

City of Mississauga
Corporate Report



<p>Date: September 4, 2020</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: OZ 19/020 W11 and T-M19007 W11</p>
	<p>Meeting date: September 28, 2020</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Rezoning and Draft Plan of Subdivision applications to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater pond and to retain the existing heritage house all on public roads

1200 Old Derry Road, north of Highway 401, south of Old Derry Road, east of Old Creditview Road, west of Second Line West

Owner: Hanlon Glen Homes Inc. and Simqua Developments Inc.

Files: OZ 19/020 W11 and T-M19007 W11

Recommendation

That the report dated September 4, 2020, from the Commissioner of Planning and Building regarding the applications by Hanlon Glen Homes Inc. and Simqua Developments Inc. to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater pond and to retain the existing heritage house, under Files OZ 19/020 W11 and T-M19007 W11, 1200 Old Derry Road, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires an amendment to the zoning by-law and a draft plan of subdivision
- Community concerns identified to date relate to traffic volumes and the road network
- Prior to the next report, matters to be addressed include the provision of additional technical information, appropriateness of the proposed zoning by-law exceptions, compatibility with the surrounding development, adequacy of the existing roads to accommodate increased traffic, protection of greenlands and natural features and relocation of the heritage building

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 rezoning and draft plan of subdivision applications are required to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater management pond and to retain the existing heritage house. The application is to amend the zoning by-law from **D-8** (Development – Exception) and **G1-7** (Greenlands - Exception) to **R2-Exception** (Detached Dwellings-Typical Lots), **R11-Exception** (Detached Dwellings-Garage Control Lots - Exception), **RM2-Exception** (Semi-Detached), **OS1** (Open Space-Community Park) and **OS1-Exception** (Open Space-Community Park-Exception). A plan of subdivision is required to create the lots and blocks for the dwellings, public roads, and the stormwater pond.

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

Comments

The applications are on part of a larger property that is bounded by Old Derry Road, east of Creditview Road/Old Creditview Road, north of Highway 401 and west of the existing Meadowvale residential neighbourhood and is traversed by the Credit River Valley. The lands subject to these applications are located on a portion of the larger property, and are east of the Credit River Valley within the Meadowvale Village Neighbourhood Character Area. The site is currently occupied by three detached homes, two of which are located within the valley and proposed for demolition. The other house is designated under the *Heritage Act*, is known as the Simpson-Humphries House and is proposed to be relocated to Lot 59 on the proposed draft plan of subdivision.



Aerial image of 1200 Old Derry Road



Proposed Meadowvale Development Plan

Proposed Draft Plan of Subdivision

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 *Greenbelt Plan* works together with the Growth Plan to build upon the policy of the PPS to protect the natural environment and determine where and how growth should be accommodated. The City of Mississauga is not located within the Greenbelt Plan area and, as such, the Greenbelt Act does not apply. However, the Credit River and Etobicoke Creek flow through Mississauga and connect natural heritage systems within the Greenbelt to Lake Ontario. The *Greenbelt Plan* provides direction to municipalities for the long term protection and enhancement of these external connections.

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

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
- Appropriateness of proposed zoning by-law exceptions
- Compatibility with surrounding development
- Adequacy of existing roads to accommodate increased traffic
- Protection of greenlands and natural features
- Relocation of the heritage building

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Hanlon Glen Homes Inc. and Simqua Developments Inc.

1200 Old Derry Road

Table of Contents

1. Site History	2
2. Site and Neighbourhood Context	2
3. Project Details.....	5
4. Land Use Policies, Regulations & Amendments.....	11
5. Summary of Applicable Policies	15
6. School Accommodation	19
7. Community Comments.....	20
8. Development Issues	20
9. Section 37 Community Benefits (Bonus Zoning)	24

1. Site History

- January 1860 – Simpson-Humphries house was constructed and the property was used for agricultural purposes
- July 26, 1966 - By-law 5500 zoned the property A (Agricultural) and G (Greenbelt)
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Low Density II** and **Greenlands** in the Meadowvale Village Neighbourhood Character Area
- June 20, 2007 – Zoning By-law came into force; the subject lands were zoned **D-8** (Development – Exception) **G1-7** (Greenlands - Exception)
- December 2019 – Applications submitted for a Rezoning and Proposed Draft Plan of Subdivision, under files OZ 19/020 W11 and T-M19007

2. Site and Neighbourhood Context

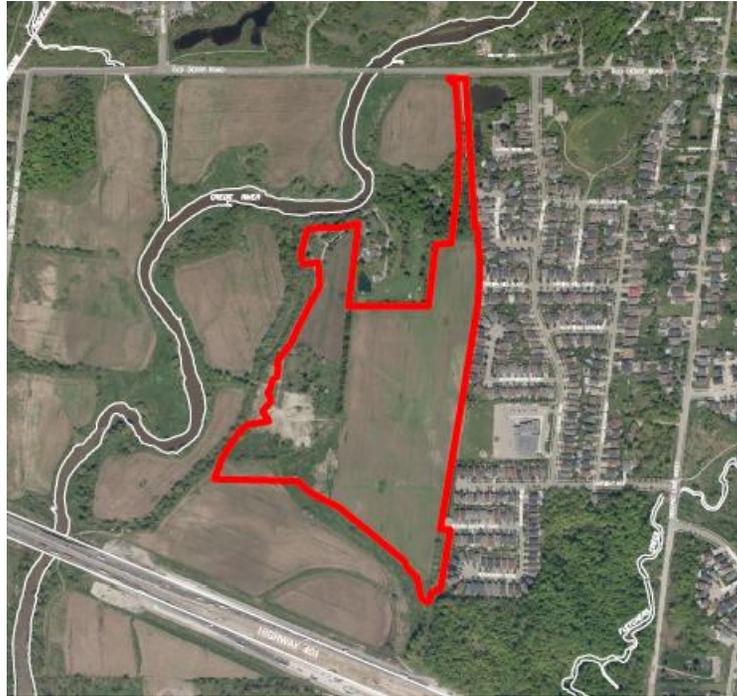
Site Information

The entire property is located on the south side of Old Derry Road, east of Creditview Road/Old Creditview Road, north of Highway 401 and west of the existing Meadowvale residential neighbourhood and is traversed by the Credit River Valley. The portion of the property subject to these applications is the lands to the east of the Credit River Valley and west of the existing Meadowvale neighbourhood. The site is currently occupied by three detached homes, two of which are located

along the valley and are proposed to be demolished. The other home is designated under the *Heritage Act*, is known as the Simpson-Humphries House, and is proposed to be relocated to Lot 59 on the proposed draft plan of subdivision. The current site access to all three homes is from Old Derry Road.



View from Old Derry Road facing south



Aerial of lands subject to application

Surrounding Land Uses

The lands subject to the applications are located on the western limit of the Meadowvale Village neighbourhood. The western portion of the owner’s property is vacant land and is traversed by the Credit River. Further west is the Meadowvale Business Park Community and a small pocket of residential homes on the west side of Old Creditview Road. North of the subject lands is an office and conservation area and to the south is a highway.

The surrounding land uses are:

- North: Credit Valley Conservation offices and Meadowvale Conservation Area
- East: Detached and semi-detached homes, St. Julia Catholic Elementary School and the Meadowvale Woods North Park
- South: Farmland, Greenlands, Highway 401
- West: Credit River and vacant farmland

Property Size and Use		
	Entire Property	Area of Application
Frontage along Old Derry Road:	870 m (2,854 ft.)	20 m (65.6 ft.)
Depth:	1 232 m (4,042 ft.)	1 232 m (4,042 ft.)
Gross Lot Area:	87.6 ha (216.6 ac.)	20.9 ha (51.7 ac.)
Existing Uses:	Agriculture	Residential



Aerial Photo of 1200 Old Derry Road

The Neighbourhood Context

The subject property is located in the Meadowvale Village Neighbourhood Character Area, an area that was established between the 1990's and late 2000's. The majority of the surrounding neighbourhood consists of detached dwellings, though the immediate area to the east contains a limited number of semi-detached homes.

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). 71% of the neighbourhood population are of working age (15 to 64 years of age), with 22% children (0-14 years) and 8% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be between 33,300 and 33,700 respectively. The average household size is 4 persons per dwelling. 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%*. In addition, the number of jobs within this Character Area is 1,661. Total employment combined with the population results in a PPJ for Meadowvale Village Neighbourhood of 36 persons plus jobs per ha. (90 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 Northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

Other Development Applications

There are two active development applications in the vicinity of the subject property.

- 6611 Second Line West – Official Plan Amendment and Rezoning applications to permit 6 semi-detached homes and 13 townhomes, under file OZ 17/017 W11

- 7060 Old Mill Lane – Rezoning application to permit 1 detached home, under file OZ 18/004 W11

Community and Transportation Services

This area is well served by City of Mississauga facilities such as Courtnepark Community Centre which includes a library, multi-purpose rooms, gymnasium space and outdoor recreation fields. Courtnepark Community Centre is accessible in approximately 4 minutes by car and approximately 7 minutes by Bus Route 57. In addition, Rivergrove Community Centre and Frank McKechnie Community Centre both offer extensive recreational activities and are approximately 10 minutes by car and 40 minutes by bus. In addition, the applicant will be providing a public park within the proposed development.

The area is serviced Monday to Friday by Route 57, which connects to the Meadowvale Town Centre Major Transit Station, as well as the Renforth Transitway Station. Route 61 runs along Old Derry Road and services Mavis Road from Brampton’s Sheridan College, through Heartland Centre to the City Centre Transit Terminal.

- Route 57 – West – Courtney Park
- Route 61 – Mavis

These applications may have impacts on the existing traffic in the community, and further evaluation is required.

3. Project Details

The applications are to permit a 322 lot subdivision. The applicant proposes 260 detached and 62 semi-detached dwellings, a public park, stormwater pond and to retain the existing heritage house.

Development Proposal	
Applications submitted:	Received: December 19, 2019 Deemed complete: January 20, 2020
Developer/ Owner:	Hanlon Glen Homes Inc. and Simqua Developments Inc.
Applicant:	Weston Consulting
Number of dwelling units:	322 dwelling units
Road Type:	Public
Anticipated Population:	1,140* *Average household sizes for all units (by type) based on the 2016 Census

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>:

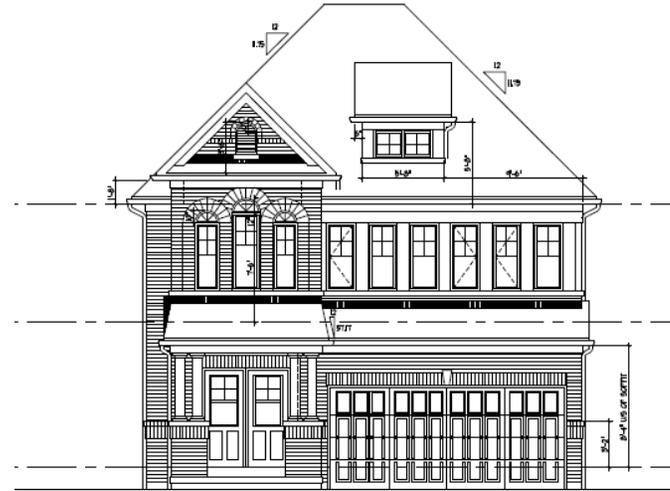
- Draft Plan of Subdivision
- Survey
- Easements/Restrictions on Title
- Grading and Site Services Plan
- Building Elevation Plans
- Architectural Control/Urban Design Guidelines

- Draft Zoning By-law
- Planning Justification Report
- List of Low Impact Design Features
- Environmental Noise Assessment
- Tree Inventory and Arborist Report
- Environmental Impact Study
- Traffic Impact Study/Transportation Demand Management
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Report
- Hydrological Assessment
- Slope Stability Study
- Soils Management Plan
- Phase 1 & 2 Environmental Site Assessments
- Heritage Impact Assessments
- Stage 1 & 2 Archaeological Assessments

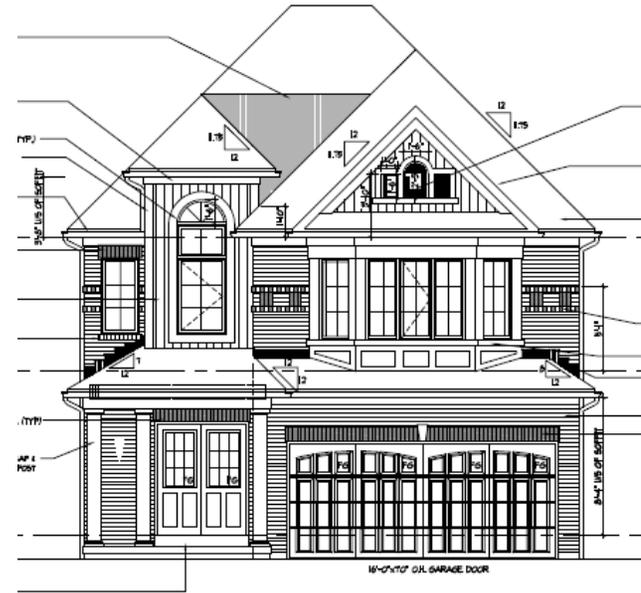
Draft Plan of Subdivision



Proposed Concept Drawings
Single Detached Homes



Proposed Concept Drawings
Single Detached Homes



Proposed Concept Drawings Semi-Detached Homes



4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Excerpt of Meadowvale Village Neighbourhood Character Area

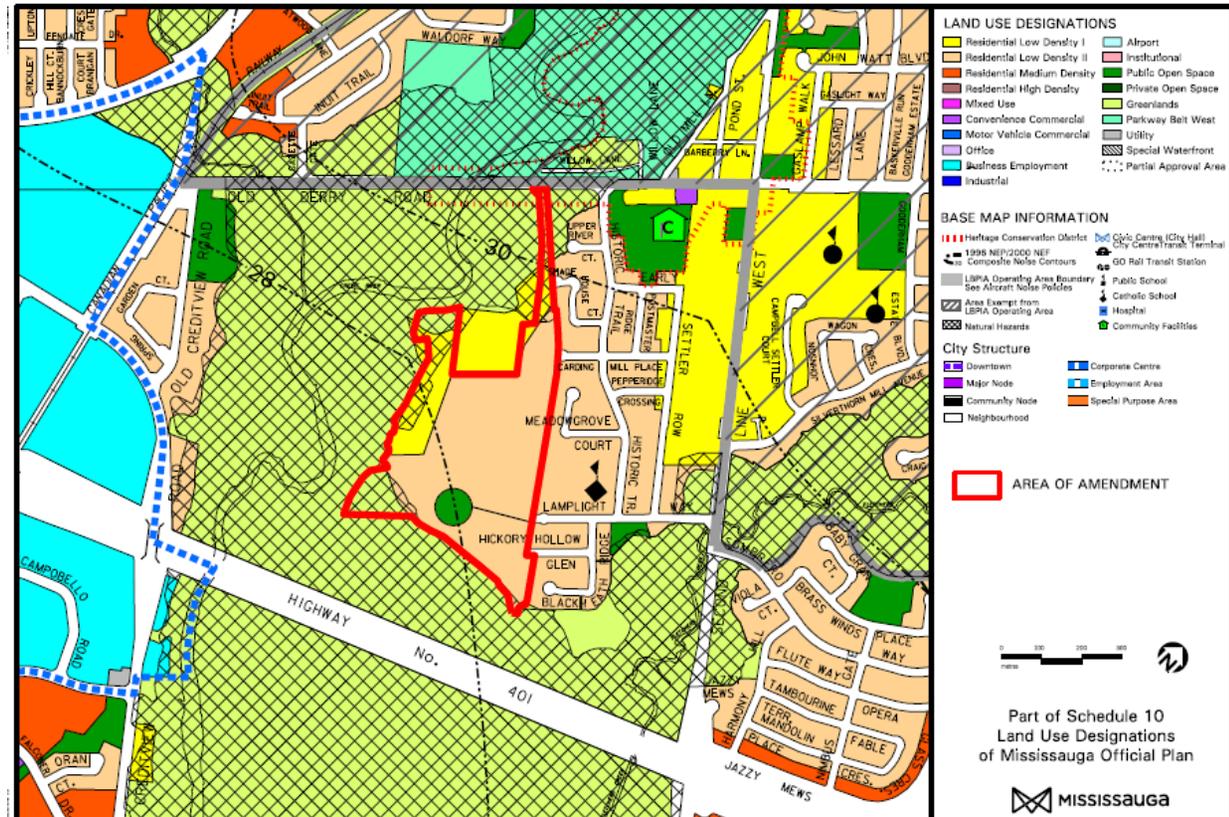
Existing Designation

The site is designated **Residential Low Density I** which permits detached dwellings and **Residential Low Density II** which permits detached, semi-detached, duplex and other forms of low-rise dwellings with individual frontages. The **Greenlands** designation is generally associated with natural hazards and natural areas to provide for the protection, enhancement and restoration of the Natural Heritage System. The **Public Open Space** designation permits cemetery, conservation, golf course, nursery gardening, recreational facility, stormwater retention pond and the proposed public park.

The site is also part of Special Site 10 which requires that development be designed in a similar manner to the lands to the east, and that a park of approximately 0.5 ha (1.2 ac.) be located proximate to the Credit River Valley.

An official plan amendment application is not required.

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



Mississauga Zoning By-law

Existing Zoning

The portion of the site proposed for redevelopment is currently zoned **G1-7** (Greenlands-Exception) and **D-8** (Development-Exception).

The **G1-7** zone permits flood control, stormwater management, erosion management, natural heritage features and areas conservation, as well as existing agricultural uses and a golf course.

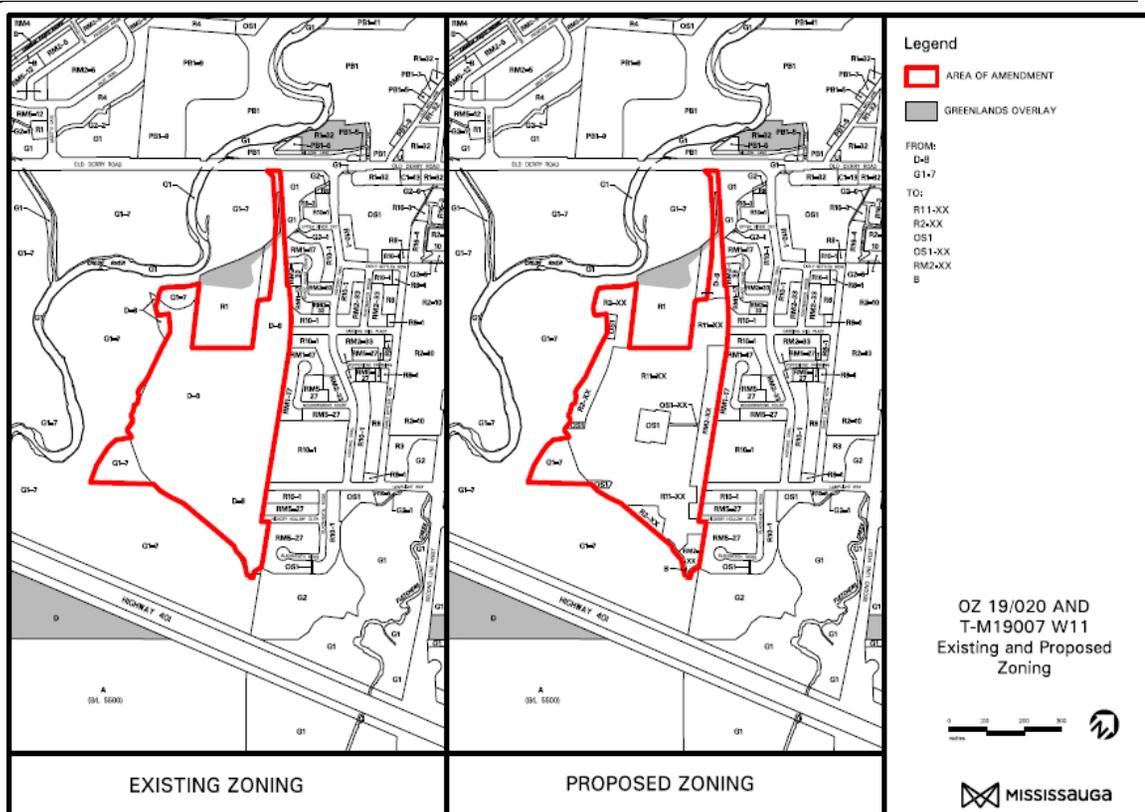
The **D-8** zone permits the existing detached dwelling legally existing on the date of passing of the By-law accessory to an agricultural use and agricultural use legally existing on the date of passing of the By-law.

Proposed Zoning

The applicant is proposing new zones on the property as follows:

- **R2-Exception** (Detached Dwelling) to permit detached dwellings on lots with frontages of 18 m (60 ft.)
- **R11-Exception** (Detached Dwellings – Garage Control Lots) to permit detached dwellings on lots with frontages of 11 m (36 ft.)
- **RM2-Exception** (Semi-Detached) to permit semi-detached dwellings on lots with a frontage of 7.6 m (25 ft.)
- **OS1** (Open Space 1) and **OS1-Exception** (Open Space 1–Exception) zones to permit public open spaces areas with additional uses

The existing **G1-7** will remain in areas where no changes to the property will occur.



Proposed Zoning Regulations

Zone Regulations	R2 Base Zone Regulations	R2-Exception Proposed Zone Regulations	Abutting R10 Base Zone Regulations	R11 Base Zone Regulations	R11-Exception Proposed Zone Regulations	RM2 Base Zone Regulations	RM2-Exception Proposed Zone Regulations
Minimum Lot Area – Interior lot	--	--	365 m ² (3,928 ft. ²)	295 m ² (3,175 ft. ²)	295 m ² (3,175 ft. ²)	--	--
Minimum Lot Area – Corner lot	--	--	500 m ² (5,382 ft. ²)	415 m ² (4,467 ft. ²)	415 m ² (4,467 ft. ²)	--	--
Minimum Lot Frontage – Interior lot	--	--	12.0 m (39.0 ft.)	9.75 m (32.0 ft.)	9.75 m (32.0 ft.)	--	--
Minimum Lot Frontage – Corner lot	--	--	16.5 m (54.0 ft.)	13.5 m (44.0 ft.)	13.5 m (44.0 ft.)	--	--
Maximum Lot Coverage	30%	50%	40%	40%	52%	45%	52%
Minimum Front Yard – Corner lot	7.5 m (24.5 ft.)	4.5 m (14.7 ft.)	--	--	--	--	--
Minimum Front Yard – Interior lot	9.0 m (29.5 ft.)	4.5 m (14.7 ft.)	--	--	--	--	--
Minimum Front Yard Garage Face – Interior lot	9.0 m (29.5 ft.)	6.0 m (19.5 ft.)	6.0 m (19.5 ft.)	6.0 m (19.5 ft.)	5.8 m (19.0 ft.)	6.0 m (19.5 ft.)	5.8 m (19.0 ft.)

Zone Regulations	R2 Base Zone Regulations	R2-Exception Proposed Zone Regulations	Abutting R10 Base Zone Regulations	R11 Base Zone Regulations	R11-Exception Proposed Zone Regulations	RM2 Base Zone Regulations	RM2-Exception Proposed Zone Regulations
Minimum Front Yard Garage Face – Corner lot	7.5 m (24.5 ft.)	6.0 m (19.5 ft.)	6.0 m (19.5 ft.)	6.0 m (19.5 ft.)	5.8 m (19.0 ft.)	--	--
Minimum Exterior Side Yard	7.5 m (24.5 ft.)	4.5 m (14.7 ft.)	--	--	--	--	--
Minimum Exterior Side Yard Garage Face	7.5 m (24.5 ft.)	6.0 m (19.5 ft.)	6.0 m (19.5 ft.)	6.0 m (19.5 ft.)	5.8 m (19.0 ft.)	6.0 m (19.5 ft.)	5.8 m (19.0 ft.)
Minimum Interior Side Yard – Interior lot	1.8 m (6.0 ft.) plus 0.61 m (2.0 ft.) for each storey about one storey	1.2 m (4.0 ft.)	1.2 m (4.0 ft.)	1.2 m (4.0 ft.) on one side and 0.61 m (2.0 ft.) on the other side	1.2 m (4.0 ft.) on one side and 0.61 m (2.0 ft.) on the other side		
Minimum Interior Side Yard – Corner lot	3.0 m (10.0 ft.)	1.2 m (4.0 ft.)	1.2 m (4.0 ft.)	1.2 m (4.0 ft.)	0.61 (2.0 ft.)		
Minimum Rear Yard – Interior lot	7.5 m (24.5 ft.)	7.0 m (23.0 ft.)	7.5 m (24.5 ft.)	7.5 m (24.5 ft.)	7.0 m (23.0 ft.)	--	--
Minimum Rear Yard – Corner Lot	--	--	7.5 m (24.5 ft.)	7.5 m (24.5 ft.)	7.0 m (23.0 ft.)	--	--
Minimum Rear yard	--	--	--	--	--	7.5 m (24.5 ft.)	7.0 m (23.0 ft.)

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. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.2)</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> <p>Sites with contaminants in land or water shall be assessed and remediated. (PPS 3.2.2)</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>

Policy Document	Legislative Authority/Applicability	Key Policies
		<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>New development in designated greenfield areas will support the achievement of complete communities, support active transportation and encourage the integration and sustained viability of transit services. (Growth Plan 2.2.7.1)</p> <p>The minimum density target applicable to the designated greenfield area of the Region of Peel is not less than 50 residents and jobs combined per hectare (20.2 residents and jobs combined per acre). (Growth Plan 2.2.7.2.a)</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>
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</p>	<p>Specific Objective Provide open space at Credit River Mullet Creek. (PBWP 6.3.2.q)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>be preserved and enhanced through public acquisition.</p> <p>The portions of the lands that contain the valleylands associated with the Credit River are designated Public Open Space and Buffer Area in the PBWP.</p>	<p>Implementing Actions Acquire lands for the following Public Open Space Areas: Credit River-Mullet Creek (PBWP 6.3.3.i)</p> <p>Provide setbacks for all buildings or structures along Credit River-Mullet Creek Public Open Space Area to ensure development does not overpower the valleys and to prevent damage to the valley rims through construction close to the valley. (PBWP 6.3.3.k)</p> <p>Ensure that the design, development, and use of the Public Open Space Areas minimize any detrimental effect on woodlots, hedgerows, and the following prominent features: Credit River-Mullet Creek Valleys (PBWP 6.3.3.m)</p>
<p>Region of Peel Official Plan (ROP)</p>	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications.</p> <p>The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel’s Urban System</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p>

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019.

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

The lands are located within the Meadowvale Village Neighbourhood Character Area are designated Residential Low Density I which permits detached dwellings, and Residential Low Density II which permits detached, and semi-detached, duplex and other forms of low-rise dwellings with individual frontages. The Greenlands designation is generally associated with natural hazards and natural areas to provide for the protection, enhancement and restoration of the Natural Heritage System. The Public Open Space designation permits cemetery, conservation, golf course, nursery gardening, recreational facility, stormwater retention pond and the proposed public park.

The applicant does not need to change the designation of the property.

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* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028 <https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

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

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>82 Kindergarten to Grade 6 35 Grade 7 to Grade 8 41 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Meadowvale Village Public School</p> <p>Enrolment: 504 Capacity: 623 Portables: 0</p> <p>David Leeder Middle School</p> <p>Enrolment: 917 Capacity: 896 Portables: 3</p> <p>Mississauga Secondary School</p> <p>Enrolment: 1,236 Capacity: 1,554 Portables: 0</p>	<p>Student Yield:</p> <p>60 Kindergarten to Grade 8 42 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>St. Julia Catholic Elementary School</p> <p>Enrolment: 410 Capacity: 579 Portables: 0</p> <p>St. Marcellinus Secondary School</p> <p>Enrolment: 1,780 Capacity: 1,509 Portables: 6</p>

7. Community Comments

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

- The proposed development will increase pedestrian and vehicular traffic
- The vehicular access from the existing subdivision to Mavis Road is limited and the development will compound the traffic issue
- Concern regarding loss of greenlands, natural areas and farmland

- Concern regarding the amount of fill required/being proposed for the development
- Concern regarding flooding and how access to Old Derry Road would be provided
- A few residents expressed interest in purchasing homes in the development

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (May 11, 2020)	<p>The Region of Peel comments are as follows:</p> <p>To service the site, additional easements or upgrades to the existing municipal services may be required by the applicant. Upgrades are required to our existing sanitary system which are the financial responsibility of the Region. The following required oversized sanitary sewers, are included in the Five Year Capital Budget and Forecast.</p> <p>Project # 16-21-91 - Construction Year: 2020 to 2025 - 2400-mm (94 in.) sanitary trunk sewer on Derry/Old Derry Road from the East Trunk sewer at Spring Creek to West Trunk Sewer at Highway 401 and Creditview Road</p> <p>Project # OS-2205 - Construction Year: 2021 - Twinning of West trunk sewer construction starting on easement south-east side of the Hwy 401 and Creditview Road to the west.</p> <p>Project # 19-2205 - Construction Year: 2020 to 2023 - Installation of a structural liner in entire length of the new West Sanitary Trunk Sewer</p>

Agency / Comment Date	Comments
	<p>A satisfactory Functional Servicing Report must be submitted to determine the adequacy of existing services on site. The Functional Servicing Report prepared by David Schaeffer Engineering Ltd, dated November 12, 2019 has been received.</p> <p>The Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to the requirements in Section 2.0 and 3.0 of the Region's Waste Collection Design Standards Manual. A Waste Collection Plan must be submitted for review and approval.</p>
<p>Dufferin-Peel Catholic District School Board (February 12, 2020) and the Peel District School Board (February 12, 2020)</p>	<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 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 (April 1, 2020)</p>	<p>In comments dated April 1, 2020, Community Services have indicated that future residents of the proposed development will be served by Old Ridge Park (P-391), zoned OS1, which contains a playground, soccer pitches and open space. This 3.21 ha (7.93 ac.) park is located less than 300 m (984 ft.) from the subject lands. In addition to the existing City Parkland, the applicant is proposing a centrally located 0.5ha (1.23ac) neighbourhood park (Block A) in the proposed development. This park will support the day-to-day parkland needs of future residents.</p> <p>It is recommended that the identified Greenlands are deeded gratuitously to the City and shall be appropriately zoned for protection and conservation purposes. Should this application be approved, with lands being dedicated, hoarding and fencing will be required along the boundary of the Greenlands. Additionally, securities will be required for greenbelt clean-up, restoration, parkland protection, hoarding, and fencing.</p> <p>Cash-in-Lieu for the balance of lots may be required prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and Bylaws.</p>
<p>City Community Services Department - Heritage Planner (March 3, 2020)</p>	<p>A revised Heritage Impact Assessment is required as it did not meet the City of Mississauga's terms of reference, nor address the Meadowvale Village Heritage Conservation District. Heritage does have concern with the relocation of the heritage house on the property.</p> <p>The City of Mississauga is in receipt of the Stage 1-2 archaeological assessment report which notes that fifteen archaeological sites were encountered as part of the assessment. The assessment report further recommends Stage 3 site-specific assessment for fourteen sites and Stage 4 mitigation of one site, located adjacent to the Simpson-Humphries House. The City's Official Plan and the Provincial Policy Statement both require that significant archaeological sites are to be conserved. The Provincial Standards and Guidelines for Consultant Archaeologists note that sites which require Stage 4 mitigation are considered to be significant. The City is requiring that no Stage 4 excavation occur on any archaeological site. All mitigation strategies must be submitted to the Culture Division, Heritage Planning for review, comment and approval prior to implementation of any Stage 4 mitigation strategy. In addition, the Stage 1 and 2 Archaeological Assessment did not include any engagement with the indigenous communities. It is recommended that this engagement</p>

Agency / Comment Date	Comments
	occur prior to any Stage 3 assessments.
City Community Services Department - Arborist (April 9, 2020)	The road connection to Old Derry will require the destruction of numerous native trees situated in pristine woodlot and further review is required to justify this connection. Additional trees should be preserved adjacent to the heritage houses and adjacent to the Credit River to create park lands.
City Community Services Department – Culture Planning, Culture Division (March 3, 2020)	The City of Mississauga strongly encourages the inclusion of public art in developments that are greater than 10 000 m ² (100,000 ft ²) in gross floor area, with the exception of non-profit organizations and social housing. Developers are encouraged to include public art as part of their development and/or contribute an agreed upon amount of their gross construction costs to the City's Public Art Program. The dollar value of the public art contribution should be determined by the City's Planning and Building Department, together with the Public Art Program when calculating the value of construction for building permit fees on relevant projects.
City Community Services Department – Fire and Emergency Services Division (January 31, 2020)	<p>The proposed is located within the response area of Fire Station 121 and the average travel times to emergencies in this area of the City is 5 minutes based on normal traffic and weather.</p> <p>As there are currently no water mains installed in this area, no assessment of the potential flow for extension to this new development can be completed at this time. Confirmation from the Region of Peel will be required indicating the proposed water main system for this area will be adequate for this proposal.</p>
City Transportation and Works Department (July 29, 2020)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p><u>Stormwater</u> A Functional Servicing Report (FSR), prepared by David Schaeffer Engineering Ltd. and dated November 2019, 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 new infrastructure and stormwater management. The applicant is proposing to construct a municipal storm sewer to service the development lands, that outlets to a stormwater management pond. Approval of the proposed plan is also required from Credit Valley Conservation and the Ministry of Transportation.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> - demonstrate the feasibility of the proposed storm sewers and stormwater management pond given the respective groundwater and floodplain constraints; - demonstrate that the municipal infrastructure is built to the City's satisfaction including how groundwater will be managed on-site; - demonstrate that there will be no upstream or downstream impact on the Credit River nor impact on the long term slope stability of the valley slope located along the Credit River; - demonstrate that safe access to the site can be provided as it relates to the floodplain. <p><u>Environmental</u> A Phase One Environmental Site Assessment, dated June 3, 2019, and the Sampling and Testing for Soil and Ground Water, dated August 23, 2019, both prepared by GrePro Consulting Limited was received in support of the proposed development. The results of the environmental assessment indicate that further investigation and soil remediation is required.</p>

Agency / Comment Date	Comments
	<p>A Record of Site Condition may be required upon clarification of the current land use in accordance with the Ministry of Environment, Conservation and Parks regulations.</p> <p>A Fill Management Plan is required, signed and sealed by a Qualified Person (as defined under O. Reg. 153/04), that describes the soil sampling and analysis program for the soil to be imported to the property to ensure that the soil quality will meet the applicable generic Site Condition Standards for the proposed use. Soil testing and documentation protocols should follow the Ministry of the Environment, Conservation, and Parks (MECP) guideline, 'Management of Excess Soil' 'A Guide for Best Management Practices' or O. Reg. 406/19, as applicable.</p> <p>As lands are to be dedicated to the City, they will be in a condition acceptable to the City in its sole and unfettered discretion, that such land is environmentally suitable for the proposed use, as determined by the City, and shall be certified as such by a Qualified Person.</p> <p><u>Traffic</u> A Traffic Impact Study (TIS), prepared by WSP Canada Group Limited and dated June 6, 2019, was submitted in support of the proposed development. In addition to the full review and audit completed by Transportation and Works, a qualified traffic consultant was retained by staff to conduct a peer review. At this time, City staff and the City's peer reviewer are not satisfied with the transportation information provided to date. The applicant is required to revise the study to the satisfaction of the T&W Department to meet the City of Mississauga TIS guidelines, address comments provided and include the following:</p> <ul style="list-style-type: none"> - Provide satisfactory plans for the future road network including right of way widths and road configuration; - Address interim conditions with details on the hold out properties, road connections and future access; and - Address any traffic concerns from the Community related to the proposed development. <p><u>Noise</u> A Noise Feasibility Study prepared by YCA Engineering Limited dated September 2019 was submitted in support of the proposed development. The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic.</p> <p>The applicant is required to submit an updated Noise Study that addresses concerns regarding the impact of this development on neighbouring subdivisions, as well as other technical details such as the location of the required noise barrier(s) and its interaction with the proposed grading of the site.</p> <p><u>Construction Management Plan</u> A Construction Management Plan (CMP) in support of the proposed development is to be submitted to the Transportation and Works Department for review. The CMP will evaluate the potential impacts from the construction of the proposed development and will delineate the anticipated construction program, construction traffic management plans, and any other matters relating to the development and construction of the phases.</p> <p><u>Engineering Plans/Drawings</u> The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.</p>

Agency / Comment Date	Comments
	<p><u>Municipal Works</u></p> <p>Municipal Works will be required to support this development and these works shall form part of the Subdivision Agreement. Detailed design, securities and insurance will be addressed through the Subdivision Agreement.</p>
Credit Valley Conservation Authority (January 22, 2020)	<p>The subject property is regulated as it is traversed by the Credit River and its associated valleylands, erosion hazards and regulatory floodplain as well as Levi Creek and its associated erosion hazard. The site also contains an Area of Natural and Scientific Interest (ANSI), Peel Core Greenlands, Environmentally Significant Area (ESA) and the City of Mississauga's Natural Areas Survey.</p> <p>Updates/revisions to the submitted studies are required, including but not limited to the Environmental Impact Statement, Hydrogeology Report, and Functional Servicing Report.</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"> - Canada Post - Enbridge Gas Inc. - Rogers Cable - Greater Toronto Airport Authority - Alectra - Hydro One Network
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Peel Regional Police - City of Mississauga, Economic Development

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

- Are the proposed zoning by-law exception standards appropriate?
- Is the proposal compatible with the character of the area given the proposed lot coverage and density?
- What are the expected traffic impacts?
- Are the proposed limits of development acceptable?
- Will the natural areas be adequately protected?

Development Requirements

There are development limit constraints and engineering

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

9. Section 37 Community Benefits (Bonus Zoning)

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