

**Detailed Information and Preliminary Planning Analysis**

**Owner: A. Frank Merulla and 590816 Ontario Inc.**

**2935 and 2955 Mississauga Road**

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## 1. Proposed Development

The applicant proposes to develop the property with a 13 storey condominium apartment building containing 196 units and 20 stacked townhomes. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal		
Applications submitted:	Received: February 9, 2022 Deemed complete: March 21, 2022	
Developer/ Owner:	A. Frank Merulla and 590816 Ontario Inc.	
Applicant:	Harper Dell & Associates Inc.	
Number of units:	216 units	
Existing Gross Floor Area:	N/A	
Proposed Gross Floor Area:	18,635.3 m <sup>2</sup> (200,588.7 ft <sup>2</sup> )	
Height:	13 storeys/46.2 m (151.6 ft.) – condominium apartment 14 m (45.9 ft.) – stacked townhome	
Lot Coverage:	22% (excluding Greenlands)	
Floor Space Index:	1.7 FSI (excluding Greenlands)	
Landscaped Area:	49.9% (excluding Greenlands)	
Anticipated Population:	490* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
Resident spaces	246	Allocation TBD
Visitor spaces	44	Allocation TBD
Total	290	331
Green Initiatives:	<ul style="list-style-type: none"> <li>On-site stormwater treatment systems</li> </ul>	

## Supporting Studies and Plans

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

- Planning Justification Report
- Arborist Report and Tree Preservation Plan
- Cover Letter and Project Statistics
- Context Plan, Site Plan and Floor Plans
- Site Section and Elevations
- Environmental Restraints Survey
- Environmental Impact Study and Addendum
- Survey
- Geomorphology Review
- Geotechnical Investigation, Slope Stability and Streambank Erosion Analysis and Addendum
- Heritage Impact Assessment
- List of Low Impact Design Features
- Noise Feasibility Study
- Percolation Rate Analysis
- Underground Parking Plans
- Traffic Impact Study
- Draft Official Plan and Zoning By-law Amendments
- Functional Servicing and Stormwater Management Report
- Phase One Environmental Site Assessment
- Archaeological Assessment
- Grading and Servicing Plans
- Preliminary Restoration 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.

A community meeting was held by Ward 8 Councillor, Matt Mahoney, on January 24, 2023. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.

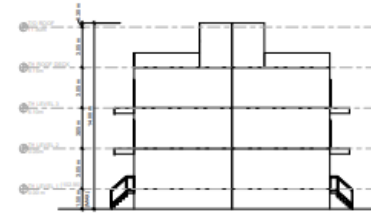
## Site Plan



Condominium Apartment Elevations



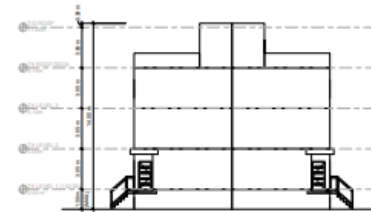
West Elevation



South Elevation



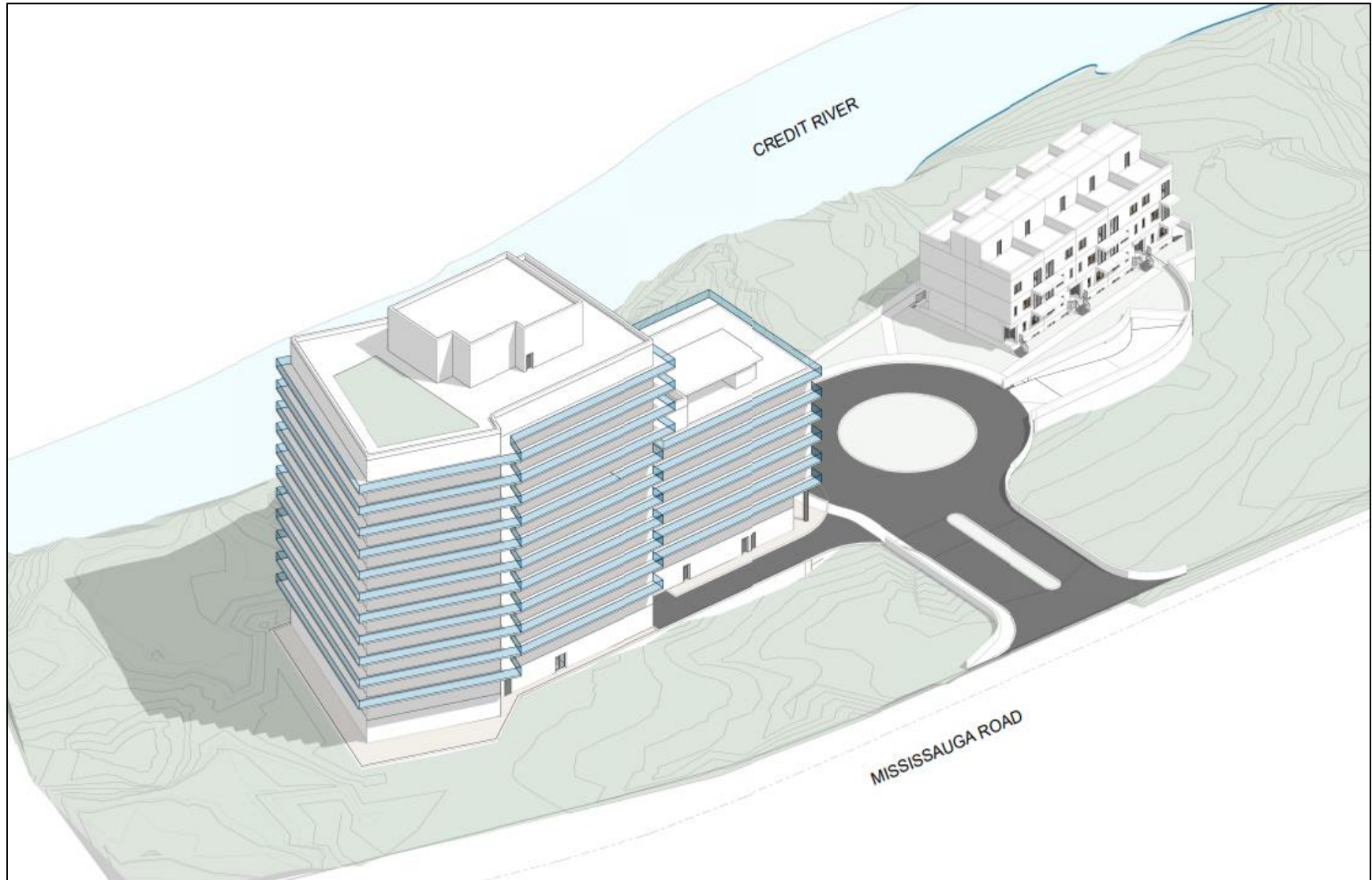
East Elevation



North Elevation

### Stacked Townhome Elevations



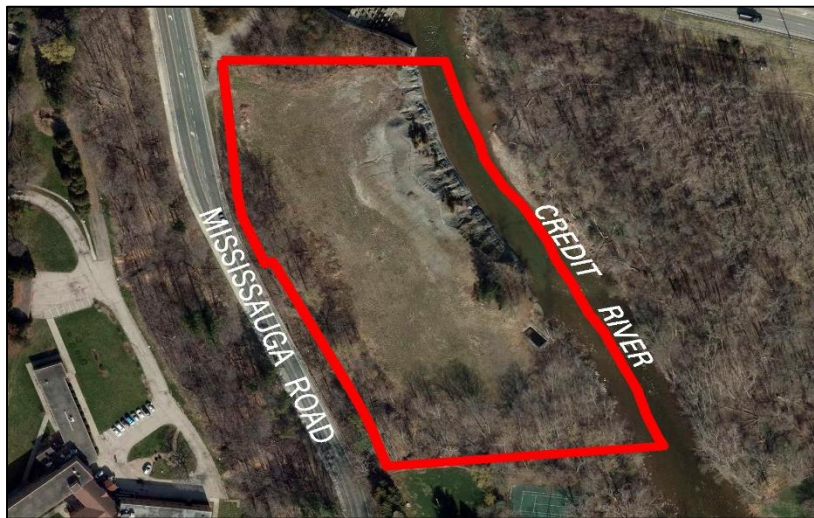


Rendering

## 2. Site Description

### Site Information

The properties are located within the Sheridan Neighbourhood Character Area, which is predominantly residential with non-residential uses generally located along Dundas Street West, Erin Mills Parkway and Winston Churchill Boulevard.



Aerial photo of 2935 and 2955 Mississauga Road

The properties are generally vacant of buildings and structures with the exception of elements including a swimming pool. Environmental features on the properties include woodlands along the north, west and south property lines and valleylands and the Credit River along the east property line.

Property Size and Use	
Frontage:	+/- 215 m (705.4 ft.)
Depth:	+/- 89 m (292 ft.)
Gross Lot Area:	2.1 ha (5.2 ac.)
Existing Uses:	Vacant



View of properties facing east from Mississauga Road

### Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force which zoned the properties **G1** (Greenlands – Natural Hazards). The City-initiated zoning for the properties was appealed to Ontario Land Tribunal (OLT) by the owner and a settlement was reached resulting in a portion of the properties being zoned **G2** (Greenlands – Natural Features).
- November 14, 2012 – Mississauga Official Plan (MOP) came into force which designated the properties **Greenlands**.



- January 3, 2018 – Submission of minor variance application ("A" 052/18) to permit the construction of one detached dwelling. The Committee of Adjustment refused the application on May 10, 2018. The Committee of Adjustment decision was appealed to OLT by the owner but the appeal was subsequently withdrawn.
- February 9, 2022 – Submission of official plan amendment and rezoning applications to permit a 13 storey condominium apartment building containing 196 units and 20 stacked townhomes.

### **3. Site Context**

#### **Surrounding Land Uses**

The surrounding area is characterized by limited residential uses in the form of one detached dwelling, environmental features including woodlands, valleylands and the Credit River, Sawmill Creek, Mississauga Road and Dundas Street West.

The surrounding land uses are:

North: Sawmill Creek and Dundas Street West  
 East: Valleylands, Credit River and woodlands  
 South: Detached dwelling and woodlands  
 West: Mississauga Road and woodlands

#### **Neighbourhood Context**

The subject property is located in the Sheridan Neighbourhood Character Area. The Sheridan neighbourhood is an established residential area characterized primarily by detached dwellings

with higher density uses including townhomes and apartment buildings in select locations. Non-residential uses within the Sheridan neighbourhood are generally located along arterial roads including Dundas Street West, Winston Churchill Boulevard and Erin Mills Parkway.

Dundas Street West is identified as an Intensification Corridor in MOP. Existing land uses along Dundas Street West in the immediate vicinity of the property include environmental features such as woodlands and the Credit River. A mix of uses are located further along Dundas Street West including residential, commercial, retail, institutional and recreational uses.

The two properties are listed on the City's Heritage Register as they form part of the Credit River Corridor and Mississauga Road Scenic Route Cultural Heritage Landscapes (CHLs). Cultural heritage attributes of the CHLs include the geological formations along the Credit River and the mature trees and natural vegetation along the winding roadway of Mississauga Road.



Aerial photo of 2935 and 2955 Mississauga Road

## Demographics

Based on the 2016 census, the existing population of the Sheridan neighbourhood area is 12,480 with a median age of this area being 46 (compared to the City's median age of 40). 65% of the neighbourhood population are of working age (15 to 64 years of age), with 14% children (0-14 years) and 20% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 13,400 and 13,600 respectively. The average household size is 3 persons with 10% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 3,575 units (83%) owned and 720 units (17%) rented with a vacancy rate of approximately 0.8%\*. In addition, the number of jobs within this Character Area is 1,145. Total employment combined with the population results in a PPJ for Sheridan Neighbourhood of 18 persons plus jobs per ha.

\*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the South geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

## Other Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ/OPA 19/015 W8 – 1720 Sherwood Forrest Circle – applications in process for a five storey seniors complex

- OZ/OPA 16/009 W7 – 1646 Dundas Street West – applications conditionally approved by the OLT for an eight storey residential building with commercial uses at grade

## Community and Transportation Services

City of Mississauga facilities in proximity to the properties include Erindale Park and Springbank Meadows Park. At a larger distance, additional park and facility options include South Common Community Centre, Windy Hollow Park and Sherwood Green Park. Bicycle lanes are provided along Mississauga Road.

MiWay bus routes do not currently service Mississauga Road south of Dundas Street West directly, however the following MiWay bus routes service Dundas Street West and the surrounding area:

- Route 1 – Dundas
- Route 1C – Dundas – Collegeway
- Route 101 – Dundas Express
- Route 101A – Dundas Express
- Route 110 – University Express

Dundas Street West will accommodate future Bus Rapid Transit (BRT) service. The locations and designs of the future BRT stops have not been finalized at this time.



#### 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 applications will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<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>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<b>Region of Peel Official Plan (ROP)</b>	<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>*Under Bill 23, in the event the applicable provisions relating to changes in the authority of upper tier municipalities concerning official plans are proclaimed to be in force, the Region of Peel will be removed as the approval authority for City of Mississauga Official Plan Amendments. At the time of preparation of this report, these provisions in Bill 23 have not yet been proclaimed.</p>	<p>The ROP identifies the subject property as being located within Peel's Urban System. The properties are located within the Core Area of the Region's Greenlands 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>



## 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 properties are located within the Sheridan Neighbourhood Character Area and the Green System due to the presence of Significant Natural Areas and Natural Green Spaces and Natural Hazards in select locations. The properties are designated **Greenlands**. The **Greenlands** designation permits conservation uses, an electric power distribution and transmission facility, facilities that must locate near water or traverse watercourses, flood control and erosion management, passive recreational activities, parkland, piped services and related facilities for water, wastewater and stormwater and accessory uses.

Natural Hazards and Significant Natural Areas and Natural Green Spaces are identified in select peripheral locations on the properties. Natural Hazard lands are generally associated with valley and watercourse corridors and are unsafe for development due to the naturally occurring processes such as flooding and erosion. Significant Natural Areas are areas that meet certain criteria including significant woodlands or habitat for threatened species.

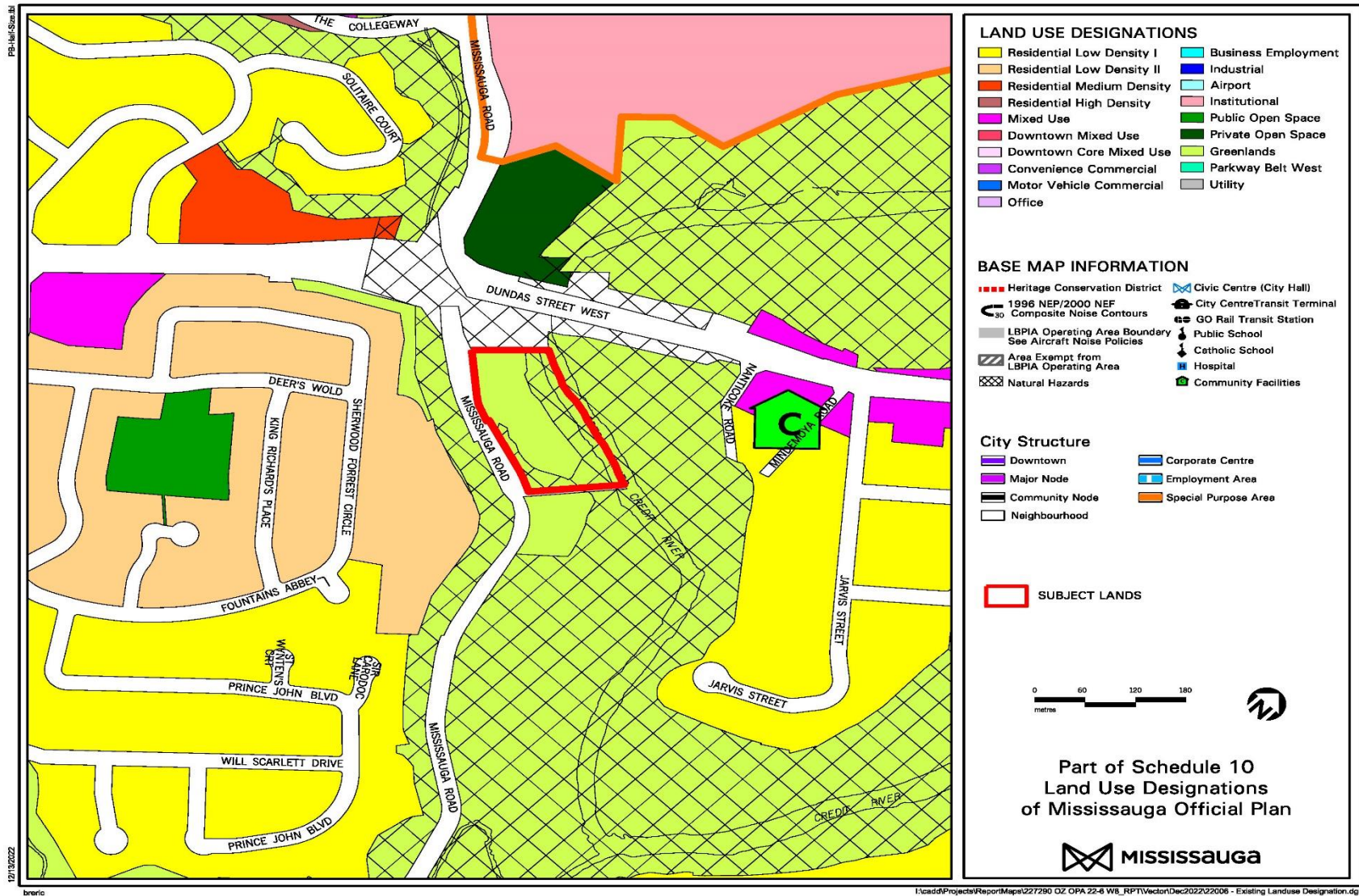
The properties are located along the designated Mississauga Road Scenic Route, which applies to lands fronting, flanking and/or abutting Mississauga Road between the Canadian Pacific Railway and Lakeshore Road West. MOP provides policy direction for the applicable lands intended to preserve the historic streetscape character and appearance of the Mississauga Road Scenic Route. Policies include only permitting residential land uses in the form of detached dwellings with upgraded building elevations and tree preservation and enhancement.

The properties are not located within a Major Transit Station Area (MTSA).

## Proposed Designation

The applicant is proposing to change the designation of the developable area of the properties to **Residential High Density** to permit the 13 storey condominium apartment building and stacked townhomes. The balance of the properties will remain designated **Greenlands** and be conveyed to the City. The applicant will need to demonstrate consistency with the intent of MOP and shall have regards for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area and environmental features including the Significant Natural Areas and Natural Hazards.

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



Excerpt of Sheridan 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.

	<b>General Intent</b>
<b>Chapter 5 Direct Growth</b>	<p>Most of Mississauga's future growth will be directed to Intensification Areas. (Section 5.1.4)</p> <p>Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations. (Section 5.1.5)</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>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. (Section 5.3.5.3)</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>Hurontario Street and Dundas Street have been identified as Intensification Corridors. These are Intensification Areas. Additional Intensification Corridors may be identified in the future. (Section 5.4.11)</p> <p>Not all segments of Intensification Corridors are appropriate for intensification. Planning studies for Intensification Corridors will identify appropriate locations for intensification and the appropriate densities, land uses and building heights. (Section 5.4.12)</p> <p>Planning studies will delineate the boundaries of Intensification Corridors and Major Transit Station Areas and identify appropriate densities, land uses and building heights. (Section 5.5.3)</p> <p>Intensification Areas will be planned to reflect their role in the City Structure hierarchy. (Section 5.5.4)</p>



	<b>General Intent</b>
<b>Chapter 6 Value The Environment</b>	<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. (Section 6.3.11)</p> <p>Significant Natural Areas are areas that meet one or more of the following criteria: [...] c. habitat of threatened species or endangered species; d. fish habitat; e. significant wildlife habitat; f. significant woodlands are those that meet one or more of the following criteria [...]. (Section 6.3.12)</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership. (Section 6.3.24.a &amp; b)</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. (Section 6.3.26)</p> <p>Development and site alteration as permitted in accordance with the Greenlands designation within or adjacent to a Significant Natural Area will not be permitted unless all reasonable alternatives have been considered and any negative impacts minimized. Any negative impact that cannot be avoided will be mitigated through restoration and enhancement to the greatest extent possible. This will be demonstrated through a study in accordance with the requirements of the Environmental Assessment Act. When not subject to the Environmental Assessment Act, an Environmental Impact Study will be required. (Section 6.3.27)</p> <p>Notwithstanding the policies of this Plan, development and site alteration will not be permitted in the following areas: [...] Core Areas of the Greenlands System as defined in the Region of Peel Official Plan, except in accordance with Regional requirements. (Section 6.3.28)</p> <p>Environmental Impact Studies will delineate the area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal. It will also outline measures to protect, enhance, restore and expand the Natural Heritage System and associated ecological functions. Environmental Impact Studies will be prepared to the satisfaction of the City and appropriate conservation authority. (Section 6.3.33)</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><b>General Intent</b></p> <p>Development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved. (Section 6.3.50)</p> <p>Development and site alteration is generally prohibited on lands subject to flooding. (Section 6.3.51)</p> <p>The construction of buildings or structures permitted in or adjacent to the flood plain will be protected to the elevation of the Regulatory Flood and will not impact upstream or downstream properties. Additional flood protection measures to be implemented relative to individual development applications will be determined by the City and the appropriate conservation authority. (Section 6.3.53)</p> <p>Access for development adjacent to or within the flood plain will be subject to appropriate conservation authority policies and the policies of the City. (Section 6.3.54)</p> <p>Mississauga will use a water balance approach in the management of stormwater by encouraging and supporting measures and activities that reduce stormwater runoff, improve water quality, promote evapotranspiration and infiltration, and reduce erosion using stormwater best management practices. (Section 6.4.2.1)</p> <p>Mississauga will require that development applications be supported by stormwater best management practices in accordance with relevant plans, studies, development standards and policies. Additional measures may be specified by the City based on known concerns related to storm sewer capacity, pollution prevention, flood risk and erosion, and protection of the city's Natural Heritage System, including its ecological function. Stormwater best management practices must be approved by the city, appropriate conservation authority and Provincial Government, where applicable. (Section 6.4.2.2)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> <li>a. the development of a range of housing choices in terms of type, tenure and price;</li> <li>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ul> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p> <p>Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource. (Section 7.4.1.3)</p> <p>Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (Section 7.4.1.10)</p>

	<b>General Intent</b>
	<p>The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (Section 7.4.1.12)</p> <p>Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning by-laws. (Section 7.4.1.15)</p> <p>Mississauga will acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of cultural heritage resources. (Section 7.4.1.16)</p> <p>Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance. (Section 7.4.1.18)</p> <p>The historic character and sense of community will be maintained through the preservation and protection of existing residential Neighbourhoods. (Section 7.6.1.4)</p> <p>New development will be compatible with the physical, social and environmental attributes of the existing community. (Section 7.6.1.5)</p>
<b>Chapter 9 Build A Desirable Urban Form</b>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved. (Section 9.2.2.1)</p> <p>Tall buildings will generally not be permitted. (Section 9.2.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> <li>Respect existing lotting patterns;</li> <li>Respect the continuity of front, rear and side yard setbacks;</li> <li>Respect the scale and character of the surrounding area;</li> <li>Minimize overshadowing and overlook on adjacent neighbours;</li> <li>Incorporate stormwater best management practices;</li> <li>Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ol>

	<b>General Intent</b>
	<p>Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored. (Section 9.2.3.1)</p> <p>Heritage properties, districts and landscapes create a unique sense of place and local identity. (Section 9.2.4)</p> <p>Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resource and makes them focal points for the community. (Section 9.2.4.1)</p> <p>Development and open spaces adjacent to significant cultural heritage resources will:</p> <ol style="list-style-type: none"> <li>Contribute to the conservation of the heritage attribute of the resource and the heritage character of the area;</li> <li>Emphasize the visual prominence of cultural heritage resources; and</li> <li>Provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources. [...] (Section 9.2.4.2)</li> </ol> <p>Development will be designed to:</p> <ol style="list-style-type: none"> <li>respect the natural heritage features, such as forests, ridges, valleys, hills, lakes, rivers, streams and creeks;</li> <li>respect cultural heritage features such as designated buildings, landmarks and districts;</li> <li>accentuate the significant identity of each Character Area, its open spaces, landmarks and cultural heritage resources; [...] (Section 9.3.1.4)</li> </ol> <p>Lands fronting, flanking and/or abutting Mississauga Road, between the Canadian Pacific Railway, located south of Reid Drive, and Lakeshore Road West, are part of a designated scenic route. These lands will be subject to the following:</p> <ol style="list-style-type: none"> <li>in order to preserve its historic streetscape character and appearance, residential development will only consist of detached dwellings and will generally be on lots with a minimum depth of 40 m. This policy does not apply within the Port Credit Local Area Plan;</li> <li>direct vehicular access to Mississauga Road will be encouraged;</li> <li>upgraded building elevations, including principal doors and fenestrations, will be required facing Mississauga Road;</li> <li>buffer roads (i.e. any parallel road along Mississauga Road) and reverse frontage lot development will not be permitted;</li> <li>notwithstanding Policy 8.3.1.4, development will not be permitted if an increase in the existing Mississauga Road pavement width is required;</li> <li>building massing, design, setbacks and lot frontages will be consistent with surrounding buildings and lots;</li> <li>projecting garages will be discouraged;</li> <li>alternative on-site turn-arounds, such as hammerhead driveways, will be encouraged in order to reduce reverse movements and the number of driveway entrances. Circular driveways will be discouraged;</li> <li>tree preservation and enhancement will be required on public and private lands in order to maintain existing trees;</li> <li>removal of existing landscape features, including but not limited to stone walls, fences and hedgerows, will be discouraged;</li> <li>utilities will be located to minimize the impact on existing vegetation;</li> <li>grading for new development will be designed to be compatible with and minimize differences between the grades of the surrounding area, including Mississauga Road. Retaining walls as a grading solution will be discouraged; and</li> <li>opportunities to enhance connections to nearby pedestrian, cycling and multi-use trails, particularly within the Credit River Valley Corridor, will be encouraged. (Section 9.3.3.11)</li> </ol>

	<b>General Intent</b>
	<p>Natural features, parks and open spaces will contribute to a desirable urban form by:</p> <ul style="list-style-type: none"> <li>a. assisting with the protection, enhancement, restoration and expansion of the Natural Heritage System, identified in Schedule 3: Natural System; [...] (Section 9.3.5.3)</li> </ul> <p>Private open space and/or amenity areas will be required for all development. (Section 9.3.5.5)</p> <p>Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (Section 9.3.5.6)</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. (Section 9.3.5.7)</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5)</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>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:</p> <ul style="list-style-type: none"> <li>a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and</li> <li>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)</li> </ul> <p>Development proponents will be required to ensure that pedestrian circulation and connections are accessible, comfortable, safe and integrated into the overall system of trails and walkways. (Section 9.5.2.3)</p> <p>Site development will be required to:</p> <ul style="list-style-type: none"> <li>a. incorporate stormwater best management practices;</li> <li>b. provide enhanced streetscape;</li> <li>c. provide landscaping that complements the public realm;</li> <li>d. include the use of native non-invasive plant material;</li> <li>e. protect and enhance habitat;</li> <li>f. preserve significant trees on public and private lands;</li> <li>g. incorporate techniques to minimize urban heat island effects such as providing planting and appropriate surface treatment; and</li> <li>h. provide landscaping that beautifies the site and complements the building form (Section 9.5.2.11)</li> </ul>

	<p><b>General Intent</b></p> <p>Buildings will be designed to create a sense of identity through the site layout, massing, forms, orientation, scale, architectural features, landscaping and signage. (Section 9.5.3.1)</p> <p>Parking should be located underground, internal to the building or to the rear of buildings. (Section 9.5.5.1)</p> <p>Service, loading and garbage storage areas should be internal to the building or located at the rear of the building and screened from the public realm. (Section 9.5.5.7)</p>
<b>Chapter 11 General Land Use Designations</b>	<p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. (Section 11.2.3.1)</p> <p>Permitted uses on Greenlands include conservation related uses, flood control and/or erosion management, passive recreational uses and parkland. (Section 11.2.3.2)</p> <p>Permitted uses will be subject to fulfilling the requirements of the appropriate conservation authority, the City and other appropriate approval agencies. (Section 11.2.3.4)</p> <p>Lands designated Residential High Density will permit the following use:</p> <ol style="list-style-type: none"> <li>apartment dwelling;</li> <li>uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property; [...]</li> </ol> <p>(Section 11.2.5.6)</p>
<b>Chapter 16 Neighbourhoods</b>	<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>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ol style="list-style-type: none"> <li>an appropriate transition in heights that respects the surrounding context will be achieved;</li> <li>the development proposal enhances the existing or planned development;</li> <li>the City Structure hierarchy is maintained; and</li> <li>the development proposal is consistent with the policies of this Plan. (Section 16.1.1.2)</li> </ol>
<b>Chapter 19 Implementation</b>	<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> <ol style="list-style-type: none"> <li>the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>that a municipal comprehensive review of the land use designation or a five year review is not required;</li> <li>that the lands are suitable for the proposed use, and a planning rationale with reference to the policies of this Plan, other applicable policies, and sound planning principles is provided, setting out the merits of the proposed amendment in comparison with the existing designation;</li> <li>land use compatibility with the existing and future uses of surrounding lands; and</li> <li>the adequacy of engineering services, community infrastructure and multi-modal transportation systems to support the proposed</li> </ol>



	General Intent
	<p>application. (Section 19.5.1)</p> <p>As a condition of development approval, natural hazard lands may be placed in public ownership for their long term protection. (Section 19.18.1)</p> <p>Greenlands is determined on a site by site basis and is defined by natural hazards associated with watercourse corridors and Lake Ontario, and the limits of identified natural areas. The limits of the Greenlands are determined in consultation with the City and appropriate conservation authority and through studies, where required, completed by the proponent to the satisfaction of the City and the appropriate conservation authority. (Section 19.18.2)</p> <p>Greenlands lands will be conveyed to the City or other public agency. Such lands will not be accepted as part of the dedication of land for park or other public recreational purposes contribution or credited against any cash in lieu for park or other public recreational purposes or be included in the calculation of density for building coverage. (Section 19.18.4)</p> <p>Development adjacent to Greenlands lands will be subject to the delineation of natural hazards, natural areas, buffers and setbacks by the City in consultation with the appropriate conservation authority. Dedication and/or restrictive zoning of buffers to Greenlands may also be required by the City in consultation with the appropriate conservation authority. (Section 19.18.5)</p>

## Mississauga Zoning By-law

### Existing Zoning

The subject properties are currently zoned **G1** (Greenlands – Natural Hazards) and **G2** (Greenlands – Natural Features). The **G1** (Greenlands – Natural Hazards) zone permits uses related to flood control, stormwater and erosion management, and natural heritage features and area conservation. The **G2** (Greenlands – Natural Features) zone permits uses related to natural protection and natural heritage features and area conservation.

### Proposed Zoning

The applicant is proposing to zone the developable area of the properties to **RA4 – Exception** (Apartments – Exception) to permit the 13 storey condominium apartment building and stacked townhomes. The balance of the properties will remain zoned **G1** (Greenlands –

Natural Hazards).

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



### Proposed Zoning Regulations

Zone Regulations	Existing G2 Zone Regulations	Proposed RA4 Base Zone Regulations	Proposed Amended Zone Regulations
Maximum <b>Height</b>	-	56.0 m (183.7 ft.) and 18 <b>storeys</b>	46.2 m (151.6 ft.) (inclusive of mechanical penthouse) and 13 <b>storeys</b> – condominium <b>apartment</b> 14.0 m (45.9 ft.) – <b>stacked townhome</b>
Minimum <b>Front Yard</b>  For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m (42.7 ft.)  For that portion of the dwelling with a <b>height</b> greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)  For that portion of the dwelling with a <b>height</b> greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)  For that portion of the dwelling with a <b>height</b> greater than 26.0 m (85.3 ft.)	-	7.5 m (24.6 ft.)  8.5 m (27.9 ft.)  9.5 m (31.2 ft.)  10.5 m (34.4 ft.)	No amendment required for condominium <b>apartment</b> and <b>stacked townhome</b>
Minimum <b>Interior Side Yard</b>  For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m (42.7 ft.)  For that portion of the dwelling with a <b>height</b> greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)  For that portion of the dwelling with a <b>height</b> greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	-	4.5 m (14.8 ft.)  6.0 m (19.7 ft.)  7.5 m (24.6 ft.)	7.8 m (25.6 ft.) for <b>stacked townhome</b>  No amendment required for condominium <b>apartment</b>

Zone Regulations	Existing G2 Zone Regulations	Proposed RA4 Base Zone Regulations	Proposed Amended Zone Regulations
<p>For that portion of the dwelling with a <b>height</b> greater than 26.0 m (85.3 ft.)</p> <p>Where an interior lot line, or any portion thereof, abuts a zone permitting <b>detached dwelling</b></p>		<p>9.0 m (29.5 ft.)</p> <p>7.5 m (24.6 ft.) plus 1.0 m (3.3 ft.) for each additional 1.0 m (3.3 ft.) of dwelling <b>height</b>, or portion thereof, exceeding 10.0 m (32.8 ft.) to a maximum setback requirement of 25.5 m (83.7 ft.)</p>	
<p><b>Minimum Rear Yard</b></p> <p>For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m (42.7 ft.):</p> <p>For that portion of the dwelling with a <b>height</b> greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.):</p> <p>For that portion of the dwelling with a <b>height</b> greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.):</p> <p>For that portion of the dwelling with a <b>height</b> greater than 26.0 m (85.3 ft.):</p>	-	<p>7.5 m (24.6 ft.)</p> <p>10.0 m (32.8 ft.)</p> <p>12.5 m (41.0 ft.)</p> <p>15.0 m (49.2 ft.)</p>	<p>No amendment required for <b>stacked townhome</b></p> <p>12.5 m (41.0 ft.) – condominium <b>apartment</b></p>
<b>Maximum Dwelling Units</b>	-	-	216
<b>Maximum Gross Floor Area</b>	-	-	19,000 m <sup>2</sup> (204,514.3 ft <sup>2</sup> )
<b>Minimum Parking Spaces</b>	-	<p>1.1 resident spaces per unit – condominium <b>apartment</b> – 216 spaces</p> <p>0.2 visitor spaces per unit – condominium <b>apartment</b> – 39 spaces</p> <p>1.5 resident spaces per <b>stacked townhome</b> – 30 spaces</p>	<p>No amendment required - 331 spaces (allocation to be determined)</p>

Zone Regulations	Existing G2 Zone Regulations	Proposed RA4 Base Zone Regulations	Proposed Amended Zone Regulations
		0.25 visitor spaces per <b>stacked townhome</b> – 5 spaces	
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. Setbacks identified are based on information provided by the applicant and only represent the minimum setback dimensions currently identified. In addition to the regulations listed, other variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

### Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. MOP 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/housing-homelessness/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.



## 5. School Accommodation

### The Peel District School Board

Student Yield	School Accommodation		
26 Kindergarten to Grade 5	Oakridge Public School	Homelands Senior Public School	Erindale Secondary School
12 Grade 6 to Grade 8	Enrolment: 96	Enrolment: 409	Enrolment: 930
15 Grade 9 to Grade 12	Capacity: 202	Capacity: 428	Capacity: 1,317
	Portables: 0	Portables: 1	Portables: 0

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
5 Kindergarten to Grade 8	St. Francis of Assisi Catholic Elementary School	Iona Catholic Secondary School
4 Grade 9 to Grade 12	Enrolment: 416	Enrolment: 627
	Capacity: 504	Capacity: 723
	Portables: 0	Portables: 0

## 6. Community Questions and Comments

A community meeting was held by Ward 8 Councillor, Matt Mahoney on January 24, 2023. 145 people attended and multiple written submissions were received.

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 development will have adverse impacts on environmental features including the Credit River,

woodlands and wildlife habitat

- The development is unsafe due to its adjacency to hazards including the Credit River and valleylands
- The height, density and massing is not appropriate and does not respect the existing character of the neighbourhood
- The development will have adverse impacts on road and signal operations along Mississauga Road
- The development is not consistent with the Mississauga Road Scenic Route policies and design guidelines
- The location of the access driveway is unsafe and could result in potential traffic conflicts

## 7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (June 2022)	<p>The proposed development application is located within the Credit River watershed and contains Regional Greenlands System Core features. In addition, the subject property is located within the regulated area of the Credit Valley Conservation (CVC) Authority. Please note that the Conservation Authorities are the Region's technical advisors on matters related to the natural environment, and the Region relies on the environmental expertise of CVC staff for the review of development applications located within or adjacent to Core Areas of the Greenlands System in Peel and their potential impacts on the natural environment. Regional staff will defer to the comments and direction of the CVC on matters relating to boundary limits of features and natural hazards as they apply to the subject property.</p> <p>An existing 150 mm (0.5 ft.) diameter watermain is located on Mississauga Road and a 400 mm (1.3 ft.) diameter watermain on Dundas Street West. The proposal includes an upgrade of the existing 150 mm (0.5 ft.) watermain to 300 mm (1.0 ft.). Due to the size and function of the 150 mm (0.5 ft.) diameter watermain on Mississauga Road, connection will not be permitted. This proposal requires connection to a minimum municipal watermain size of 300 mm (1.0 ft.). This development proposal requires a water system looped to municipal water to provide a redundant water supply.</p> <p>An existing 1050 mm (3.4 ft.) diameter sanitary sewer is located on Dundas Street West. There is also a 2250 mm (7.4 ft.) sanitary sewer trunk, which crosses the creek and drains south. Both sanitary sewer mains are trunk sewers and connections are not generally permitted to trunk sewers, however, when there are no other options, the Region will accept a connection.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. 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, DC charges, legal costs and all other costs associated with the development of this site. All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.</p> <p>A full engineering submission is required for the construction of the infrastructure. The infrastructure must be operational/commissioned by the Region prior to site servicing connection approval.</p> <p>A satisfactory Functional Servicing Report is required prior to approval. The submitted Functional Servicing Report is incomplete and additional information is required.</p> <p>The Region will provide front-end collection of garbage and recyclable materials subject to additional information being provided.</p> <p>The Region's Servicing Connections team may require clauses to be added to a development agreement.</p> <p>This application will not require a Regional Official Plan Amendment. However, the Region is unable to support final approval</p>

Agency / Comment Date	Comments
	of this application until confirmation is received that all environmental concerns have been addressed to the satisfaction of the CVC.
Dufferin-Peel Catholic District School Board (April 2022)	<p>The Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.</p> <p>The Board requires the inclusion of the following clauses to be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:</p> <ul style="list-style-type: none"> <li>• whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board/Peel District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school; and</li> <li>• that the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.</li> </ul>
Peel District School Board (April 2022)	<p>The Board requires the inclusion of the following conditions in the development agreement:</p> <p>Prior to final approval, the City of Mississauga shall be advised by the Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the Board for this plan.</p> <p>The Board requires the following clauses to be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:</p> <ul style="list-style-type: none"> <li>• whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Boards Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools;</li> <li>• the purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Regions Bus Stop Assessment procedure and process; and</li> <li>• the developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Boards Transportation Policy.</li> </ul>

Agency / Comment Date	Comments
<p>City Community Services          Department – Park Planning          Section          (May 2022)</p>	<p>A portion of the subject property is identified as a Significant Natural Area in the Natural Heritage System which is comprised of the Credit River and Valley System. The property is also adjacent to City-owned Greenlands also identified as Significant Natural Area.</p> <p>Staff have reviewed the Environmental Impact Statement (EIS) dated May 6, 2021 prepared by Palmer, submitted in support of this development which recommends the preservation and addition to the natural heritage system, however the EIS is to be revised to address outstanding issues. It is recommended that the lands identified as hazard and containing natural features, and associated buffers, within the Natural Heritage System be deeded gratuitously to the City and shall be appropriately zoned for their protection and long term conservation. In the event the application is recommended for approval, securities will be required for greenbelt clean-up, restoration, hoarding, and fencing along the boundary of the Greenlands.</p> <p>Furthermore, it is noted that future residents of the proposed development will be served by Erindale Park (P-060), zoned <b>OS1</b> and <b>G1</b>, which contains a playground, open space, picnic area, and trails that is located less than 400 metres from the subject lands. Erindale Park is 53.13 ha (131.29 ac) in size, which is owned by the Credit Valley Conservation Authority and leased by the City of Mississauga. 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 By-laws.</p>
<p>Credit Valley Conservation          Authority          (June 2022)</p>	<p>The subject properties are located entirely within the City's designated Green System (Natural Heritage System, Significant Natural Area and Natural Green Space, and Natural Hazards) and Core Area (environmentally significant area, significant woodlands, significant valleyland and fish habitat) of the Region's Greenlands System.</p> <p>Revisions are required to ensure compatibility with the adjacent natural heritage features including increased building setbacks and the removal of proposed works including amenity space and infrastructure from natural heritage buffers.</p> <p>Compensation in the form of offsetting planting is required to address the proposed tree removals. A detailed enhancement planting plan for the buffers and offsetting must be submitted.</p> <p>Removal of the abandoned swimming pool should occur at the appropriate time to reduce the risk of impacting specific species. A wildlife collectors permit should be obtained and a wildlife rescue plan should be prepared in the event species are found in the pool during removal.</p> <p>Appropriate mitigation measures should be applied including provision of appropriate building setbacks and bird friendly building design to ensure compatibility with bird species. Similarly, appropriate mitigation measures should be applied to ensure compatibility with bat species.</p> <p>A gateless fence should be erected along the property boundary adjacent to the natural heritage features.</p> <p>A minimum of 5 mm (0.02 ft.) of runoff should be retained on site where conditions do not warrant detailed analysis. Additional information is required regarding erosion and stormwater management. CVC strongly recommends the adoption of low impact development as part of the stormwater management plan.</p>

Agency / Comment Date	Comments
	<p>Additional information is required to determine the extent of flooding within the subject property.</p> <p>Additional information is required to confirm the long term stable slope line and top of bank within the properties. A 10 m (32.8 ft.) buffer should be applied to the greatest of all constraints on the properties. Proposed works must be removed from all provided buffers.</p> <p>The extent of the spill area associated with Sawmill Creek needs to be determined to understand the properties' exposure to spills. A water resource engineer should be retained and a pre-consultation with the CVC should be scheduled to establish the terms of reference.</p> <p>An updated constraints survey is required which identifies all delineated hazards and applicable setbacks.</p> <p>All watercourses and waterbodies within CVC's jurisdiction are classified as requiring an enhanced level of protection (80% Total Suspended Solids Removal). This criterion applies to the increase in impervious area along the study area. As such for the subject properties, CVC staff request additional information be provided to meet CVC and MECP criteria.</p>
<p>City Transportation and Works Department (June 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><b><u>Stormwater</u></b></p> <p>A Functional Servicing Report dated April 28, 2021 and prepared by Greck and Associates Ltd. was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development's impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls.</p> <p>The applicant is proposing to construct a new internal storm sewer to service the development lands and private road, with an outlet to the Credit River via an existing ditch and an outlet to Sawmill Creek via a proposed rip-rap feature, as well as on-site stormwater management controls for the post-development discharge.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> <li>• demonstrate the feasibility of the proposed storm sewer;</li> <li>• demonstrate that the 5 mm (0.02 ft.) water balance through Low Impact Development (LID) will be achieved;</li> <li>• demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site; and</li> </ul>



Agency / Comment Date	Comments
	<ul style="list-style-type: none"> <li>provide written confirmation from the Credit Valley Conservation that they have no objection to the proposed works within their regulated area.</li> </ul> <p><b><u>Traffic</u></b></p> <p>A Traffic Impact Study dated February 8, 2021 and prepared by TransPlan Transportation Inc. was submitted in support of the proposed development. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> <li>an updated Traffic Impact Study addressing all staff comments;</li> <li>a review of the driveway access to ensure both Mississauga Road and the internal driveway can operate efficiently;</li> <li>turning movement diagrams to evaluate the internal site circulation and access point;</li> <li>the future property line due to the road allowance widening towards the ultimate 26.0 metre right-of-way of Mississauga Road as identified in the Official Plan; and,</li> <li>address any traffic concerns from the community related to the proposed development.</li> </ul> <p><b><u>Environmental Compliance</u></b></p> <p>A Phase One Environmental Site Assessment (ESA) report dated July 15, 2021 and prepared by Terraprobe Inc. was submitted in support of the proposed development. The report indicates a further Environmental Site Assessment is required. The following is to be submitted for further review:</p> <ul style="list-style-type: none"> <li>a letter of reliance for the Phase One ESA report;</li> <li>a Phase Two ESA prepared in accordance with O.Reg 153/04 (as amended);</li> <li>a letter certified by a Qualified Person (QP), stating that land to be dedicated to the City is environmentally suitable for the proposed use;</li> <li>a written document, prepared by a QP that includes a statement regarding the fill material located on-site is geotechnically and environmentally suitable, or will otherwise be or has been removed; and</li> <li>a Temporary Discharge to Storm Sewer Commitment Letter.</li> </ul> <p><b><u>Noise</u></b></p> <p>A Noise Feasibility Study dated March 2, 2021 and prepared by HGC Engineering was submitted in support of the proposed development. The study evaluates the potential impact of environmental noise 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 Dundas Street and Mississauga Road. Noise mitigation will be required, and has been proposed in the form of forced air ventilation systems on certain units, and an acoustical wall for the outdoor living area(s). A revised noise</p>

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	<p>study is required as part of the next submission to address staff comments.</p> <p><b><u>Engineering Plans/Drawings</u></b></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.</p>
<p>Parking (January 2023)</p>	<p>Parking requirements for the development application under Zoning By-law 0225-2007 have been reduced since the development application was initially submitted. The existing parking requirements came into effect on June 8, 2022. The applicant is proposing 331 parking spaces within three levels of underground parking whereas a minimum of 290 parking spaces is now required.</p> <p>Additional information is required to confirm the allocation of parking between the proposed condominium apartment building and stacked townhomes.</p>
<p>Heritage Planning (April 2022)</p>	<p>The property is listed on the City's Heritage Register as it forms part of the Credit River Corridor and Mississauga Road Scenic Route Cultural Heritage Landscapes (CHLs). The revised CHL Inventory is now in effect. The Heritage Impact Assessment (HIA) must be updated to address the current Inventory as per the current (updated) HIA Terms of Reference.</p>
<p>Arborist – Private Property (April 2022)</p>	<p>The applicant is advised that tree removal permission is required as per the Private Tree Protection By-law 21-22 to remove one or more trees 15 cm (0.5 ft.) or greater in diameter at breast height per lot per calendar year. The tree removal application will be reviewed in conjunction with the site plan application. The approval of the tree permission application is required prior to the earliest of the demolition permit/the erosion and sediment control permit/site plan approval. The tree removal permit will be issued once clearance is provided by Planning and Building indicating the drawings are approved, securities provided and the protective hoarding is installed, inspected and approved by a Planning and Building representative.</p>
<p>Arborist – City Property (April 2022)</p>	<p>City tree preservation, protection and removal request for entrance/exist will be addressed after the official plan amendment and rezoning applications and during the site plan process.</p>
<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- Alectra Utilities</li> <li>- Canada Post Corporation</li> <li>- Fire Prevention Plan Examination</li> <li>- Public Art Coordinator</li> <li>- Transit Review</li> <li>- Enbridge</li> <li>- Greater Toronto Airport Authority</li> </ul>

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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"> <li>- Trillium Health Partners</li> <li>- Economic Development Office</li> <li>- Rogers Cable</li> <li>- CS Viamonde</li> </ul>

## Development Requirements

There are engineering matters including: grading, environmental, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission, review and approval of a site plan application.

## 8. Community Benefits Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the *Planning Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

As the subject proposal is more than 5 storeys and contains 10 or more residential units in total, the CBC is applicable and will be payable at the time of first building permit.

## 9. Next Steps

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

- Is the proposed height, density and massing appropriate and consistent with the existing and planned character of the area including the Mississauga Road Scenic Route and

Credit River Corridor Cultural Heritage Landscapes?

- Is the proposed development compatible with the environmental features and hazard lands and have any potential impacts been appropriately mitigated?
- Have technical matters including stormwater and floodplain management, traffic operations and site servicing been resolved?
- Are the proposed zoning by-law exception standards appropriate?

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