

Recommendation Reports

Official Plan Amendment and Rezoning Applications

OZ/OPA 22-1 W7

900 Mississauga Heights Drive
Diamond Luxury Developments

OZ 21-13 W7 & OPA 24-1 W7

904 Mississauga Heights Drive
Maria and Mario Polla

Planning and Development Committee
March 18, 2024

Subject Lands



**904 Mississauga Heights Drive
OZ 21-13 W7 & OPA 24-1 W7**

**900 Mississauga Heights Drive
OZ/OPA 22-1 W7**

Subject Lands



**900 Mississauga Heights Drive
OZ/OPA 22-1 W7**



**904 Mississauga Heights Drive
OZ 21-13 W7 & OPA 24-1 W7**

Area Context



NW on Mississauga Heights Dr
(opposite subject lands)



North on Mississauga Heights Dr
(facing north from subject lands)

Area Context



Mississauga Heights Dr
(bend facing SW in front of subject lands)



Mississauga Heights Dr
(facing west)

Area Context



Queensway West at Mississauga Heights Dr
(facing West)



Queensway West at Mississauga Heights Dr
(facing East)

Proposal

- Official plan amendment and rezoning applications to permit 9 detached homes on a common element condominium (CEC) road at 900 Mississauga Heights Drive under file OZ/OPA 22-1 W7
- Official plan amendment and rezoning applications to permit 9 detached homes on a common element condominium (CEC) road at 904 Mississauga Heights Drive under file OZ 21-13 W7 and OPA 24-1 W7
- Total of 18 detached homes along a shared CEC road

Concept Plan



Background

- Community Meeting – February 1, 2022
- Public Meeting and Information Report – April 19, 2022
- July 2023 - landowners of 900 and 904 Mississauga Heights Drive consolidated consultants, submitting combined studies and materials, while keeping the applications distinct from each other, despite the shared CEC road.
- Each applicant made revisions to the proposal since the Public Meeting, including:
 - Increased the number of proposed lots (POTLs) from 5 to 9
 - Adjusted to the limits of the lands designated **Greenlands**
 - Amended zone standards/exceptions

Background

- December 7, 2023 - the owners appealed the OPA and rezoning application for 900 Mississauga Heights Dr, and the rezoning application for 904 Mississauga Heights Dr to OLT for non-decision
- December 22, 2023 - the applicant for 904 Mississauga Heights Drive submitted an official plan amendment application (file OPA 24-1 W7)

Community Involvement

Comments included:

- The proposal will increase the amount of traffic in the area.
- The proposal will have an adverse impact on traffic safety and pedestrians.
- The proposed development will result in cars parking on Mississauga Heights Drive.
- The proposal will increase pollution in the area.
- A construction management plan should be required prior to approval of the rezoning application.
- The west entrance to Mississauga Heights Drive should be closed and the street should be converted to a cul-de-sac.

Community Involvement

Comments continued:

- The existing stop sign located at Queensway West and Rosemary Drive should be moved to the intersection at Queensway West and Mississauga Heights Drive.
- The proposal is too dense and not in keeping with the character of the area and neighbourhood context, including lot size and pattern, and does not conform to the Official Plan.
- The proposal does not include affordable housing.
- The proposal will adversely impact wildlife habitats and erosion control in the area.
- The application should not be permitted as it is adjacent to an environmentally sensitive area.

Community Involvement

Comments continued:

- The applicant removed trees illegally and should be required to replace these trees with mature trees.
- The tree loss will result in light pollution and loss of privacy for adjacent homes.

Evaluation

- Sensitive intensification in the form of detached dwellings is appropriate, however, the development applications, as currently proposed, are not acceptable from a planning standpoint and should not be approved.

Evaluation

- Insufficient information and/or justification to support the proposed development limits, which is critical to establishing the boundaries of the residential and greenlands zones and appropriate standards.
- Information/modifications required to resolve outstanding issues including:
 - protection/enhancement of natural heritage features
 - servicing
 - road design
 - environmental impacts, and
 - noise mitigation.

Evaluation

Natural Heritage Issues

- **Natural Heritage Feature Limits:** The limits of the natural heritage system (NHS) have not been satisfactorily established and agreed upon for both 900 and 904 Mississauga Heights Drive. The limits of the NHS are fundamental to establishing the limits of development. The current development proposes new lots *within* features that would be considered significant natural areas based on Forestry's review. This is contrary to city policies on the protection of the natural heritage system.
- **Natural Heritage Feature Buffers:** Buffers are inconsistently applied across the site but not provided to the majority of the features considered significant by City Forestry. This is inconsistent with the long-term protection of the NHS.
- **Natural Heritage Feature & Tree Removals:** The proposal calls for the removal of trees and habitat within the NHS and urban forest. The proposal also seeks to create a private, on-lot tree preservation zone/overlay for a portion of the significant natural area. This approach is inconsistent with NHS policies in the Official Plan (6.3.26) and does not adequately address the potential future losses within the proposed privately owned Tree Preservation Zone/Overlay area.
- Because of these issues, the Environmental Impact Studies submitted in support of the development are not satisfactory.



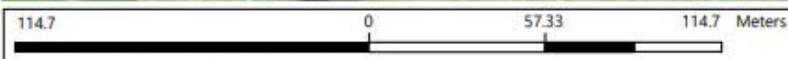
Legend

- Regional Core Greenlands Sci Effect)
- NAS Boundaries
- Address Text
- City PINs
- Property Boundaries
- ZArea
- Ward



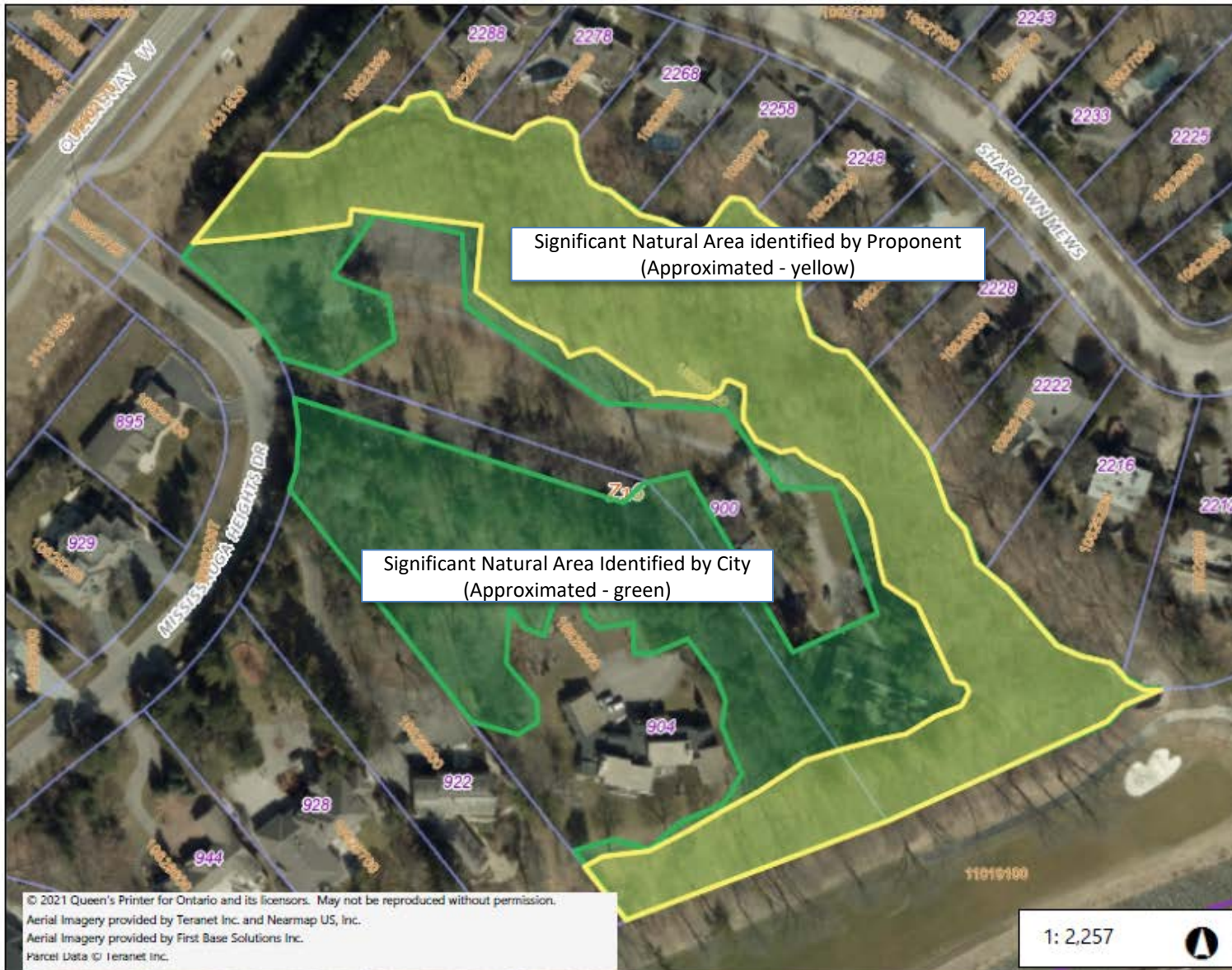
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Notes



Legend

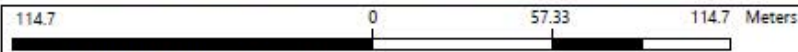
- Address Text
- City PINs
- Property Boundaries
- ZArea
- Ward

Significant Natural Area Identified by City
(Approximated - green)

Significant Natural Area identified by Proponent
(Approximated - yellow)

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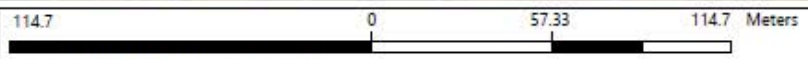
Notes



- Legend**
-  Address Text
 -  City PINs
 -  Property Boundaries
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 -  Ward

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Notes



Proposed Development	Figure 5
900 and 904 Mississauga Heights Drive	
Legend	
	900 Mississauga Heights Drive
	904 Mississauga Heights Drive
	Drainage Feature
	Proposed Development
	Physical Top of Slope (Terraprobe 2018)
	Long term Stable Top of Slope (as determined through geotechnical investigations by Terraprobe and GHD)
	Long Term Stable Top of Slope + 10 m
	Limit of Significant Natural Area (Beacon 2023)
	Dripline as staked by City of Mississauga and CVC on December 20, 2017
	ELC Communities
	Proposed Restoration and Enhancement Area
	Approximate Area of Previous Disturbance/Tree Removals
	Significant Natural
 Project: 218165 Last Revised: June 2023	
Client: Diamond Developments (900 Mississauga Heights) Inc. and Investex Holdings Limited Prepared by: BD Checked by: DW	
 1:1,100	 0 20 40 m
Contains Information licensed under the Open Government License- Ontario Orthomagey BaseLayer: FBS Peel 2022	



Mature Woodland – 900 Mississauga Heights Drive – June 23 2022



Woodland between 900 & 904 Mississauga Heights Drive – June 23 2022



View from Mississauga Heights Drive into 904 Mississauga Heights Drive – March 7 2024

Evaluation

Natural Heritage System Impacts:

- Approximately 7000m² of natural heritage features will be permanently removed (significant woodland that may also be habitat for endangered species and significant wildlife habitat).
- Fragmentation of remaining natural heritage features will be increased.
- Lack of buffers to remaining features will likely result in a degradation in their quality and ecological functions.

Urban Forest Impacts / Tree removals:

- 900 Mississauga Heights Drive:
 - There have already been tree removals within the NHS.
 - 64 trees (>10cm dbh) proposed for removal within & outside of the NHS.
 - 6 additional trees (including 2 uncommon species) proposed within a privately-owned Tree Preservation Area/Overlay on new lots 4 & 5. This approach does not adequately address the potential future loss of these trees or the initial fragmentation of the significant woodland.
- 904 Mississauga Heights Drive:
 - 208 trees (>10cm dbh) proposed for removal + additional small trees, shrubs and ground vegetation

Evaluation

- Should these applications be approved by the OLT, staff will recommend that an “H” holding provision be applied to the lands to ensure the all technical information is provided and that appropriate agreements be completed by the applicant.
- Should the required justification and technical information be received and found acceptable prior to the OLT hearing, staff will bring a supplementary recommendation report to Council in order to receive direction on how to proceed with respect to the OLT hearing.

Recommendation

That That City That the application to amend Mississauga Official Plan to modify the boundaries of the **Residential Low Density I** and **Greenlands** designations and to amend the Erindale Neighbourhood Special Site 2 policies for 904 Mississauga Heights Drive, under file OPA 24-1 W7, is not acceptable in its current form and should not be approved.

Recommendation

That That City Council direct Legal Services, appropriate City staff and any necessary consultants to attend the Ontario Land Tribunal (OLT) hearing in opposition to the Official Plan Amendment and Rezoning applications in their current form, and for Legal Services to bring a report to Council should there be a potential for settlement.

That City Council authorize the Planning and Building Department to instruct Legal Services on requesting mediation or to otherwise enter into settlement discussions during or before the Ontario Land Tribunal hearing process.

Questions?