehensive review of the land use designation or a five year review is not required;</li> <li>the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> </ul>

	General Intent
	<ul style="list-style-type: none"> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• 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)</li> </ul>

## Mississauga Zoning By-law

### Existing Zoning

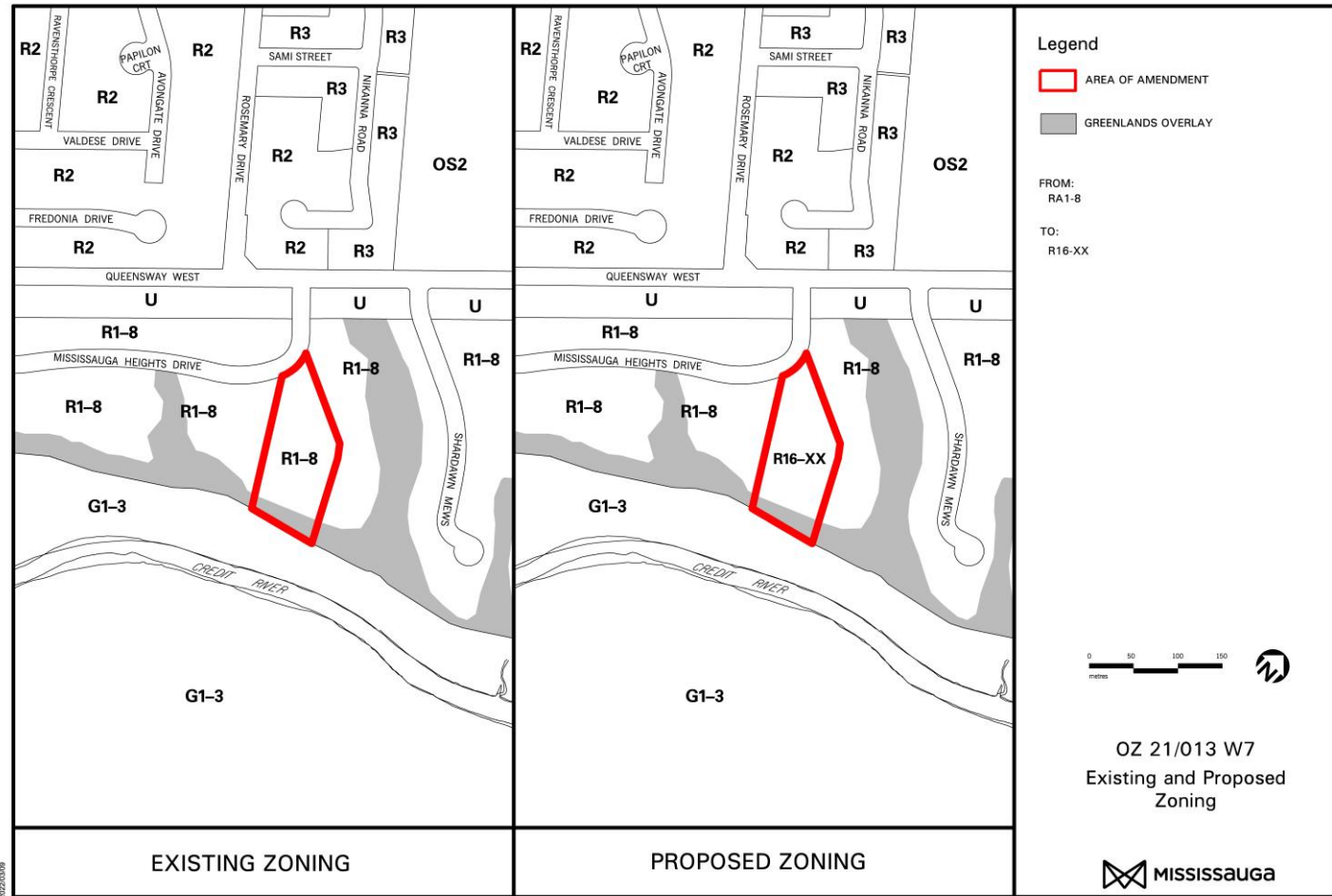
The portion of the site proposed for redevelopment is currently zoned **R1-8** (Detached Dwellings – Typical Lots), which permits detached homes.

### Proposed Zoning

The applicant is proposing to zone the property **R16 – Exception** (Detached Dwellings on a CEC – Road) to permit 5 detached homes,

each on its own POTL with frontage onto a common element condominium (CEC) road.

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



Excerpt of Zoning Map 16

### Proposed Zoning Regulations

Zone Regulations	R1-8 Zone Regulations	R16 Base Zone Regulations	R16 Amended Zone Regulations
Minimum <b>Interior Side Yard</b> – Parcel D	1.8 m (6 ft.) on one side of the lot and 4.2 m (13.7 ft.) on the other side	2.5 m (8 ft.)	0.0 m (0.0 ft.)
Minimum <b>Rear Yard</b> – Parcel D	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	0.0 m (0.0 ft.)
Total minimum visitor <b>parking spaces</b>	N/A	1	0
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is 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	
1 Kindergarten to Grade 8	Hawthorn P.S.	Port Credit S.S.
1 Grade 9 to Grade 12	Enrolment: 220 Capacity: 153 Portables: 3	Enrolment: 1,333 Capacity: 1,203 Portables: 1

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	St. Jerome CES	St. Martin CSS
1 Grade 9 to Grade 12	Enrolment: 243 Capacity: 245 Portables: 6	Enrolment: 1,055 Capacity: 1,026 Portables: 0

## 6. Community Questions and Comments

A community meeting was held by Ward 7 Councillor, Dipika Damerla on February 1, 2022. Approximately 30 residents were in attendance.

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.

- The proposal will increase the amount of traffic in the area
- The proposal will have an adverse impact on traffic safety for pedestrians



- There have been a number of vehicular accidents and the proposed development will make it worse
- The proposal will increase pollution in the area
- A construction management plan should be required prior to approval of the rezoning
- The west entrance to Mississauga Heights Drive should be closed and the street should be converted to a cul-de-sac
- The existing stop sign located at Queensway West and Rosemary Drive should be moved to the intersection at Queensway West and Mississauga Heights Drive
- The proposal does not respect the existing neighbourhood context, including lot sizes and lotting pattern
- The proposal is not in keeping with the character of the area
- The proposal does not include affordable housing
- The proposal is too dense and will adversely impact wildlife habitats and erosion control in the area
- The application should not be permitted as it is adjacent to an environmentally sensitive area
- The applicant removed trees illegally and should be required to replace these trees and the application should be reviewed as if these trees had not been removed
- Replacement trees should be mature trees.

## 7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (January 2022)	Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Mississauga Heights Drive. Municipal water infrastructure consists of a 150 mm (6.0 in.) water main located on Mississauga Heights Drive.
Dufferin-Peel Catholic District School Board and the Peel District School Board (November 2021)	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 (February 2022)	The proposed development is approximately 65 m (213 ft.) from the Queensway Trail. The southern portion of the property that abuts the Credit River is identified as a Significant Natural Area in the Natural Heritage System. The Environmental Impact Study (EIS), prepared by Doughan and Associates dated June 2021, is deficient in several areas and has not satisfactorily identified and addressed the City's Natural Heritage System concerns. The EIS must address the following: a) The significance of woodlands onsite;

Agency / Comment Date	Comments
	<p>b) The significant wildlife habitat assessment;  c) An assessment of significant valleylands and natural heritage features;  d) Impacts on adjacent lands (including recommendations on how the natural heritage system will be protected, enhanced, restored or expanded).</p> <p>In addition, it is noted that 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.</p>
<p>City Transportation and Works Department  (January 2022)</p>	<p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p>Stormwater  A Functional Servicing Report (FSR) dated March 19, 2021, and a Stormwater Management Report dated March 22, 2021, prepared by WSP were submitted in support of the proposed development. The purpose of the reports is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls. For the subject site, the applicant is proposing the storm outlet to be directly discharged to the Credit River.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> <li>• indicate any existing/proposed easements within the site;</li> <li>• develop an acceptable strategy to capture the external flow from the adjacent property to ensure that it does not enter into the site's private storm sewer system nor impact the City's existing drainage system; and</li> <li>• provide written confirmation from the Credit Valley Conservation that they have no objection to construction within their regulated area.</li> </ul> <p>Traffic  A Transportation Opinion Letter prepared by WSP and dated March 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 required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> <li>• an updated Transportation Opinion Letter addressing all staff comments;</li> <li>• turning movement diagrams to evaluate the internal site circulation and access point;</li> <li>• a review of the driveway access to ensure the site access and internal driveway can operate safely and efficiently;</li> <li>• responses to any traffic concerns from the Community related to the proposed development.</li> </ul> <p>Environmental Compliance  A Phase One Environmental Site Assessment (ref # 20M-01451-00), dated January 18, 2021, prepared by WSP has been received and reviewed. The applicant is required to provide the following:</p>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> <li>• Reliance letter for the Phase One ESA report;</li> <li>• Complete ESSQD Form;</li> <li>• Clarification about land dedication; and</li> <li>• Commitment Discharge Letter.</li> </ul> <p>Noise</p> <p>An Environmental Noise Feasibility Study prepared by WSP, dated March 22, 2021 and was submitted for review. The noise study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and stationary sources from adjacent buildings and facilities. Noise mitigation will be required as a result of transportation and stationary noise sources, and the applicant is required to submit an updated report with further information in regards to the required noise mitigation measures.</p> <p>Engineering Plans/Drawings</p> <p>The applicant has submitted a number of technical plans and drawings, which are to be revised in accordance with City standards, including a proper elevation benchmark on the Grading Plan.</p>
Credit Valley Conservation (CVC) Authority (January 2022)	<p>This application proposes to create five lots (POTLs) on a CEC road. The existing lot of record contains (as stated in the EIS), a mixed forest community that is 0.74 ha (1.8 ac.). This mixed forest community is directly contiguous with the adjacent significant natural area; this significant natural area is coincident with CVC's regulated valleyland and associated significant vegetation. This significant vegetation associated with the valleyland is mapped as a dry fresh deciduous forest and is present along the slopes as well as extending beyond the staked top of bank. Currently, the submitted EIS proposes almost complete removal (91%) of the mixed forest without providing an adequate assessment of the existing site conditions relative to the City's natural heritage feature definitions and/or criteria of the components that comprise the Green System. Further, the EIS does not provide adequate restoration and/or enhancement (i.e., replanting of 193 trees for the removal of 223 mature trees). It is well recognized that mapping and feature refinement should occur via the development process (i.e., by an EIS that is guided by the text of the Official Plan and other applicable documents). The EIS should be amended to include discussion of the woodland itself as well as in context with its apparent connection to the valley and its significant vegetation. The resulting site plan should clearly demonstrate policy conformity, reflect avoidance first principles, and ideally result in a net ecological gain.</p> <p>The CVC recommends that any existing natural heritage features should be delineated and afforded protection via a protective zoning. CVC's typical development setback is 10 m (32.8 ft.) from the dripline and this should be shown on all relevant plans. If reductions are proposed, rationale should be provided for review.</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"> <li>- Alectra Utilities</li> <li>- Arborist – City Property, Community Services Department</li> <li>- Arborist – Private Property, Community Services Department</li> </ul>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> <li>- Fire Prevention</li> <li>- Heritage, Community Services Department</li> <li>- Trillium Health Partners</li> <li>- Bell Canada</li> <li>- Canada Post</li> <li>- Enbridge</li> <li>- Greater Toronto Airport Authority</li> <li>- Rogers Cable</li> </ul>

### Development Requirements

There are engineering matters including: grading, environmental, 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.

## 8. Section 37 Community Benefits (Bonus Zoning)

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.

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. As this application only proposes four additional units, the CBC would not apply.

## 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, building height, and lotting fabric?
- Are the proposed zoning by-law exception standards appropriate?
- Has a satisfactory EIS been submitted addressing issues related to adequate restoration and/or enhancement of the existing natural heritage features on site?
- Is a joint CEC road between 904 and 900 Mississauga Heights Drive desirable for the development?

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 application.