

# City of Mississauga

## Corporate Report



Date: January 25, 2019

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's files:  
OZ 17/020 W11 and  
T-M17007 W11

Meeting date:  
2019/02/19

## Subject

### PUBLIC MEETING INFORMATION REPORT (WARD 11)

**Applications to permit 7 freehold townhomes and 19 condominium townhomes on a private condominium road and to add additional lands to the adjacent greenlands 36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wyndham Street**

**Owner: City Park (Main Street) Inc.**

**Files: OZ 17/020 W11 and T-M17007 W11**

**Bill 139**

## Recommendation

That the report dated January 25, 2019 from the Commissioner of Planning and Building regarding the applications by City Park (Main Street) Inc. to permit 7 freehold townhomes and 19 condominium townhomes, and 2 greenlands blocks, under Files OZ 17/020 W11 and T-M17007 W11, 36, 38, 40, 44 and 46 Main Street, be received for information.

## Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed interpretation and preliminary planning analysis. (Appendix 1)

## PROPOSAL

Official plan amendment, rezoning and draft plan of subdivision applications are required to permit 7 freehold townhomes and 19 condominium townhomes on a private condominium road and to add additional lands to the adjacent greenlands. The applicant is proposing to change the **Residential Low Density I** and **Greenlands** designations on the subject property to **Residential Medium Density** and **Greenlands**. The zoning will also need to be changed from **R3** (Detached Dwellings) and **G1** (Greenlands) to **RM5 – Exception** (Street Townhouse Dwellings), **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road) and **G1**

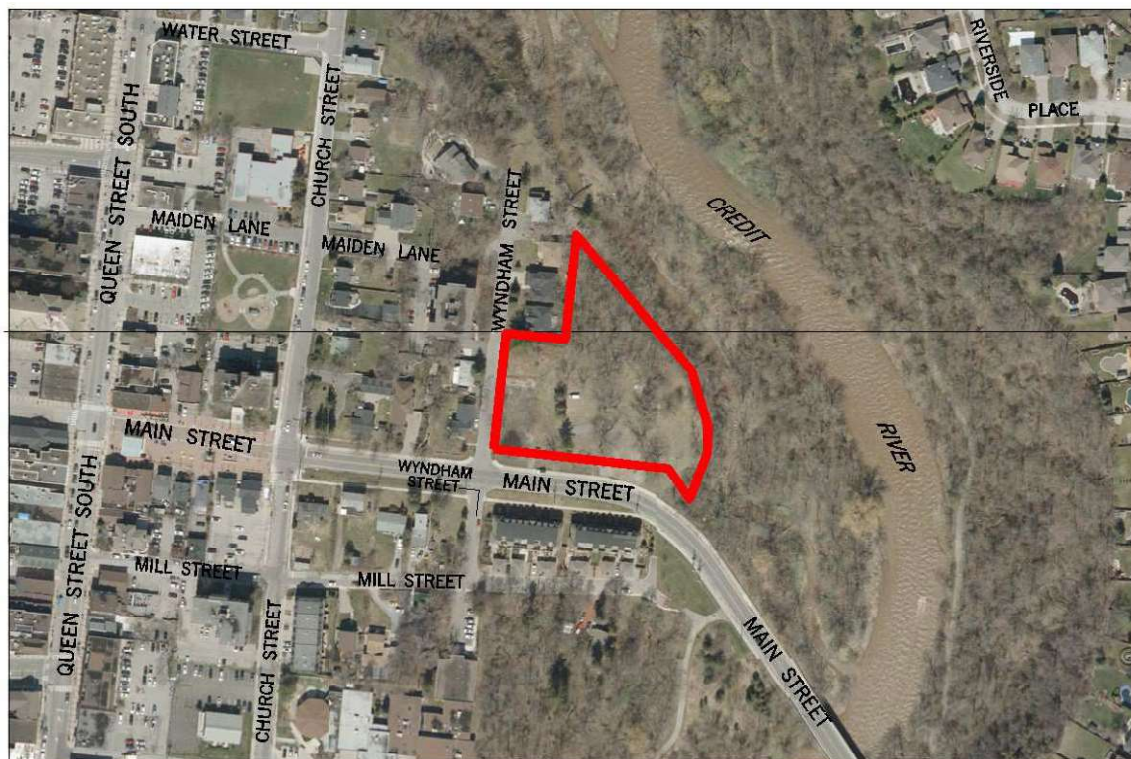
(Greenlands). A plan of subdivision is also required to create the blocks for the townhomes and greenlands.

Through site visits and subsequent environmental studies and reports, it has been determined that the eastern and northeastern portions of the property include environmental features associated with the Credit River Valley which should be protected. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the lands to be protected. The proposal has identified these lands to be protected through a Greenlands designation and zone. The lands shall be dedicated gratuitously to the City for conservation purposes.

## Comments

The property is located at the northeast corner of Main Street and Wyndham Street within the Streetsville Neighbourhood Character Area. The property is currently vacant. The surrounding neighbourhood contains detached homes, with townhomes located to the south and an apartment building located west of the subject property. There are greenlands located to the east and northeast the form part of the Credit River Valley.

Aerial image of 36, 38, 40, 44 and 46 Main Street



Applicant's rendering of proposed townhomes



### LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and conforms to the *Growth Plan* and the ROP. The applicant has requested a change to the land use designation in the official plan. The request will be evaluated against the policies contained in the Mississauga Official Plan.

Additional information and details are found in Appendix 1, Section 6.

### AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

### Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be

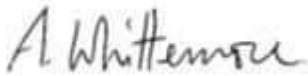
prescribed. These include those due to the City of Mississauga as well as any other external agency.

## Conclusion

All agency and City department comments have been received. There are technical issues that need to be addressed, including the overall site design, the proposed vehicular access to Main Street, including access for emergency and waste collection vehicles, and the limits of development to the satisfaction of the Credit Valley Conservation. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved.

## Attachments

Appendix: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner



## Detailed Information and Preliminary Planning Analysis

**Owner: City Park (Main Street) Inc.**

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## 1. Site History

- Applications for an official plan amendment and rezoning under File OZ 07/12 W11 for 38, 40 and 44 Main Street, to permit a three storey retirement building were submitted in May 2007 and cancelled by the applicant in November 2017
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Low Density I** and **Greenlands** in the Streetsville Neighbourhood Character Area
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Residential), which permits detached homes and **G1** (Greenlands) which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

## 2. Site Context

The property is located at the northeast corner of Main Street and Wyndham Street, within the Streetsville Neighbourhood Character Area. Wyndham Street is a local road that dead ends just north of the site. Main Street is a major collector that runs from Queen Street South to the Credit River where it turns into Bristol Road West. The property abuts the Credit River to the east which is a major north-south watercourse.

The site is currently vacant and was previously occupied by four detached homes that were demolished between 2007 and 2018. The eastern and northeastern portions of the site (abutting the Credit River Valley) include natural hazards and natural heritage features.

The surrounding area consists of detached homes, townhomes and an apartment building located to the west of the subject lands. The site is an approximately five minute walk from the Streetsville Community Node, which has commercial uses including retail stores, personal services and restaurants.

Aerial Image of 36, 38, 40, 44 and 46 Main Street



Property Size and Use	
Frontages:	
Main Street	91.94 m (301.6 ft.)
Wyndham Street	60.50 m (198.5 ft.)
Depth:	111.14 m (364.6 ft.)
Gross Lot Area:	0.81 ha (2.01 ac.)
Existing Use:	Vacant

The surrounding land uses are:

North: Greenlands including the Credit River Valley and detached homes  
East: Greenlands including the Credit River Valley  
South: Townhomes  
West: Detached homes and an apartment building

Image of existing conditions facing southeast



### 3. Neighbourhood Context

The property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were mostly developed in the 1950s and 1960s. A relatively new townhome development across Main Street was built in 2012.

Based on the 2011 census, the existing population of the Streetsville Neighbourhood Character Area is 10,395 with a population density of 23.6 people/ha and a total of 1,330 jobs for a density of 26 people plus jobs/ha. Seventy percent of the neighbourhood population are of working age (15 to 64 years of age), with 15.5% children (0-14 years) and 13.6% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 12,000 and 12,100 respectively. On average, the total number of persons within a household in the area is 3, with 53% living in detached homes (higher than the City's average of 39%). The mix of housing tenure for the character area is 3,150 units (83.67%) owned and 615 units (16.33%) rented, with a vacancy rate of approximately 0.7%.

There is bus service via routes 9 and 10 providing access to Meadowvale Town Centre and the City Centre Transit Terminal, respectively.

**Other Development Applications**

There are no other active development applications in the vicinity of the subject property.

**Community Services**

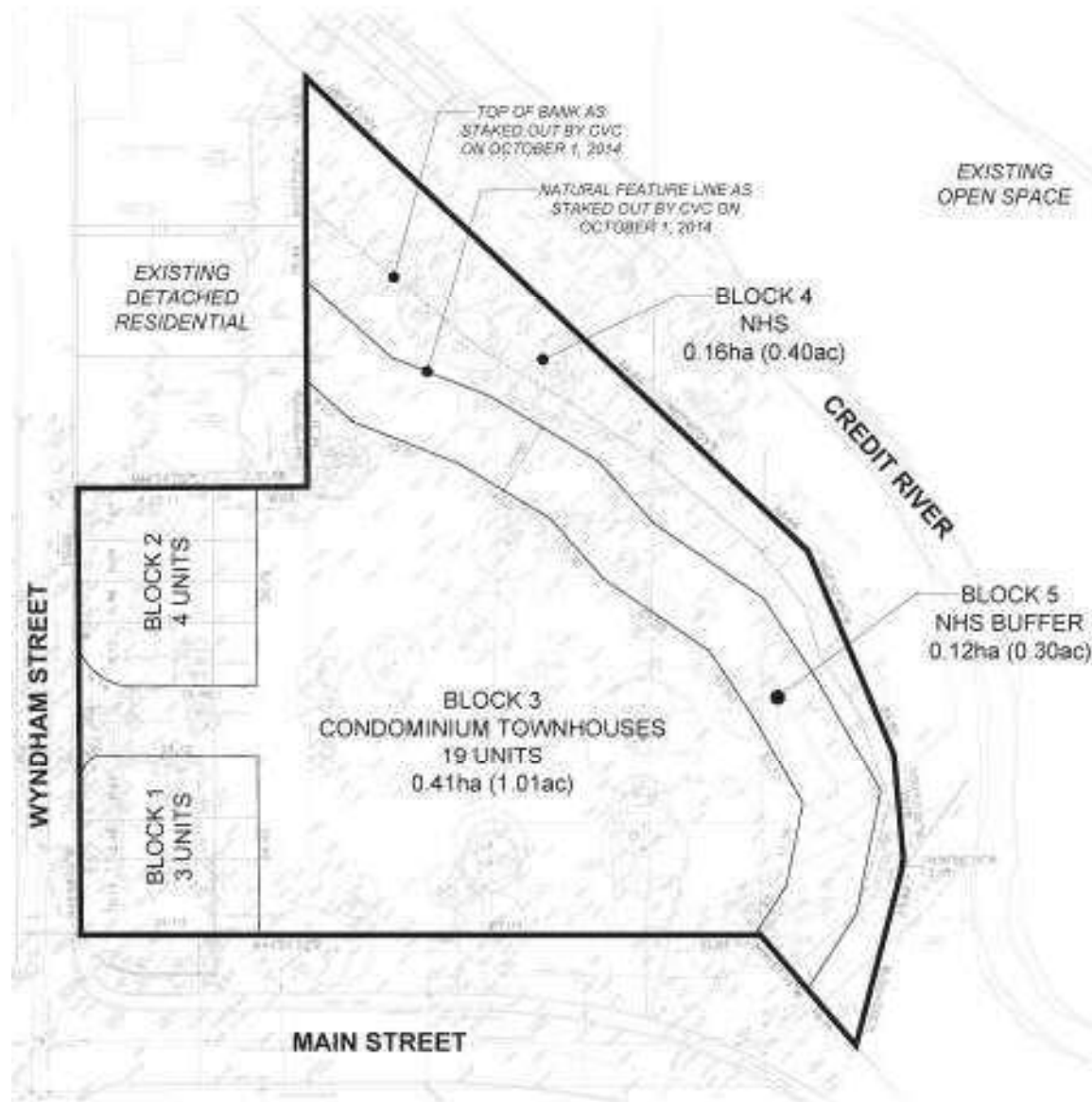
This application is anticipated to have minimal impact on existing services in the community. The site is adjacent to Timothy Street Park which contains a recreational trail abutting the Credit River. The property is located less than a ten minute walk to Streetsville Memorial Park which contains trails, active sports fields, an outdoor pool and Vic Johnston Community Centre. Streetsville Library is located 650 metres (0.4 mi) to the north. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

**4. Project Details**

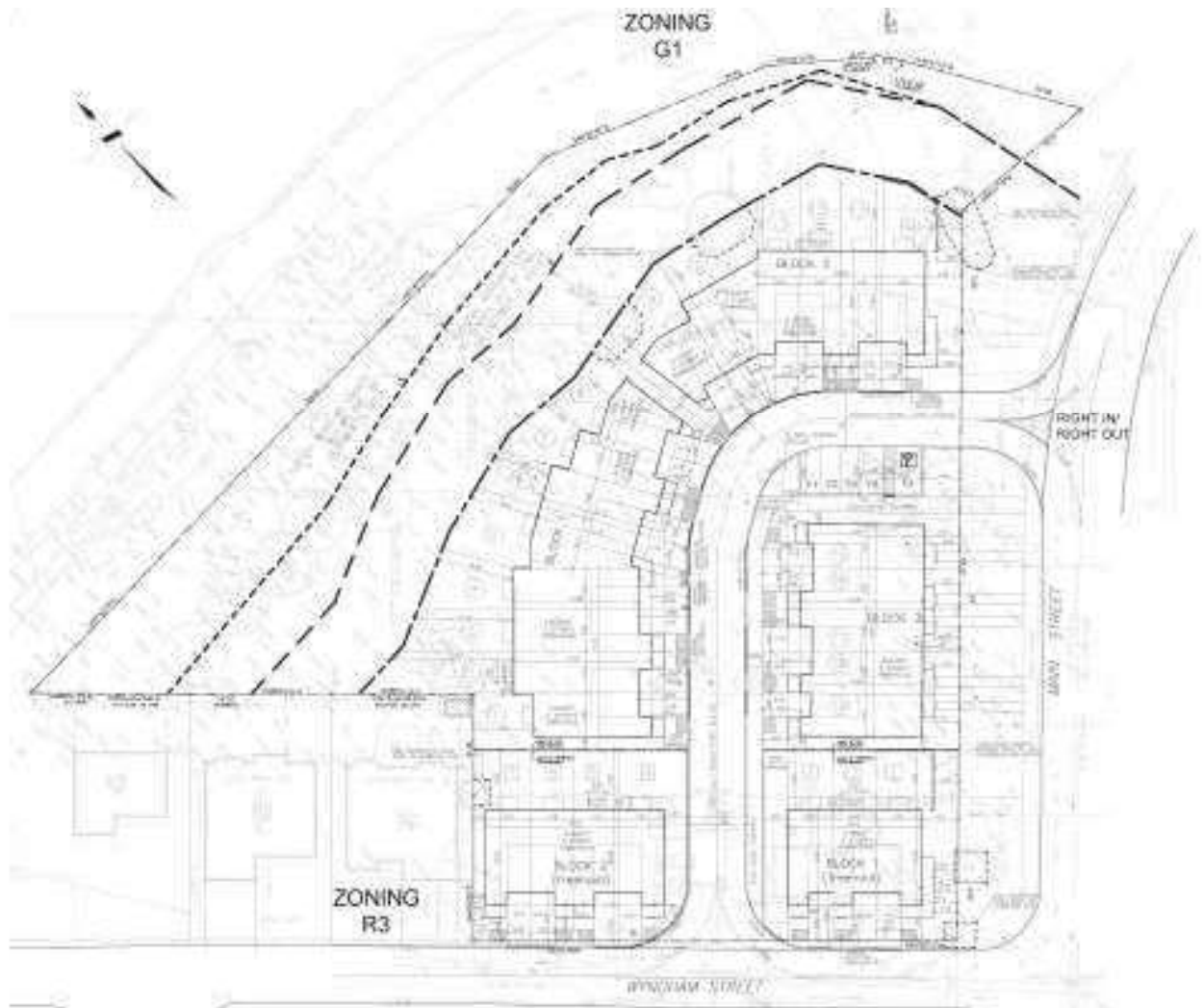
The applications are to permit 7 freehold townhomes, 19 condominium townhomes and add additional lands to the adjacent Greenlands. Five condominium townhomes will face onto Main Street, while the remaining 14 will front onto a private condominium road. The freehold townhomes will front directly onto Wyndham Street with individual driveways. The eastern and northeastern portions of the property (abutting the Credit River Valley) are proposed to be designated and zoned Greenlands. The applicant is proposing that the private driveway have a right-in-right-out access onto Main Street and a full moves access onto Wyndham Street.

<b>Development Proposal</b>		
Applications submitted:	Received: December 21, 2017 Deemed complete: January 30, 2018 Revised: September 19, 2018	
Developer/ Owner:	City Park (Main Street) Inc.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	26	
Height:	3 storeys	
Landscaped Area:	51.03% (Street Townhouse Dwellings)	
	33.71% (Townhouse Dwellings on a CEC – Private Road)	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	79* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
Resident spaces	52	52
Visitor spaces	5	5
Total	57	57



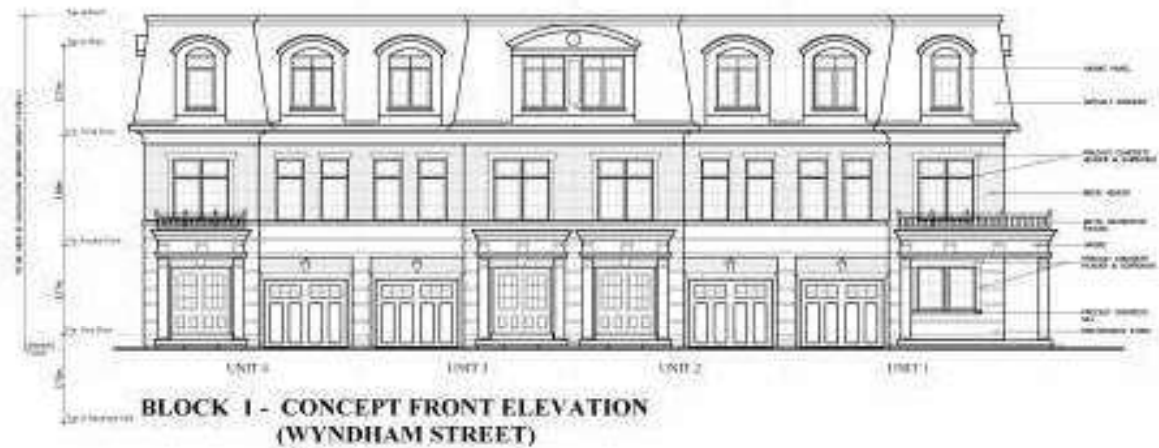
**Draft Plan of Subdivision Concept Plan and Elevations****Draft Plan of Subdivision**

## Site Plan



## Elevations





Applicant's rendering of proposed townhomes



## 5. Community Comments

A pre-application community meeting was held by Ward 11 Councillor, George Carlson on February 27, 2018.

The following comments made at the community meeting, as well as others raised at the public meeting, will be addressed in the Recommendation Report.

- Concern with increased traffic and traffic safety with regards to a full moves access onto Main Street
- Concern that the number of parking spaces proposed is insufficient
- Removal of trees and greenspace and potential flooding issues
- Concern with proposed density



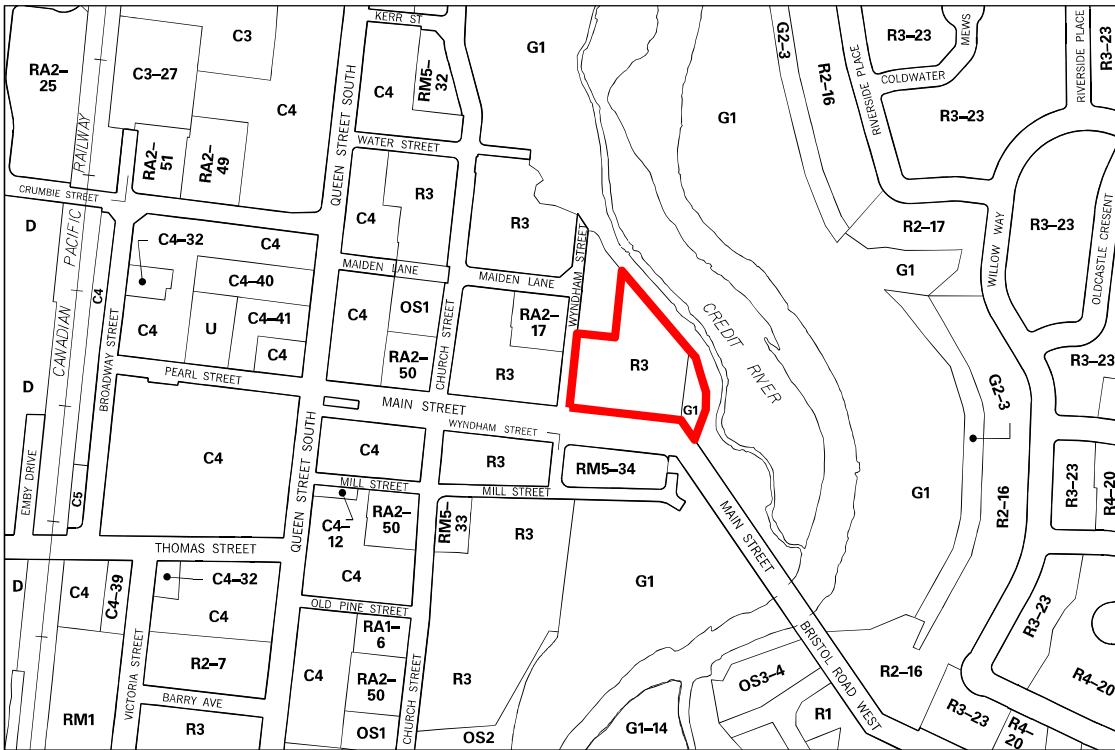
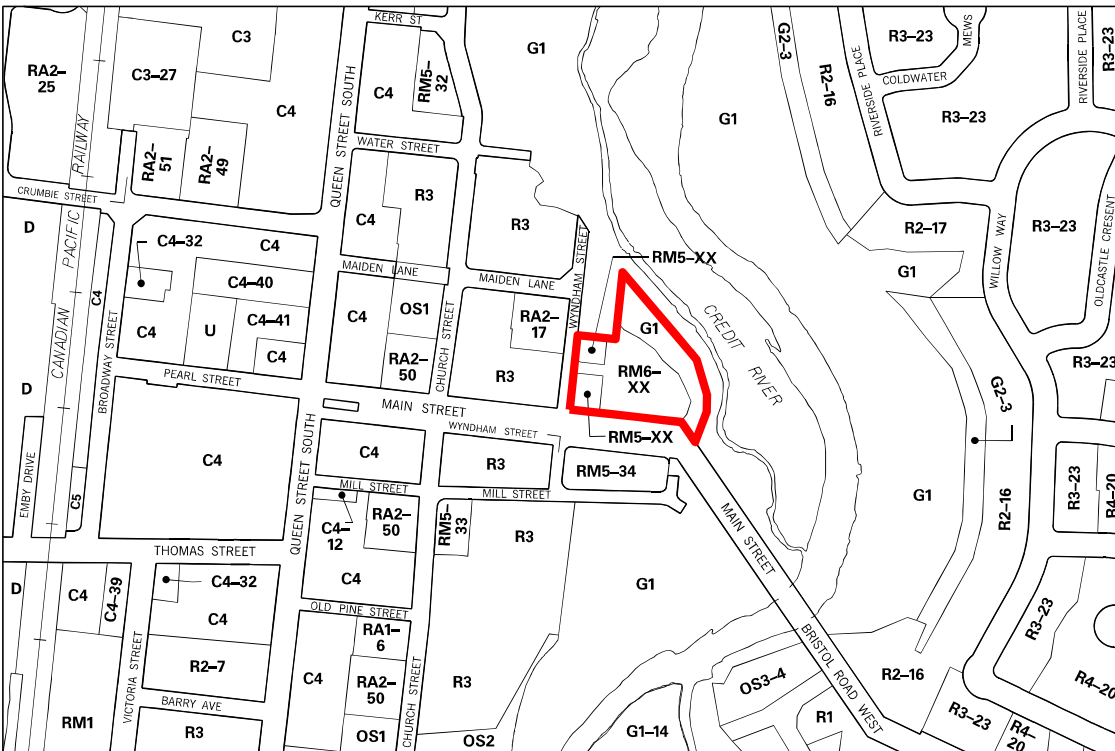
## 6. Land Use Policies and Regulations

### Excerpt of Streetsville Neighbourhood Character Area Land Use



### Excerpt of Proposed Streetsville Neighbourhood Character Area Land Use



**Existing Zoning and General Context****Proposed Zoning and General Context**



**Summary of Applicable Policies**

The following table summarizes the applicable policy and regulation documents that affect these applications:

<b>Policy</b>	<b>Mississauga Official Plan (MOP) Policies</b>	<b>Proposal</b>
<b>Provincial Policy Statement (PPS)</b>	The relevant existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	The relevant existing policies of the MOP conform with the <i>Growth Plan</i> .  Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The proposed development is generally in conformity with the <i>Growth Plan</i>
<b>Greenbelt Plan</b>	n/a	Only public lands are subject to the Urban River Valley policies in the <i>Greenbelt Plan</i> . Since this proposal is on privately owned lands it is not subject to these policies.
<b>Parkway Belt Plan</b>	n/a	n/a
<b>Region of Peel Official Plan</b>	The existing policies of MOP are consistent with the ROP	A small portion on the east side of the property is identified as a Core Area of the Greenlands System within the Region of Peel Official Plan.
<b>Mississauga Official Plan</b>	The lands are located within the Streetsville Neighbourhood Character Area and are designated <b>Residential Low Density I</b> which permits detached homes and <b>Greenlands</b> which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland.  Neighbourhood policies are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.	The applicant is proposing to change the designation to <b>Residential Medium Density</b> and <b>Greenlands</b> .  These proposed designations conform with the general intent of the MOP.
<b>Zoning By-law 225-2007</b>	The lands are currently zoned <b>R3</b> (Residential) which permit detached homes and <b>G1</b> (Greenlands) which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland.	A rezoning is proposed from <b>R3</b> (Residential) and <b>G1</b> (Greenlands) to <b>RM5-Exception</b> (Street Townhouse Dwellings), <b>RM6-Exception</b> (Townhouse Dwellings on a CEC – Private Road) and <b>G1</b> (Greenlands) to permit 7 freehold townhomes and 19 condominium townhomes on a

Policy	Mississauga Official Plan (MOP) Policies	Proposal
		private condominium road and an addition to the adjacent Greenlands system.

### Existing and Proposed Mississauga Official Plan Designation for the Subject Site

#### Existing Designation

**Residential Low Density I** which permits detached, semi-detached and duplex homes  
**Greenlands** which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

#### Proposed Designation

**Residential Medium Density** which permits townhomes  
**Greenlands** which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

The portion of the subject property to be designated **Greenlands** is also proposed to be zoned **G1** as shown on the "Proposed Zoning and General Context" map (page 11).

### Provincial Policy Statement (PPS) and Growth Plan Analysis

#### Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (as found in "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (as found in "OZ 17/020 W11 and T-M17007 W11 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

### Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
<b>1.0 Building Strong Healthy Communities</b>		
<b>General Statement of Intent:</b> Promoting efficient land use and development patterns are important to sustainable,	The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to	The applications include a development proposal that is generally compatible with the surrounding land uses and a development pattern that



<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Consistency</b>
liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	maintaining the character of existing neighbourhoods.	supports sustainability while protecting the environment.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs	The Streetsville Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.	The area contains a mix of detached homes, townhomes and an apartment building. The proposal encompasses street townhomes to be accessed from Wyndham Street and condominium townhomes to be located on a private condominium road. The built form is similar to the existing neighbourhood and will be evaluated within the context of the Official Plan policies.
1.1.1 (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns (h) promoting development and land use patterns that conserve biodiversity and consider the impact of a changing climate	As the City continues to grow, it is imperative that growth does not compromise the natural environment.	The relevant portions of the subject property will retain its Greenlands designation and will be zoned G1 (Greenlands).
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency	Streetsville is identified as a neighbourhood, which is an element in the City's urban structure. Neighbourhoods are non-intensification areas, however, this does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood. As described in Section 5.3.5.5, intensification within neighbourhoods may be	The surrounding area contains a mix of detached homes, townhomes and an apartment building. The proposed development is generally compatible with the existing character of the area, but the appropriateness of the development standards will be evaluated against MOP policies.

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Consistency</b>
<p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>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 the Plan.</p>	
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The Streetsville Neighbourhood is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>	<p>The applications are to redevelop a vacant residential lot that would provide a consistent street frontage along Main Street.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.</p>	<p>The subject property is located within an established neighbourhood. The proposed development will be evaluated against the applicable official plan policies.</p>
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable</p>	<p>Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>	<p>The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.</p>
<p>1.5.1 Healthy, active communities should be promoted by: (d) recognizing provincial parks, conservation reserves, and other protect areas, and minimizing negative impacts on these areas.</p>	<p>Mississauga will promote and protect green infrastructure. Buffers which are vegetated protected areas will provide a physical separation of development and maintain the green system (6.3.7)</p>	<p>The rezoning of a portion of the property to Greenlands provides for the protection and conservation of the Credit River Valleylands.</p>
<b>2.1 Natural Heritage</b>		
<p>2.1.1 Natural features and areas shall be protected for the long term.</p>	<p>The policies in Section 6.3.12 speak to the long term protection of Significant</p>	<p>A portion of the site is identified as a Significant Natural Area.</p>

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Consistency</b>
<p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>2.1.3 Natural heritage systems shall be identified in Ecoregions 6E &amp; 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</p> <p>2.1.5 Development and site alteration shall not be permitted in:</p> <p>c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;</p> <p>unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated</p>	<p>Natural Areas.</p> <p>In addition to MOP policies, Mississauga undertakes a Natural Areas Survey (NAS) which contains an inventory of natural heritage features. The NAS was last updated in 2018.</p>	<p>Consistency with this policy is under review.</p>

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Consistency</b>
and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.		
<b>4.0 Implementation and Interpretation</b>		
<b>General Statement of Intent:</b> Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.  4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i>  4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated under MOP policies with respect to development limits and built form.

### **Conformity with Growth Plan 2017**

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (as found in "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (as found in "OZ 17/020 W11 and T-M17007 W11 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

**Conformity Analysis**

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Conformity</b>
<b>1.1 The Greater Golden Horseshoe</b>		
<b>General Statement of Intent:</b> The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and healthy urban lifestyle options (section 4.3)	The range of housing types proposed is consistent with the <i>Growth Plan</i> policies.
<b>1.2 The Growth Plan for the Greater Golden Horseshoe</b>		
<b>General Statement of Intent:</b> The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods. (Chapter 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	The development proposal provides for protection of greenlands and a small range of housing options.
<b>1.2.1 Guiding Principles</b>		
<b>General Statement of Intent for this Section:</b> The policies of this Plan are based on the following principles: <ul style="list-style-type: none"> <li>a. Complete communities</li> <li>b. Prioritize intensification</li> <li>c. Provide flexibility to capitalize on new employment opportunities</li> </ul>	Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.  Intensification may be considered where the proposed development is compatible in built form, density and scale to the	The proposal provides a small range of housing options and protects valleylands and a floodplain associated with the Credit River.



<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Conformity</b>
<ul style="list-style-type: none"> <li>d. Support a range and mix of housing options</li> <li>e. Integrate land use planning and investment in infrastructure</li> <li>f. Provide different approaches to manage growth that recognize diversity of communities</li> <li>g. Protect natural heritage, hydrologic, landforms</li> <li>h. Conserve and promote cultural heritage</li> <li>i. Integrate climate change considerations</li> </ul>	surrounding neighbourhood. (Chapter 5)	
<b>1.2.2 Legislative Authority</b>		
<b>General Statement of Intent:</b> All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	The applications were deemed complete on January 30, 2018.
<b>1.2.3 How to Read this Plan</b>		
<b>General Statement of Intent for this Section:</b> Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	MOP has been reviewed in respect of the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications have been reviewed accordingly.
<b>2. Where and How to Grow</b>		
<b>2.1 Context</b>		
<b>General Statement of Intent:</b> This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share	Complete communities should meet the day-to-day needs of people throughout all stages of their life.	These applications represent a modest infill development with housing that is generally compatible with the existing neighbourhood.

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Conformity</b>
for transit and active transportation.		
<b>2.2 Policies For Where and How To Grow</b>		
<b>2.2.1 Managing Growth</b>		
<b>General Statement of Intent for this Section:</b> Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living. (Chapter 7)	This development proposal has a similar density and compatible housing form as the surrounding neighbourhood.
<b>Relevant Policies:</b> a. Growth should be primarily directed to settlement areas that: i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will:	Streetsville Neighbourhood is an existing stable neighbourhood, which is suitable for infill development that is of similar scale and density as the existing neighbourhood.  Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.	The proposed development will be evaluated against the applicable official plan policies.

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Conformity</b>
<ul style="list-style-type: none"> <li>i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b)</li> <li>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</li> <li>iii. Support the environment (2.2.1.3.d)</li> <li>iv. Be implemented through a municipal comprehensive review (2.2.1.3.e)</li> <li>c. The <i>Growth Plan</i> will support the achievement of complete communities that: <ul style="list-style-type: none"> <li>i. Features a diverse mix of land uses</li> <li>ii. Improves social equity</li> <li>iii. Provides mix of housing options</li> <li>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</li> <li>v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design</li> <li>vi. Mitigates climate change</li> <li>vii. Integrates green infrastructure</li> </ul> </li> </ul>		

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Conformity</b>
<b>2.2.2 Delineated Built-up Areas</b>		
<b>Statement of Intent:</b> The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).	MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.  Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.	The applications represent an infill development. The proposed built form and site layout will be evaluated against the MOP policies.
<b>2.2.6 Housing</b>		
<b>General Statement of Intent:</b> A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.	Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: <a href="http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf">http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf</a>	The application proposes medium density residential development.
<b>Relevant Policies:</b> <ol style="list-style-type: none"> <li>The Region is responsible for preparing a housing strategy (2.2.6.1)</li> <li>Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2)</li> </ol>	MOP policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.	This development proposal represents a modest intensification of the existing neighbourhood with two housing options.

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Conformity</b>
<b>3.2.2 Transportation - General</b>		
<p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> <li>a. provide connectivity among transportation modes for moving people and for moving goods;</li> <li>b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;</li> <li>c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</li> <li>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</li> <li>e. accommodate agricultural vehicles and equipment, as appropriate; and</li> <li>f. provide for the safety of system users.</li> </ul>	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel. In addition, policies look to encourage redevelopment to support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p>	<p>The proposed development aims to support the modes of traffic currently servicing the site.</p> <p>The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>
<b>4.2 Policies for Protecting What is Valuable</b>		
<p><b>General Statement of Intent:</b> Natural Heritage Assets must be protected and managed as part of planning for future growth.</p>	<p>Mississauga Official Plan has identified Natural Heritage Features and has policies in section 6.3 for their protection. (MOP Policy 6.3.12)</p>	<p>The applicant has submitted an Environmental Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/020 W11 and T-M17007 W11 Conformity</b>
Beyond the Natural Heritage System, including within settlement areas, the municipality will continue to protect any other natural heritage features in a manner that is consistent with the <i>PPS</i> . (4.2.2.6)		
<b>5 Implementation</b>		
<p><b>Statement of Intent:</b> Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of MOP.	Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.

### **Region of Peel Official Plan**

The Region of Peel approved MOP on September 22, 2011. The eastern portion of the site is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meets the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for 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. The Region provided additional comments which are discussed in Section 9 of this report.



### Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of these applications, some of which are found below.

	Specific Policies	General Intent
<b>Section 4 Vision</b>	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
<b>Section 5 Direct Growth</b>	Section 5.1.4 Section 5.1.6 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
<b>Section 5.2 Green System</b>	Section 5.2 Section 5.2.1	Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for lands within the City that will be included in the Green System. The City's strategy for protecting, enhancing and restoring the Green System consists of initiatives including some of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration.
<b>Section 5.3 Neighbour- hoods</b>	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</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.</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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p>
<b>Section 6 Value the Environment</b>	Section 6.1 Section 6.1.1 Section 6.1.2	Mississauga will: (a) protect, enhance and expand the Natural Heritage System; (b) encourage the stewardship and enhancement of other areas within the Green System,

	<b>Specific Policies</b>	<b>General Intent</b>
	<p>Section 6.1.5 Section 6.1.11 Section 6.1.12</p> <p>Section 6.2.6</p> <p>Section 6.3 Section 6.3.1 Section 6.3.2 Section 6.3.3 Section 6.3.4 Section 6.3.5 Section 6.3.6 Section 6.3.12</p>	<p>particularly where it contributes to the function and linkage of the Natural Heritage System; (c) protect life and property from natural and human made hazards.</p> <p>Mississauga will promote an ecosystem approach to planning.</p> <p>Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.</p> <p>Significant Natural Areas include valleylands associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek.</p>
<b>Section 7 Complete Communities</b>	<p>Section 7.1 Section 7.1.1 Section 7.1.3 Section 7.1.6</p> <p>Section 7.2 Section 7.2.1 Section 7.2.2</p>	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</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.</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.</li> </ul> <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
<b>Section 9 Building a Desirable Urban Form</b>	<p>Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10</p> <p>Section 9.2 Section 9.2.2 Section 9.2.2.3</p>	<p>MOP will ensure that non-intensification area (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and will generally not allow for tall buildings. New development in neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to represent the existing scale, massing, character and grades of the surrounding area.</p>

	<b>Specific Policies</b>	<b>General Intent</b>
	Section 9.2.3.1  Section 9.3 Section 9.3.1.1 Section 9.3.1.4 Section 9.3.5 Section 9.3.5.3 Section 9.3.5.6  Section 9.4  Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<p>Appropriate infill in non-intensification areas will help to revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that the infill fits within the existing urban context and minimizes undue impacts on the adjacent properties.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
<b>Section 11 General Land Use Designation</b>	Section 11.2 Section 11.2.3 Section 11.2.5	<p>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.</p> <p>Residential uses are permitted within the Low Density Residential and Medium Density Residential designations.</p>
<b>Section 16 Neighbour- hood</b>	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	<p>Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.</p>

<b>Section 19 Implementation</b>	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li> </ul>
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### Existing and Proposed Zoning

**Existing Zone – R3** (Residential) which permits detached dwellings

**Proposed Zoning Regulations – RM5 – Exception** (Street Townhouse Dwellings); **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road); and **G1** (Greenlands)

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
Minimum Lot Area		
Interior lot	200 m <sup>2</sup> (2,152.8 ft. <sup>2</sup> )	132 m <sup>2</sup> (1,420.8 ft. <sup>2</sup> )
Corner lot	280 m <sup>2</sup> (3,014 ft. <sup>2</sup> )	199 m <sup>2</sup> (2,142 ft. <sup>2</sup> )
Minimum Lot Frontage		
Interior lot	6.8 m (22.3 ft.)	5.4 m (17.7 ft.)
Corner lot	9.8 m (32.15 ft.)	8.6 m (28.2 ft.)
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	N/A
to a lot line abutting a private road	N/A	3.0 m (9.8 ft.)
Minimum Front Yard		
Interior lot/ CEC – corner lot	4.5 m (14.7 ft.)	2.0 m (6.5 ft.)
Maximum encroachment of a		

<b>Zone Regulations</b>	<b>RM5 Zone Regulations</b>	<b>Proposed RM5-Exception Zone Regulations</b>
balcony into a required rear yard	1.0 m (3.2 ft.)	1.5 m (4.9 ft.)
A maximum encroachment of a porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	1.6 m (5.2 ft.)	1.8 m (5.9 ft.)
Maximum Gross Floor Area – Residential	0.75 times the lot area	1.3 times the lot area
<b>Zone Regulations</b>	<b>RM6 Zone Regulations</b>	<b>Proposed RM6-Exception Zone Regulations</b>
Minimum Lot Frontage		
Interior lot	5.0 m (16.4 ft.)	4.7 m (15.4 ft.)
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	4.6 m (15.0 ft.)
Minimum Exterior Side Yard		
Lot with an exterior side lot line that is a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of the By-law	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Interior Side Yard		
Where interior side lot line is the rear lot line of an abutting parcel	2.5 m (8.2 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard		
Interior lot/ CEC – corner lot	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Landscaped Area	25% of the lot area	20% of the lot area
The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0m or the required yard/setback	7.5 m (24.6 ft.) (the required yard)	5.0 m (16.4 ft.)
Maximum projection of a balcony into a required rear yard abutting a G1 zone	0 m (Not permitted)	1.5 m (4.9 ft.)
A maximum encroachment of a porch or a deck, located at		

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	1.6 m (5.2 ft.)	1.8 m (5.9 ft.)

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

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



## 8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>4 Kindergarten to Grade 5</li> <li>2 Grade 6 to Grade 8</li> <li>2 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Ray Underhill PS <ul style="list-style-type: none"> <li>Enrolment: 283</li> <li>Capacity: 350</li> <li>Portables: 1</li> </ul> </li> <li>Dolphin Sr. <ul style="list-style-type: none"> <li>Enrolment: 580</li> <li>Capacity: 555</li> <li>Portables: 0</li> </ul> </li> <li>Streetsville S.S. <ul style="list-style-type: none"> <li>Enrolment: 866</li> <li>Capacity: 1,008</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>2 Junior Kindergarten to Grade 8</li> <li>2 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Joseph <ul style="list-style-type: none"> <li>Enrolment: 329</li> <li>Capacity: 478</li> <li>Portables: 1</li> </ul> </li> <li>St. Aloysius Gonzaga <ul style="list-style-type: none"> <li>Enrolment: 1,708</li> <li>Capacity: 1,656</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>

## 9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (October 15, 2018)	<p>Municipal sanitary sewers consist of a 300 mm (11.8 in.) sewer on Main Street and 250 mm (9.8 in.) sewer on Wyndham Street. Municipal water infrastructure consists of a 400 mm (15.7 in.) watermain on Main Street and 150 mm (5.9 in.) watermain on Wyndham Street.</p> <p>The Region of Peel requires specific conditions related to servicing to be included in the Subdivision Agreement.</p> <p>Prior to servicing the developer shall submit a satisfactory engineering submission for review and approval.</p> <p>The subject property is partially contained within lands designated Core Greenlands by the Region of Peel. The Region defers to the Credit Valley Conservation Authority to delineate the area and provide appropriate comments.</p> <p>The applications will not require a Regional Official Plan Amendment (ROPA).</p>
Dufferin-Peel Catholic District School Board (February 21, 2018) and the Peel District School Board (March 5, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
Credit Valley Conservation (November 15, 2018)	<p>Further information to confirm that the dripline of the existing tree canopy is the greatest of all onsite constraints is required.</p> <p>Further information from the Geotechnical Investigation and Slope Stability Study is required confirming the stability of the staked top of bank and long term stable slope.</p> <p>Further clarification is required with regards to the Stormwater Management Report.</p>

Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (March 22, 2018)</p>	<p>The Community Service Department notes that the subject site is adjacent to the Timothy Street Park (P-127) zoned G1. This 10.76 ha park contains a trail on the east side of the Credit River which terminates at Bristol Road West and continues on the west side of the river south of Main Street. All identified lands below the greatest environmental constraint, including the 10 m (32.8 ft.) buffer, shall be dedicated gratuitously to the City as Greenbelt for conservation purposes.</p> <p>Future residents on this property will be served by Streetsville Memorial Park (P-114), located on the east side of Church Street and south of Main Street, which is less than 100 metres (330 ft.) from the subject lands. This 12.54 ha (30.99 ac) park contains active sports fields, a play site, a pool, picnic areas, a washroom, a bocce court, the Vic Johnston Community Centre and trails.</p> <p>Should this application be approved, hoarding and fencing is required along the boundary of Timothy Street Park.</p> <p>Securities will be required for greenbelt clean-up, restoration and protection, hoarding, and fencing. A cash contribution in the amount of \$9,108.94 is required for street tree planting along Main Street and Wyndham Street.</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 <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p>
<p>City Community Services Department – Heritage Planning (October 24, 2018)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting any adverse impacts to any significant archaeological resources found.</p>
<p>City Transportation and Works Department (November 27, 2018)</p>	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Noise Study The report is to provide additional clarification regarding the noise levels at the Outdoor Living Areas (OLAs), due to traffic sources and changes to the development configuration. All calculations are to be provided in the report. If required, noise mitigation measures will be secured for through the Subdivision Agreement.</p>

Agency / Comment Date	Comment
	<p><b>Functional Servicing Report (FSR)</b> The report is to provide additional clarification regarding the impact of the proposed development on the Wyndham Street storm sewer. To be more specific, a downstream analysis is required. Also, it is to update the drainage areas, run-off coefficients and to calculate the required volume for the 5 mm (0.2 in.) water balance. Additionally, as stated by the FSR, upgrades on the Main Street storm sewer will be required.</p> <p><b>Grading/Servicing Plan</b> The engineering drawings are to show that the necessary municipal services can be provided for the proposed development. Clearly depict the freehold townhouses and common element townhouses limits. Additionally, they have to ensure the proposal doesn't negatively impact existing slopes along the Credit River for which a catch basin system on the rear yards of the units along the River should be provided instead of infiltration strategies that could compromise the slope. For all works proposed along the River valley, CVC approval will be required. Further, revisions shall be made to ensure no negative impacts from this development are caused on adjacent properties and, if any, to provide the mitigation measures to counteract those effects.</p> <p><b>Common Element Condominium (CEC) Townhouses</b> The supporting engineering and landscape drawings are to be revised to clearly depict the minimum 3.0 m (10 ft.) utility corridor within the minimum 4.5 m (14.8 ft.) front yard setback, ensuring that steps and/or any landing/porch area does not encroach within this area and that there is no encroachment of the freehold townhouses services or fences within the CEC utility corridor. Additionally, the private condominium road shall be revised to provide crowned road with 2% cross fall and to clearly show the Parcels of Tied Land (POTL) boundaries.</p> <p><b>Municipal Works</b> Municipal works will be required to support this development and these works shall form part of the Subdivision Agreement. The extent of the works will be determined prior to the Recommendation Report. Detailed design, securities and insurance will be addressed through the Subdivision Agreement.</p> <p><b>Traffic</b> The Traffic Impact Study (TIS) is to be updated to show the latest traffic volume counts and to reflect the only permitted access to the site on Wyndham Street and to provide the supporting turning movements templates. As mentioned in the</p>

Agency / Comment Date	Comment
	<p>1<sup>st</sup> submission of this application, the access via Main Street is not supported. The owner is to provide a turnaround area to facilitate the ingress/egress of emergency/waste collection vehicles through the Wyndham Street access to the site. Additionally, the TIS report is to be revised to incorporate sidewalk connectivity along Wyndham Street and to append the signal timing plans used on the report. Further, a draft plan of subdivision is to be submitted detailing all the required land dedications as required by the Official Plan.</p> <p>Environmental Additional information is required to confirm how potential environmental constraints identified in the Phase I Environmental Site Assessment will be managed. Further, as lands will be dedicated to the City for Greenbelt purposes, the owner is to confirm the presence and quality of fill material on those lands.</p> <p>The above noted issues are to be addressed in detail prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post Rogers Cable Greater Toronto Airport Authority Enbridge Peel Regional Police Fire Prevention Community Services - Arborist</p>

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 proposal compatible with the character of the area given the proposed land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Is the proposed vehicular access onto Main Street acceptable?
- If the access to Main Street is not found to be acceptable, the proposal will need to be redesigned to accommodate emergency and waste collection vehicles
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues
- Have the environmental constraints been addressed to the satisfaction of Credit Valley Conservation

**Development Requirements**

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

**Other Information**

The applicant has submitted the following information in support of the applications:

- Concept Plan
- Draft Plan of Subdivision
- Elevations
- Site Grading & Servicing Plan
- Storm and Sand Tributary Plan
- Erosion and Sediment Control Plan
- Tree Preservation Plan
- Landscape Plan
- Planning Justification Report
- Arborist Report
- Green Site and Building Initiatives
- Environmental Impact Study
- Phase I Environmental Site Assessment
- Reliance Letter
- Traffic Impact and Parking Study
- Noise Feasibility Study
- Functional Servicing & Stormwater Management Report
- Geotechnical Letter
- Archaeological Assessment
- Heritage Impact Assessment