

Detailed Information and Preliminary Planning Analysis

Owner: Harvinder Babra

44-45 Longview Place

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1. Proposed Development

The applicant proposes to develop the property with three detached dwellings accessed via a shared private driveway with mutual access easements off Longview Place. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments). A consent application will be required to create the three residential lots accessed via a shared private driveway with mutual access easements off Longview Place. Site plan approval will also be required.

Development Proposal	
Applications submitted:	Received: August 10, 2021 Deemed complete: August 31, 2021
Developer/ Owner:	Harvinder Babra
Applicant:	Harper Dell & Associates Inc.
Number of units:	3
Existing Gross Floor Area:	N/A
Proposed Gross Floor Area:	2,124 m ² (22,863 ft ²)
Height:	3 storeys / 12.7 m (41.7 ft.)
Lot Coverage:	40 - 46 %
Landscaped Area:	49 - 60 %
Road Type:	Accessed via a shared private driveway with mutual access easements off Longview Place
Anticipated Population:	11* *Average household sizes for all units (by type) based on the 2016 Census

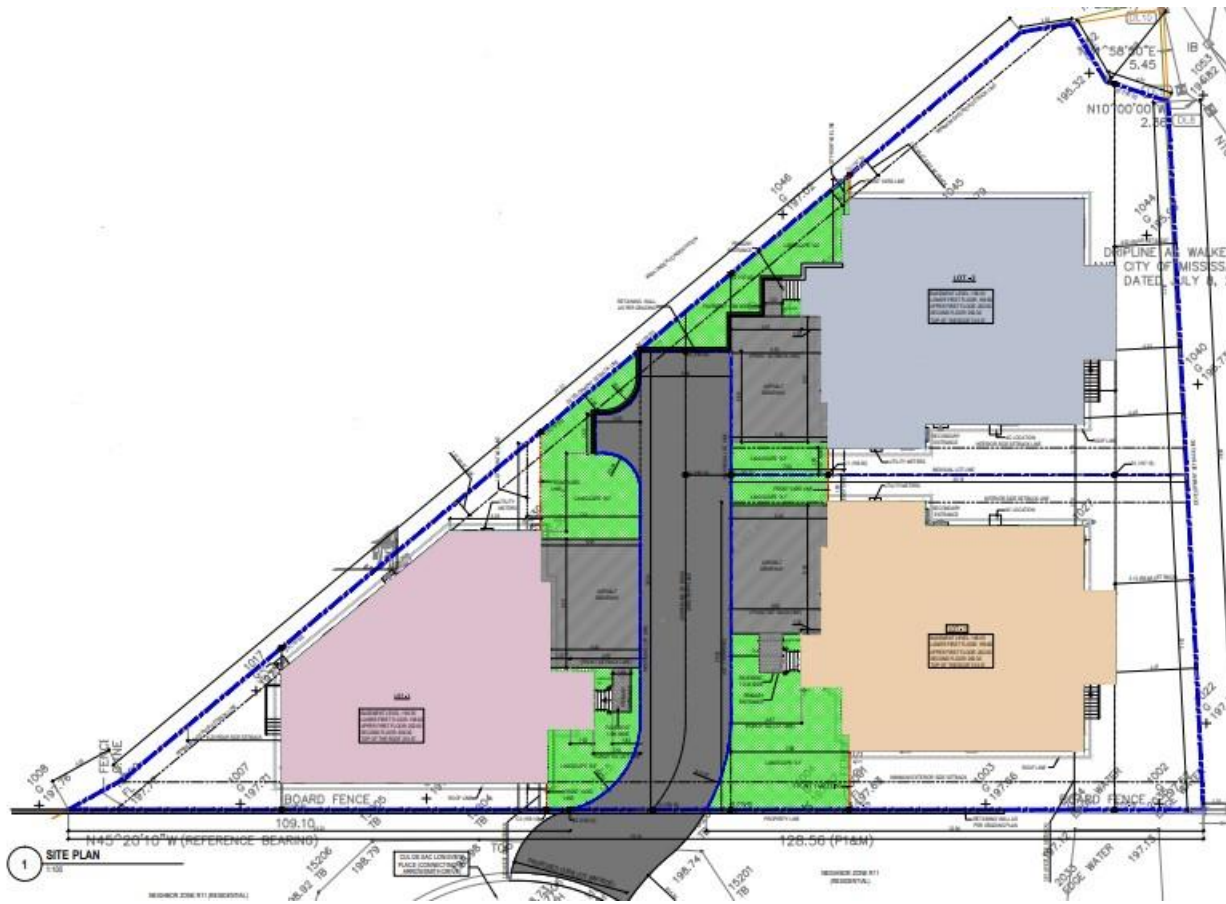
Supporting Studies and Plans

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>:

- Planning Justification Report
- Site Plan, Floor Plans, Sections, Survey and Elevations
- Acoustic Study
- Geotechnical Investigation Report
- Archaeological Assessment
- Draft Official Plan and Zoning By-law Amendments
- Functional Servicing Report
- Phase I Environmental Site Assessment Report
- Environmental Impact Study
- Grading and Servicing Plans
- Tree Inventory & Preservation Plan

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.



Site Plan



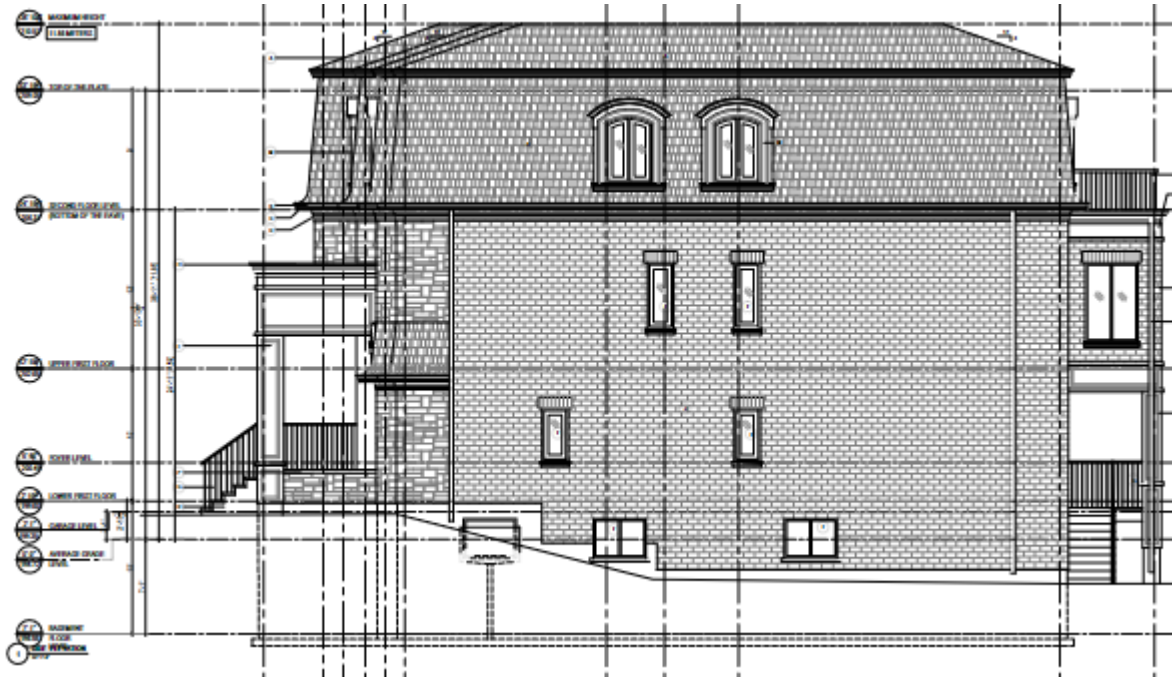
Sample North Elevation, Lot 1



Sample East Elevation, Lot 1



Sample South Elevation, Lot 1



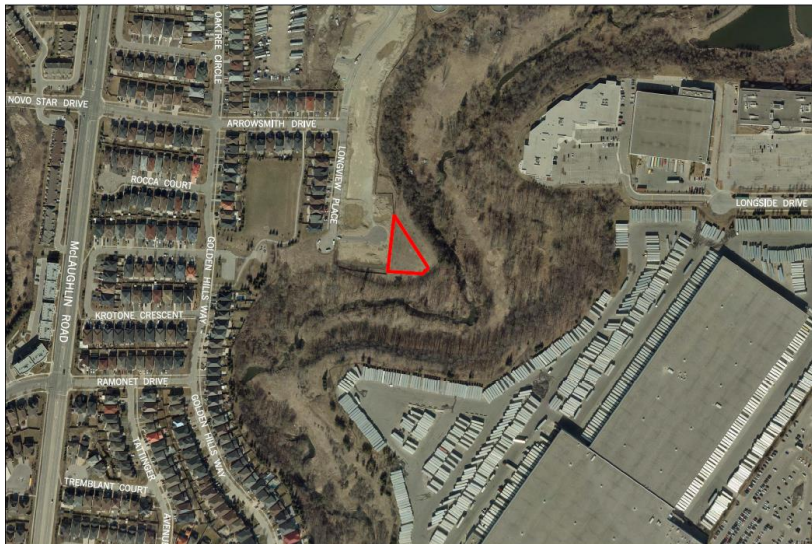
Sample West Elevation, Lot 1

Elevations

2. Site Description

Site Information

The property is located on the east side of Longview Place, south of Derry Road West, east of McLaughlin Road. The area consists of vacant, forested and/or hazardous lands associated with Fletcher's Creek and detached homes to the west. The site is currently vacant.



Zoomed in Aerial of 44-45 Longview Place

Property Size and Use	
Frontages:	75.2 m (246.7 ft.)
Depth:	46.9 m (153.8 ft.)
Gross Lot Area:	0.5 ha (1.3 ac.)
Existing Uses:	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 **D-4** (Development – Exception) which permits legally existing uses, as well as an outdoor place of religious assembly.
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated **Greenlands** in the Meadowvale Village Neighbourhood Character Area.

3. Site Context

Surrounding Land Uses

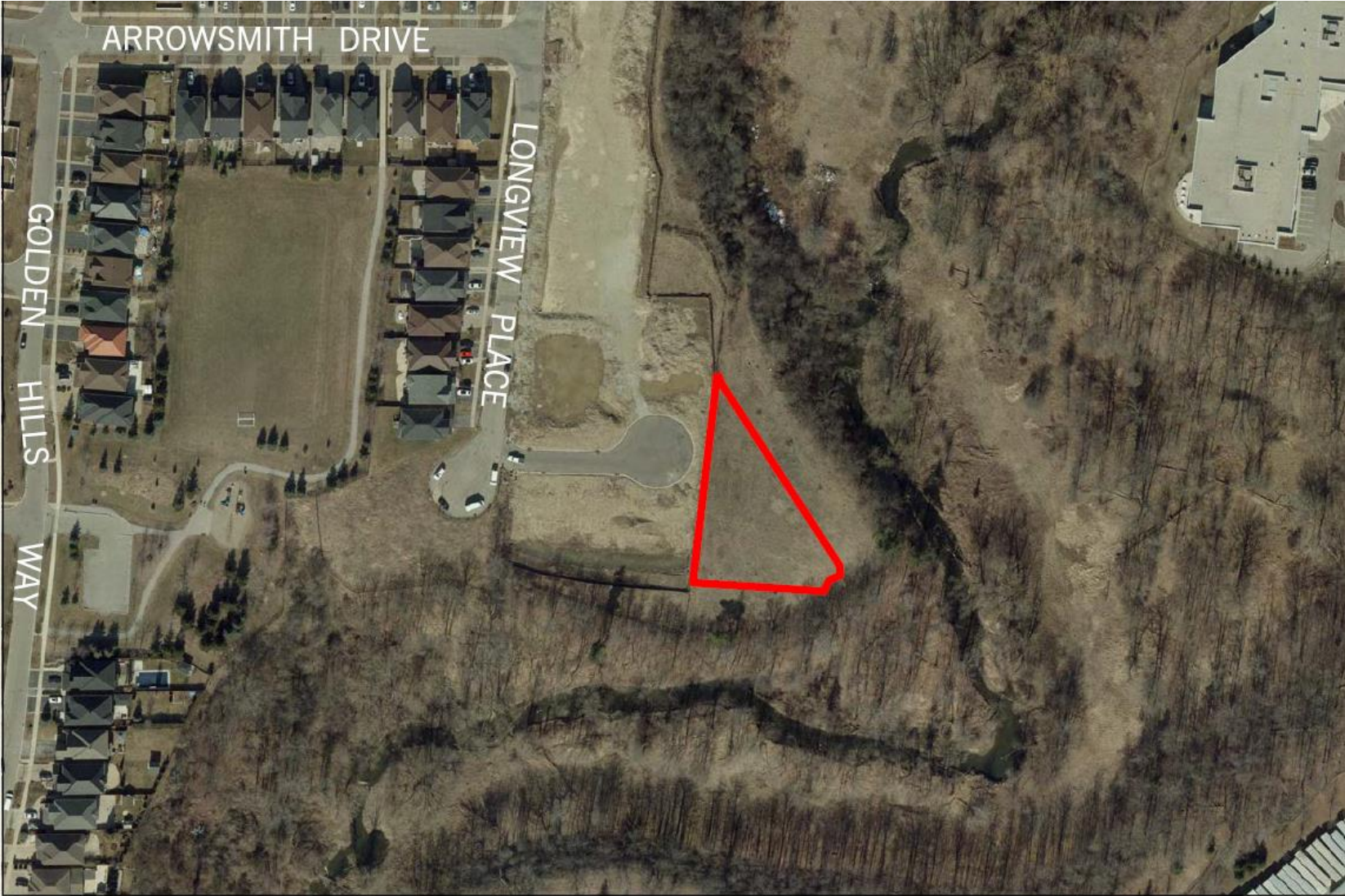
Vacant, forested and/or hazard lands associated with Fletcher's Creek are located to the immediate north, east and south of the property. Immediately west of the subject lands are vacant lots to accommodate detached homes. These lots were created through the registration of plan 43M-2113. Further west are detached and semi-detached homes

The surrounding land uses are:

North, East and South:	Vacant, forested and/or hazard lands associated with Fletcher's Creek
West:	Vacant detached lots, detached and semi-detached homes

Neighbourhood Context

The subject property is located in the Meadowvale Village Neighbourhood Character Area. The surrounding neighbourhood contains detached and semi-detached homes, with commercial uses located on Derry Road West including a grocery store, financial institutions and restaurants on the north side and a gas station on the south side. Outdoor truck storage is located on the south side of Derry Road West. The neighbourhood contains a number of residential subdivisions developed throughout the 2000's.



Aerial Photo of 44-45 Longview Place

Demographics

Based on the 2016 census, the existing population of the Meadowvale Village Neighbourhood area is 31,930 with a median population 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 33,300 and 33,700 respectively. The average household size is four persons with no people living in apartment buildings that are five storeys or more. 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%^{*1}. The number of jobs within this Character Area is 1,661. Total employment combined with the population results in a persons plus jobs (PPJ) for Meadowvale Village Neighbourhood of 36 persons plus jobs per ha.

Other Development Applications

The following development application was recently approved in the immediate vicinity of the subject property:

- OZ 13/021 W11 and 21T-M 13007 W11 – 320 Derry Road West – Approval was obtained for 37 detached and eight semi-detached homes on a public road and for

¹ *Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South).

a parcel of land fronting on Derry Road West for employment uses. 43M-2113 was registered on September 1, 2021.

Community and Transportation Services

This application will have minimal impact on existing services in the community.

This area is well served by major City of Mississauga facilities such as the Samuel Common, which contains a playground, open space, soccer pitch and trails. It is located less than 200 m (656 ft.) from the site. At a larger distance, Courtneypark Library and Active Living Centre are located approximately 2.5 km (1.6 mi.) southwest of the site.

The following major MiWay bus routes currently service the site:

- Route 6 – Credit Woodlands
- Route 18 – McLaughlin-Derry
- Route 42 – Derry
- Route 66 – McLaughlin

A multi-use trail is located on the southwest side of Derry Road West.

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
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 4.1)</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> <p>Sites with contaminants in land or water shall be assessed and remediated. (PPS 3.2.2)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<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>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>
<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. 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. The portions of the lands associated with Fletcher's Creek 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> <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</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		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)

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

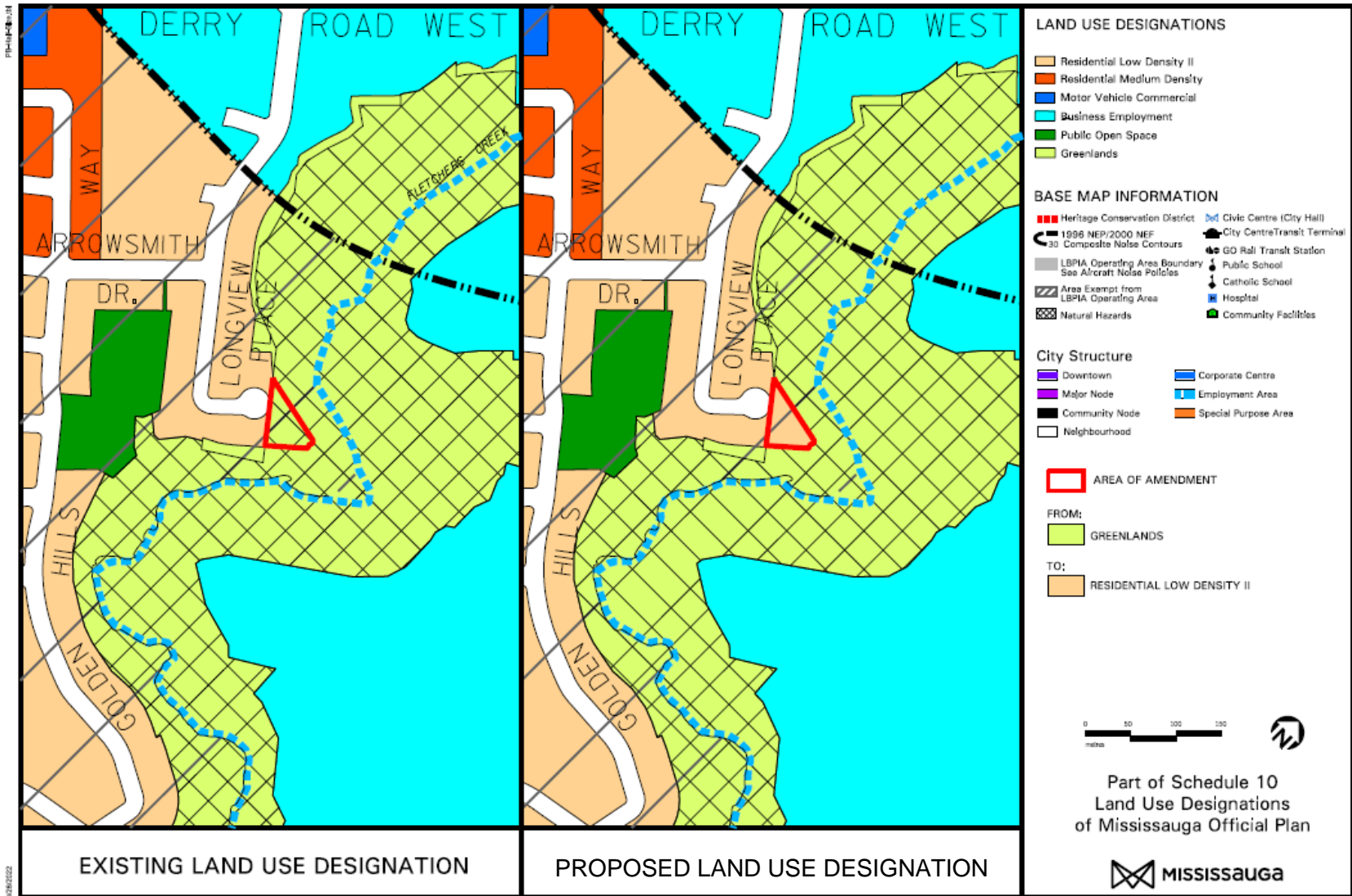
The lands are located within the Meadowvale Village Neighbourhood Character Area and are designated **Greenlands**. The **Greenlands** designation is generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, restoration of the Natural Heritage System. The **Greenlands** designation permits conservation uses, flood control and/or erosion management, passive recreational activities and parkland.

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

Proposed Designation

The applicant is proposing to change the designation to **Residential Low Density II** to permit three detached dwellings accessed via a shared private driveway with mutual access easements off Longview Place. The applicant will need to demonstrate consistency with the intent of MOP and shall have regard for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

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



Excerpt of Meadowvale Village 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
<p>Chapter 5 Direct Growth</p>	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Section 5.1.6)</p> <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>
<p>Chapter 6 Value The Environment</p>	<p>Natural Hazard Lands, as shown on Schedule 3: Natural System, are generally associated with valley and watercourse corridors. These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion. (Section 6.3)</p> <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>Minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies, updates of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this plan (6.3.11)</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 & b)</p> <p>New lots created by land division or units of parcels of tied land (POTLs) created by condominium that will have the effect of fragmenting the ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodlands and buffers will generally be discouraged and will be supported by an Environmental Impact Study (Section 6.3.25).</p>

	General Intent
	<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> <p>Development adjacent to valleyland and watercourse features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate (Section 6.3.48)</p> <p>Land uses located at or above the corresponding 1996 noise exposure projection (NEP)/2000 noise exposure forecast (NEF) composite noise contour as determined by the Federal Government, will require a noise study as a condition of development. The noise study is to be undertaken by a licensed professional engineer with acoustical expertise in accordance with the applicable Provincial Government environmental noise guideline to the satisfaction of the City prior to development approval to determine appropriate acoustic design criteria. (Section 6.10.2.1)</p> <p>Mississauga will require tenants and purchasers to be notified when a proposed development is located at the noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour of 25 and above. (Section 6.10.2.2)</p> <p>A noise warning clause will be included in agreements that are registered on title, including condominium disclosure statements and declarations. (Section 6.10.2.3)</p> <p>Residential and other sensitive land uses within the Airport Operating Area will not be permitted as a principal or an accessory use with the following exceptions:</p> <ul style="list-style-type: none"> a. lands identified as "Exception Area", as shown on Map 6-1; and b. daycare facilities accessory to an employment use in the Corporate Centre Character Areas known as Gateway Corporate and Airport Corporate, on lands located below the 35 noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour. (Section 6.10.2.4) <p>Development applications for sensitive land uses including new residential dwellings, with the exception of replacement detached and semidetached dwellings, for lands where permitted within the Airport Operating Area, may be processed for approval provided that all of the following are satisfied:</p> <ul style="list-style-type: none"> a. a feasibility noise impact study will be submitted as part of a complete development application to verify that mitigated indoor and outdoor noise levels would not exceed the sound level limits established by the applicable Provincial Government environmental noise guideline; b. a detailed noise impact study will be required prior to final development application approval; c. appropriate conditions relating to noise mitigation that are consistent with the findings of the detailed noise impact study, are included in the final approval; and d. an Aircraft Noise Warning Agreement between the City of Mississauga, the Greater Toronto Airports Authority (or its successor) and the Developer, are included in the approval. (Section 6.10.2.5)

	General Intent
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. (Section 7.1.6)</p>
Chapter 8 Create a Multi- Modal City	<p>Future additions to the road network should be public roads. Public easements may be required where private roads are permitted. (Section 8.2.2.7)</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>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol 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>Where cul-de-sac and dead end streets exist, accessible paths that provide shortcuts for walking and cycling and vehicular access should be created, where possible. (Section 9.3.1.6)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p> <p>Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:</p> <ol style="list-style-type: none"> a. Respect the prominence, character, setting and connectivity of these buildings, sites and resources; and b. Ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces (Section 9.5.1.15)
Chapter 11 General Land Use Designations	<p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System. (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>

	General Intent
	<ul style="list-style-type: none"> • Detached dwelling; • 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> <p>To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area (Section 16.1.2.1)</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; • 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

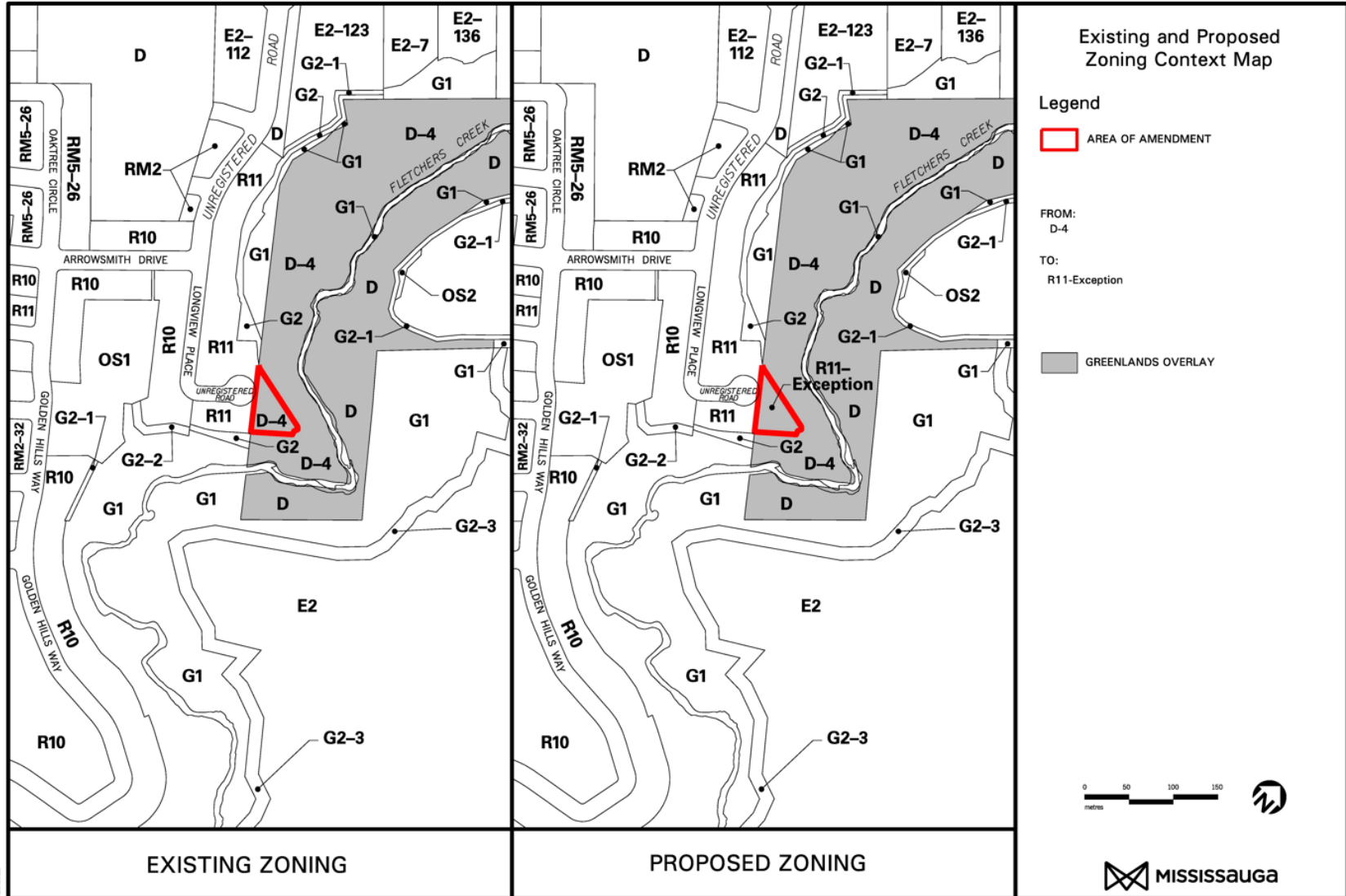
Existing Zoning

The subject property is currently zoned **D-4** (Development – Exception), which permits legally existing uses, accessory buildings and structures, as well as an outdoor place of religious assembly.

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

Proposed Zoning

The applicant is proposing to zone the property **R11 – Exception** (Detached Dwellings – Garage Control Lots) to permit the proposed three detached dwellings on residential lots.



Excerpt of Zoning Map 44E

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Proposed Zoning Regulations

Zone Regulations	Existing D-4 Zone Regulations	R11 Base Zone Regulations	Proposed R11-Exception Amended Zone Regulations
Maximum Lot Coverage	-	40%	49%
Maximum Gross Floor Area	-	0.6 times lot area	1.3 times lot area
Minimum Lot Area	-	295 m ² (3,175 ft ²)	540 m ² (5,813 ft ²)
Minimum Lot Frontage	-	9.75 m (32 ft.)	19.5 m (64 ft.)
Minimum Front Yard	-	4.5 m (14.7 ft.)	4.6 m (15.1 ft.)
Porch to lot line	-	4.4 m (14.4 ft.)	3.1 m (10.2 ft.)
Front Yard Encroachment	-	1.5 m (4.9 ft.)	1.6 m (5.2 ft.)
Minimum Interior Side Yard	-	1.2 m (3.9 ft.) on one side of the lot and 0.61 m (2.0 ft.) on the other side	1.2 m (3.9 ft.)
Minimum Rear Yard	-	7.5 m (24.6ft.)	4.1 m (13.5 ft.)
Maximum Height (Sloped Roof)	-	10.7 m (35.1 ft.)	12.7 m. (41.7 ft.)
Maximum Height of Eaves	-	6.4 m (21 ft.)	8.4 m (27.6 ft.)
Maximum Driveway Width	-	6.0 m (19.7 ft.)	8.7 m (28.5 ft.)
	<p>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.</p>		

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. Since the applications propose fewer than 50 units, the provision of affordable housing is not required for the proposed development.

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation		
1 Kindergarten to Grade 5	Derry Road West Public School	David Leeder Middle Public School	Mississauga Secondary School
1 Grade 6 to Grade 8			
1 Grade 9 to Grade 12	Enrolment: 436 Capacity: 625 Portables: 0	Enrolment: 819 Capacity: 896 Portables: 3	Enrolment: 1,056 Capacity: 1,554 Portables: 0

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	St. Veronica	St. Marcellinus
1 Grade 9 to Grade 12	Enrolment: 326 Capacity: 605 Portables: 0	Enrolment: 1,707 Capacity: 1,509 Portables: 6

6. Community Questions and Comments

No community meetings were held and written comments received by the Planning and Building Department were in support of the project.

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (January 7, 2022)	<p>Peel Region By-Law 1-2000 states that local Official Plans amendments are exempt from Regional approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. This proposed amendment is exempt from approval under the Planning Act by the Region of Peel. This application will not require a Regional Official Plan Amendment.</p> <p>The subject land is located within or adjacent to the Core Area of the Greenlands System in Peel as identified under policy 2.3.2 of the Regional Official Plan. The Region relies on the environmental expertise of Credit Valley Conservation (CVC) for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.</p> <p>The subject land is located within the Airport Operating Area (AOA) 30-35 Noise Exposure Forecast (NEF) Contour. Policy 5.9.6.2.4 of the Region of Peel Official Plan (ROP) prohibits development, redevelopment and infill for new residential and sensitive land uses, specifically hospitals, nursing homes, day care facilities and public and private schools in the Toronto Pearson International Airport Operating Area. The ROP provides an exemption to this general provision under Policy 5.9.6 that recognizes approved land uses and other considerations, and defers to the City to define specific exemptions within their official plan.</p> <p>An existing 150 mm (5.9 in.) diameter water main is located on Longview Place and an existing 250 mm (9.8 in.) diameter sanitary sewer are located on Longview Place. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, development charges, legal costs and all other costs associated with the development of this site.</p> <p>Prior to site plan approval, site servicing drawings are required for review by Region of Peel Servicing Connections. Regional Site Servicing connection approvals are required prior to the local municipality issuing building permit. Regional Site Servicing Connection approvals will not be issued until Preliminary Field Clearance is granted by the Region of Peel for project 21T-13007M (the adjacent subdivision).</p> <p>The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to a number of conditions being met and labelled on the Waste Management Plan.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board	<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a</p>

Agency / Comment Date	Comments
(October 14, 2021 and November 8, 2021)	<p>development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development."</p> <p>In addition, if approved, the the Dufferin-Peel Catholic District School Board requires certain conditions be added to the applicable Development Agreements and to any purchase and sale agreement.</p>
City Community Services Department – Park Planning Section (December 16, 2021)	<p>In comments dated December 2021, Community Services indicated that future residents of the proposed development will be served by Samuel Common (P-444), which contains a playground, open space, soccer pitch, and trails that is located less than 200 metres (656 ft.) from the subject lands. Samuel Common is 1.5 hectares (3.7 acres) in size. The subject property is adjacent to City owned Greenlands known as Derry West Greenbelt (P-433) and is considered a Significant Natural Area. Staff are reviewing the submitted Environmental Impact Statement (EIS) which recommends the preservation and addition to the natural heritage system, however, there are outstanding comments. It is recommended that the identified Greenlands are deeded gratuitously to the City and shall be appropriately zoned for protection and conservation purposes. Additionally, securities will be required for greenbelt clean-up, restoration, hoarding and fencing will be required along the boundary of the Greenlands.</p> <p>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 City Policies and Bylaws.</p>
Credit Valley Conservation (December 15, 2021)	<p>The site is Credit Valley Conservation (CVC) Regulated due to the presence of hazards associated with Fletchers Creek and the associated valleyland.</p> <p>There are concerns associated with the stability of the slope and with erosion at the banks of the watercourse which may also affect the stability of the slope and subject site.</p> <p>In accordance with the CVC's Stability Definition & Determination Guidelines (October 2014), slopes with a height smaller than 2 m (6.6 ft.) and slopes which are at a horizontal to vertical ratio of 3 to 1 or shallower are considered to be stable. The slope at the subject property appears to be greater than 2 m (6.6 ft.) in height and steeper than 3:1. As such, a Detailed Geotechnical Investigation is required in accordance with CVC's Stability Guidelines to determine the slope stability and erosion components for the proposed development. The investigation is to identify the limits of the hazards by defining the Long Term Stable Slope Line (LTSSL) for the proposed site. Please note that the erosion component factored into this analysis should be addressed based on the findings of the Geotechnical Engineer or a Qualified Geomorphologist. The qualified professional must also cut new relevant sections for the site and analyze slope stability, and the Ministry of Northern Development, Mines, Natural Resources and Forestry 6 m (19.7 ft.) erosion hazard limit must also be added to the Long Term Stable Slope Line.</p>

Agency / Comment Date	Comments
	<p>The limit of the hazard (LTSSL) and the 10m (32.8 ft.) development setback from this hazard must be delineated on the plan, as well as Erosion Sediment Control fencing. A clear definition of the meander belt width and 30 m (98.4 ft.) setback, and limit of development respecting all natural features, natural hazards, required development setbacks and erosion and sediment control measures must be provided. Grading and construction phasing and staging plans and additional detailed technical information including the overland flow route, updates to the topographic survey and functional servicing report, a restoration plan for buffer lands and additional proposed setback information is also required.</p> <p>CVC recommends the adoption of Low Impact Development (LID) as part of the Stormwater Management Plan where feasible.</p> <p>The applicant will need to apply for and obtain a CVC permit after City Planning Act approvals are complete.</p>
<p>City Transportation and Works Department (March 29, 2022)</p>	<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></p> <p>A Functional Servicing Report (FSR) prepared by Skira & Associates Ltd., dated January 27, 2021 was submitted in support of the proposed development. Mitigation measures may include new infrastructure and/or on-site stormwater management controls. The applicant is proposing to construct an internal storm sewer to service the development lands, with an outlet to the City's storm sewer on Longview Place. Approval of the proposed plan is also required from Credit Valley Conservation. The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> • demonstrate the feasibility of the proposed storm sewer; • demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site; and • demonstrate that there will be no upstream or downstream impact on Fletcher's Creek nor any impact on the long term slope stability of the valley slope located along Fletcher's Creek. <p><u>Traffic</u></p> <p>Currently the owner has no legal access to a municipal road (Longview Place) and arrangements will have to be made to acquire Blocks 44 and 45 on Plan 43M-2113 to obtain the legal access to the property. The applicant is to provide revised plans depicting an acceptable vehicular and pedestrian access to the site that is satisfactory to the Transportation and Works Department.</p>

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	<p><u>Environmental Compliance</u></p> <p>A Phase One Environmental Site Assessment (ESA) report, dated October 26, 2020 and prepared by Soil Engineers Ltd., was submitted in support of the proposed development. The report indicates no potential for contamination on the subject property.</p> <p><u>Noise</u></p> <p>A Noise Feasibility Study prepared by HGC Engineering, dated February 23, 2021 was received for review. Noise sources that may have an impact on this development include the Toronto Pearson International Airport and stationary sources from the nearby and adjacent commercial/industrial facility (Walmart Canada Logistics). The study recommends mitigation measures (air conditioning units) to reduce any negative impacts.</p> <p><u>Engineering Plans/Drawings</u></p> <p>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. The information provided to date depicts a 6.0 m (19.7 ft.) private roadway, which is not acceptable. Drawings/plans are to be revised to reflect a standard 9.4 m (30.8 ft.) road cross section.</p>
City Community Services Department – Fire and Emergency Services Division (November 4, 2021)	A complete view of the cul-de-sac with the street leading up to it is required for review and comment.
City Community Services Department – Culture Division (November 4, 2021)	The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The applicant must contact the Ministry of Heritage, Sport, Tourism and Culture Industries to determine the archaeological concerns related to the application. A letter from the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements for the property must be submitted to Heritage Planning.
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"> • City of Mississauga - Arborist – City Property • City of Mississauga - Arborist – Streetscape • Alectra Utilities • Greater Toronto Airport Authority

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	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • City of Mississauga - Arborist – Streetscape • City of Mississauga - Community Services – Public Art Division • Bell Canada • Enbridge Pipelines Inc. • Hydro One Network • Trillium Health Partners

Development Requirements

There are engineering matters including: grading, environmental, 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 and a consent application.

8. Section 37 Community Benefits (Bonus Zoning)

Bill 197, an amendment to the *Planning Act*, has replaced the Section 37 Bonus provisions with a new Community Benefit Charge (CBC), which will be applied to certain high density developments whether or not there is an increase in permitted height or density. The City will be implementing a new CBC by-law to meet the provincial implementation timeline of September 2022. If a section 37 agreement or requirement in an "H" holding provision for one has not been obtained by the time the CBC by-law comes into effect, the latter will apply.

9. Next Steps

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposed development compatible with the existing and planned character of the area given the proposed land use, massing, building height, and setbacks?
- Are the proposed zoning by-law exception standards appropriate?
- Is the proposed access acceptable and appropriate?
- Have all other technical requirements and studies, including environmental impact study and slope stability related to the proposal been addressed and found to be acceptable?
- Have GTAA requirements been met?

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.

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