

City of Mississauga
Corporate Report



<p>Date: March 25, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 22-1 W7</p>
	<p>Meeting date: April 19, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit 5 detached homes on a common element condominium (CEC) road

900 Mississauga Heights Drive, south of Queensway West, east of Glengarry Road

Owner: Diamond Luxury Developments

File: OZ/OPA 22-1 W7

Recommendation

That the report dated March 25, 2022, from the Commissioner of Planning and Building regarding the applications by Diamond Luxury Developments, to permit 5 detached homes on a common element condominium (CEC) road, under File OZ/OPA 22-1 W7, 900 Mississauga Heights Drive, 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 information and preliminary planning analysis (Appendix 1). An application has also been submitted on the adjacent property located at 904 Mississauga Heights Drive, to permit 5 detached homes on a CEC road. A detailed analysis of this application can be found in Item 5.3 of this agenda.

PROPOSAL

The official plan amendment and rezoning applications are required to permit five detached homes on a common element condominium (CEC) road. The zoning by-law will also need to be amended from **R1-8** (Detached Dwellings – Typical Lots) to **R16 - Exception** (Detached Dwellings on a CEC – Road) to implement this development proposal.

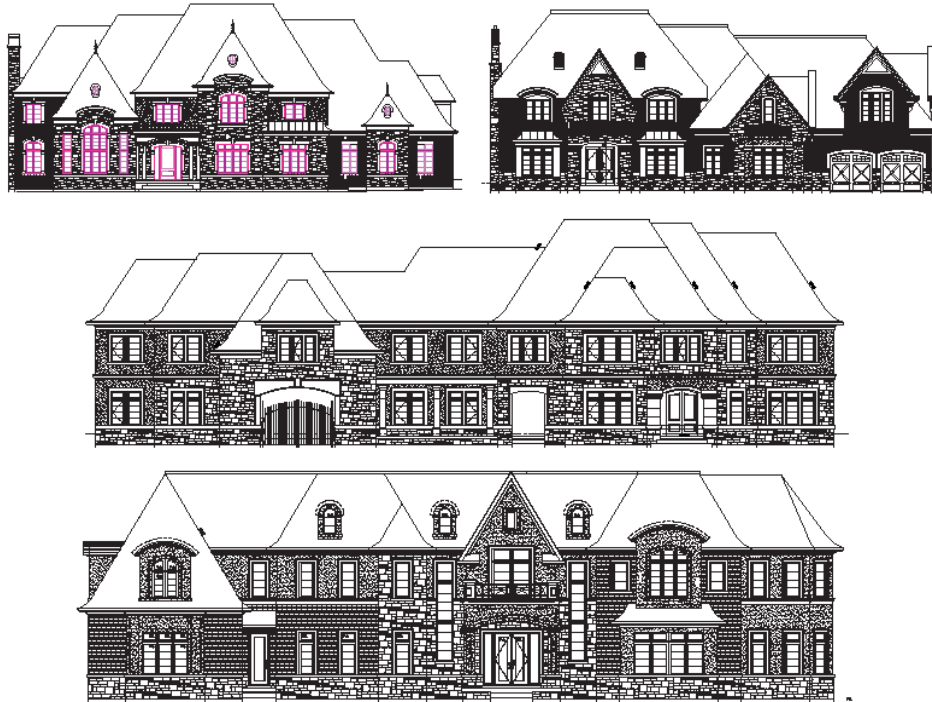
During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the south side of Mississauga Heights Drive, south of Queensway West, within the Erindale Neighbourhood Character Area. The site is currently occupied by one detached home on a large lot.



Aerial image of 900 Mississauga Heights Drive



Applicant's elevations of the proposed single detached homes

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Greenbelt Plan* works together with the Growth Plan to build upon the policy of the PPS to protect the natural environment and determine where and how growth should be accommodated. The City of Mississauga is not located within the Greenbelt Plan area and, as such, the

Greenbelt Act does not apply. However, the Credit River and Etobicoke Creek flow through Mississauga and connect natural heritage systems within the Greenbelt to Lake Ontario. The *Greenbelt Plan* provides direction to municipalities for the long term protection and enhancement of these external connections.

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

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

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

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved. The matters to be addressed include: provision of additional technical information, an updated Environmental Impact Study (EIS), ensuring compatibility of new buildings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis
Owner: Diamond Luxury Developments
900 Mississauga Heights Drive
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1. Proposed Development

The applicant proposes to develop the property to permit five detached homes on a common element condominium (CEC) road, where one detached home exists on a large lot. 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	
Application submitted:	Received: December 23, 2021 Deemed complete: January 17, 2022
Developer/ Owner:	Diamond Luxury Developments
Applicant:	Glen Schnarr and Associates
Number of units:	5 (4 additional parcels of tied land (POTL))
Road Type:	Common element condominium private road (CEC)
Anticipated Population:	14* *Average household sizes for all units (by type) based on the 2016 Census
Green Initiatives:	<ul style="list-style-type: none"> • Increased topsoil depth • Longitude swales for the pretreatment of runoff • Goss traps on all road catchbasins • Permeable pavement • Oil/grid interceptor

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>:

- Concept Plan
- Context Plan
- Elevations
- Grading and Servicing Plans
- Survey
- Tree Inventory and Preservation Plan
- Arborist Report
- Environmental Impact Study
- Functional Servicing and Stormwater Management Report
- List of Low Impact Features
- Noise Feasibility Study
- Phase One Environmental Site Assessment
- Planning Justification Report
- Stage 1 and 2 Archaeological Assessment
- Geotechnical and Slope and Streambank Erosion Study

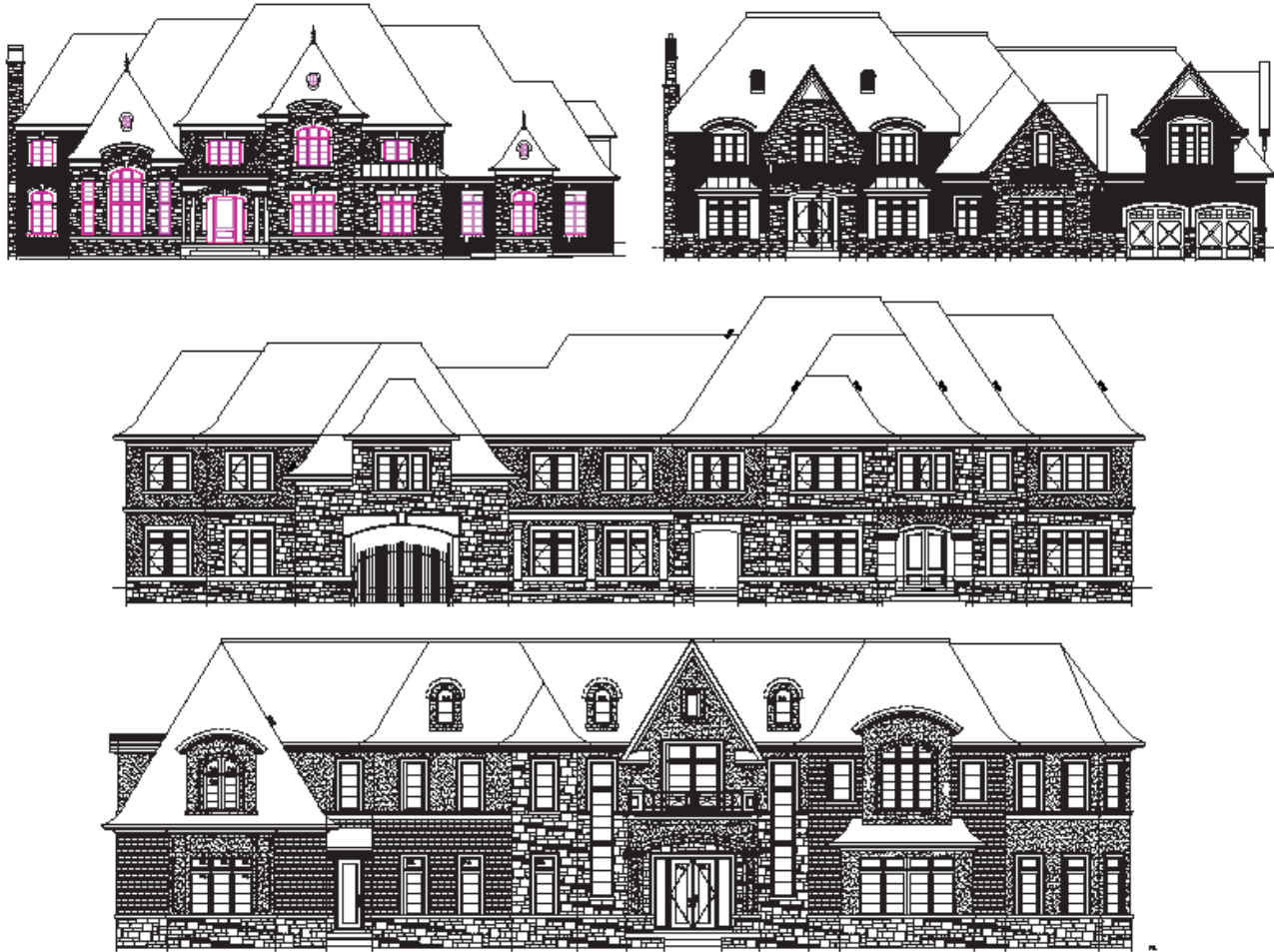
Application Status

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 7 Councillor, Dipika Damerla on February 1, 2022. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the application.



Concept Plan



Elevations

2. Site Description

Site Information

The property is located within the Erindale Neighbourhood Character Area on the south side of Mississauga Heights Drive, south of Queensway West. The area contains detached homes and other residential and community uses. The site is currently occupied by one detached home on a large lot.

Property Size and Use	
Frontages:	42.0 m (138 ft.)
Depth:	230.0 m (754 ft.)
Gross Lot Area:	1.87 ha (4.63 ac.)
Existing Uses:	One single detached home



Aerial Photo of 900 Mississauga Heights Drive



Image of existing conditions facing south

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R1-8** (Detached Dwellings – Typical Lots) which permits detached homes
- 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 Erindale Neighbourhood Character Area.

3. Site Context

Surrounding Land Uses

Detached homes are located to the north, east and west of the subject lands. The Credit River and the Mississauga Golf and Country Club are located directly south of the site.

The surrounding land uses are:

- North: Detached homes
East: Detached homes
South: The Mississauga Golf and Country Club
and the Credit River
West: Detached homes

Neighbourhood Context

The site is located south of Queensway West on Mississauga Heights Drive in the Erindale Neighbourhood Character Area. The surrounding area consists of detached homes and the Mississauga Golf and Country Club. The area was largely developed during the 1960s and 1970s.



Aerial Photo of 900 Mississauga Heights Drive

Demographics

Based on the 2016 census, the existing population of the Erindale Neighbourhood area is 22,180 with a median age of this area being 42 (compared to the City's median age of 40). 68% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 16% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 22,800 and 22,900 respectively. The average household size is 3 persons with 18% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 5,545 units (74%) owned and 1,900 units (26%) rented with a vacancy rate of approximately 0.8%* and 0.9%*. In addition, the number of jobs within this Character Area is 1,295. Total employment combined with the population results in a PPJ for Erindale Neighbourhood of 29 persons plus jobs per ha (12 persons plus jobs per ac).

*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the South and Northeast 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 21-13 W7 – 904 Mississauga Heights Drive - applications in process to permit five detached homes on a CEC road.

These applications are well within the anticipated population forecasted for the node.

Community and Transportation Services

This application will have minimal impact on existing services in the community. The site is located 65 m (213 ft.) from Queensway Trail.

The following major MiWay bus route currently services the site:

- Route 4 – Sherway Gardens

4. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been

included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<i>Provincial Policy Statement</i> (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p> <p>Development shall generally be directed to areas outside of hazardous lands. (PPS 3.1.1)</p>
<i>Growth Plan for the Greater Golden Horseshoe</i> (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <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,</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
Greenbelt Plan	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.</p> <p>The portion of the lands which forms part of the Credit River and associated valleylands is captured within the Urban River Valleys designation of the Greenbelt Plan.</p> <p>Until such time as the portion of the lands within the Urban River Valleys designation come into the City's ownership, the policies of the Greenbelt Plan do not apply.</p>	<p>Only publicly owned lands are subject to the policies of the Urban River Valley designation. Any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation. (Greenbelt Plan 6.2.1)</p>
Region of Peel Official Plan (ROP)	<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</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Credit River are considered Regional Core Greenlands.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>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>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

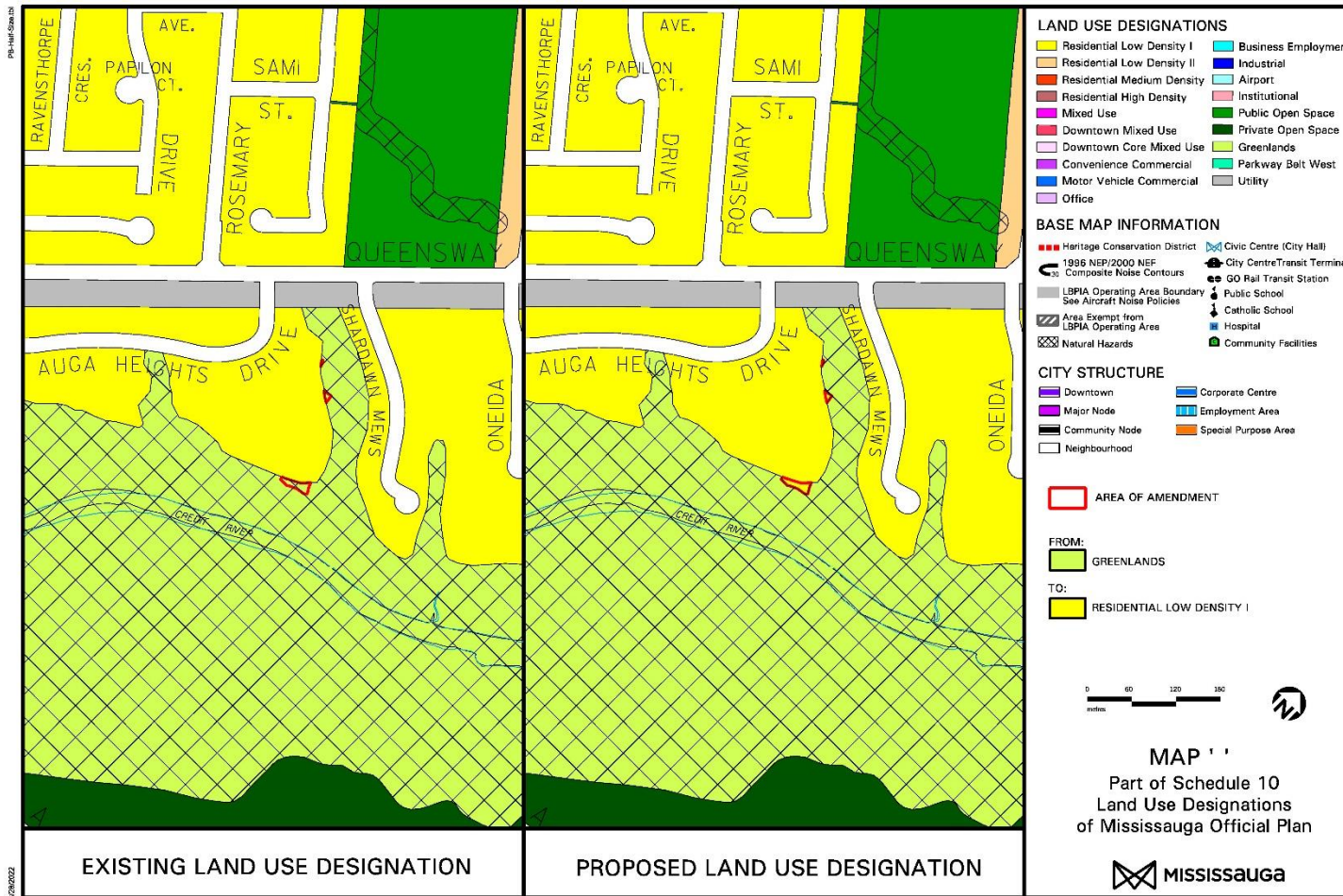
The lands are located within the Erindale Neighbourhood Character Area and are designated **Residential Low Density I** and **Greenlands**. The **Residential Low Density I** designation permits detached, semi-detached and duplex homes. The **Greenlands** designation permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland.

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

Proposed Designation

The applicant is proposing to change a portion of the **Greenlands** designation to **Residential Low Density I** to permit 5 detached homes on a CEC road. 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.

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



Excerpt of Erindale Neighbourhood Character Area

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 Direct Growth	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
Chapter 6 Value The Environment	<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>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership. (Section 6.3.24.a & b)</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. (Section 6.3.26)</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority. (Section 6.3.47)</p>
Chapter 7 Complete Communities	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p>

	<p>General Intent</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) <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>Chapter 9 Build A Desirable Urban Form</p>	<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>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)
<p>Chapter 11 General Land Use Designations</p>	<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, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)</p> <p>In addition to the Uses Permitted in all Designations, lands designated Residential Low Density I will also permit the following uses:</p> <ul style="list-style-type: none"> • Detached dwelling; • Semi-detached dwelling; and • Duplex dwelling (Section 11.2.5.3)
<p>Chapter 16 Neighbourhoods</p>	<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>Chapter 19 Implementation</p>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • that a municipal comprehensive review of the land use designation or a five year review is not required; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;

	General Intent
	<ul style="list-style-type: none">• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1)

Mississauga Zoning By-law

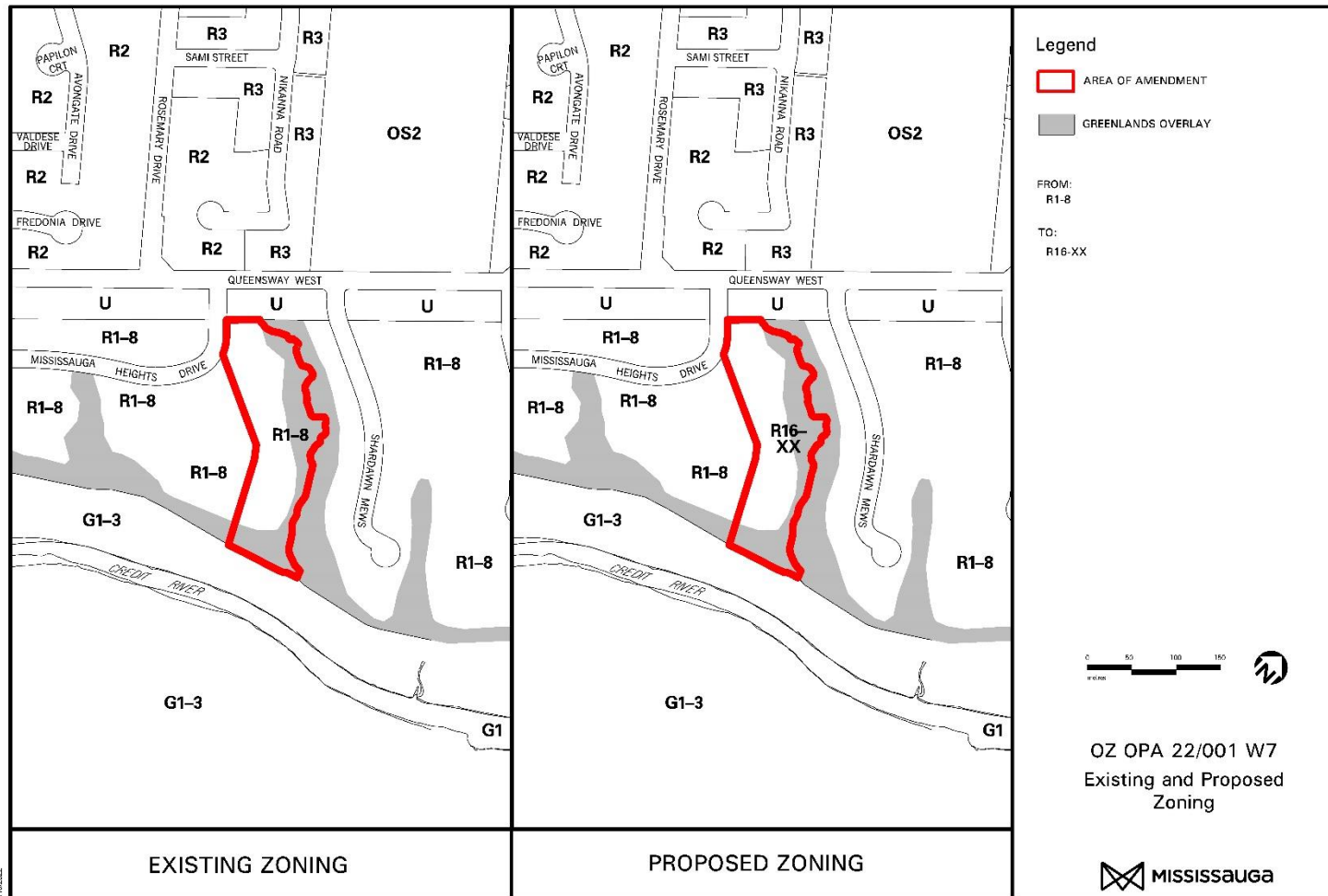
Existing Zoning

The portion of the site proposed for redevelopment is currently zoned **R1-8** (Detached Dwellings – Typical Lots), which permits detached homes.

Proposed Zoning

The applicant is proposing to zone the property **R16 – Exception** (Detached Dwellings on a CEC – Road) to permit 5 detached homes, each on its own POTL with frontage onto a common element condominium (CEC) road.

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



3/16/2022

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Excerpt of Zoning Map 16

Proposed Zoning Regulations

Zone Regulations	R1-8 Zone Regulations	R16 Base Zone Regulations	R16 Amended Zone Regulations
Minimum front yard – interior lot	9.0 m (29.5 ft.)	7.5 m (24.6 ft.)	6.0 m (20.0 ft.)
Minimum front yard – CEC – corner lot	N/A	7.5 m (24.6 ft.)	6.0 m (20.0 ft.)
Minimum interior side yard – Lot 5	1.8 m (6.0 ft.) on one side of the lot and 4.2 m (14.0 ft.) on the other side	1.2 m (4.0 ft.) plus 0.61 m (2.0 ft.) for each additional storey or portion thereof above one storey	1.2 (4.0 ft.) on one side of the lot and 0.64 (2.0 ft.) on the other side
Minimum rear yard – interior lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6.0 m (20.0 ft.)
Minimum rear yard – CEC corner lot	N/A	7.5 (24.6 ft.)	6.0 m (20.0 ft.)
Minimum visitor parking spaces	N/A	1	0
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement (2020)*, Regional Official Plan and Mississauga Official Plan (MOP), the

City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed

development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028
<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

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

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	Hawthorn P.S.	Port Credit S.S.
1 Grade 9 to Grade 12	Enrolment: 220 Capacity: 153 Portables: 3	Enrolment: 1,333 Capacity: 1,203 Portables: 1

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	St. Jerome CES	St. Martin CSS
1 Grade 9 to Grade 12	Enrolment: 243 Capacity: 245 Portables: 6	Enrolment: 1,055 Capacity: 1,026 Portables: 0

6. Community Questions and Comments

A community meeting was held by Ward 7 Councillor, Dipika Damerla on February 1, 2022. Approximately 30 residents were in attendance.

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 proposal will increase the amount of traffic in the area
 - The proposal will have an adverse impact on traffic safety for pedestrians
 - There have been a number of vehicular accidents and the proposed development will make it worse
 - The proposal will increase pollution in the area
 - A construction management plan should be required prior to approval of the rezoning
 - The west entrance to Mississauga Heights Drive should be closed and the street should be converted to a cul-de-sac
 - 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 does not respect the existing neighbourhood context, including lot sizes and lotting pattern
 - The proposal is not in keeping with the character of the area
- The proposal does not include affordable housing
 - The proposal is too dense and 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
 - The applicant removed trees illegally and should be required to replace these trees and the application should be reviewed as if these trees had not been removed
 - Replacement trees should be mature trees

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (March 2022)	Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Mississauga Heights Drive. Municipal water infrastructure consists of a 150 mm (6.0 in.) water main located on Mississauga Heights Drive.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 2022)	<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 these development applications.</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>
City Community Services Department – Park Planning Section (February 2022)	The proposed development abuts the Queensway Trail. The southern and eastern portions of the subject lands are identified as Significant Natural Area in the Natural Heritage System (NHS). A scoped Environmental Impact Study (EIS) prepared by Beacon Environmental, dated December 2021, is currently under review and comments will be provided indicating whether the EIS has satisfactorily addressed issues related to the NHS. In addition, it is noted that prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with the City's Policies and By-laws.
City Transportation and Works Department (March 2022)	<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>Stormwater</p> <p>A Functional Servicing & Stormwater Management Report dated November 26th, 2021, prepared by Skira & Associates Ltd. was submitted in support of the proposed development. The purpose of the reports is to evaluate the proposed development 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. The applicant is proposing that the storm outlet for these lands to be directly discharged to the Credit River.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> • demonstrate that the 5mm water balance through Low Impact Development (LID) will be achieved; • demonstrate the feasibility of the proposed storm sewer system and stormwater management strategy; • develop an acceptable strategy to capture the external flow from the adjacent property to ensure that it is accommodated for within the stormwater management proposal; and • provide written confirmation from the Credit Valley Conservation that they have no objection to the proposed works within their regulated area.

Agency / Comment Date	Comments
	<p>Traffic Transportation and Works staff have reviewed the materials submitted in support of the proposed development. Based on the information provided to date, staff are not satisfied and require further information.</p> <p>The applicant is required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> • a Transportation Impact Brief; • turning movement diagrams, to evaluate the internal site circulation and access point; • demonstrate that the site access and internal driveway can operate safely and efficiently; • address any traffic concerns from the Community related to the proposed development. <p>Environmental Compliance A Phase One Environmental Site Assessment (ESA) report, dated February 23, 2021 and prepared by Terraprobe Inc., was submitted in support of the proposed development. The report indicates that one Area of Potential Environmental Concern was identified on the property as a result of an on-site Potentially Contaminating Activity. Investigation of soil quality will be required at the property. Additional information is required.</p> <p>The following is to be submitted for review:</p> <ul style="list-style-type: none"> • a letter of reliance for the Phase One ESA report; • a Phase Two ESA report along with a letter of reliance; • a Temporary Discharge Commitment Letter; and • a letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use. <p>Noise A Noise Feasibility Study prepared by HGC Engineering, dated December 14, 2021 was received for review. The study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and stationary sources from adjacent buildings and facilities. Noise mitigation will be required, and a revised noise study is required as part of the next submission to address staff comments.</p> <p>Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings, which are to be revised as part of subsequent submissions, in accordance with City standards. It should be noted that an 'H' Holding Zone may be required to capture any municipal infrastructure works and finalize the Development Agreement.</p>
Credit Valley Conservation (CVC) Authority	This application proposes to create five lots (POTLs) on a CEC road. The findings of the EIS are not consistent with the development being proposed. The EIS identifies a number of designations and features associated with the site that speak

Agency / Comment Date	Comments
(March 2022)	<p>to its significance (e.g., Peel Core Greenlands, Significant Woodland, Significant Valleyland, Significant Wildlife Habitat, City of Mississauga NHS, Credit River Watershed NHS, area-sensitive breeding bird habitat, and trees greater than 100 years), however, removal of portions of this habitat is being proposed. The applicant must provide a constraints map that clearly shows the limits of each of the natural heritage designations and features present on site, in addition to any applicable setbacks. The development plan must be re-configured in a manner that protects the form and function of Peel Core Greenlands. The EIS must be updated to identify how the mitigation hierarchy (avoid, minimize, mitigate) is being met for each of the designations and features identified above.</p> <p>The Limit of Significant Natural Area included in Figure 3 of the EIS does not appear to match the limits staked by agency staff in 2017. Please include the agency staked boundary on the development concept plan, as well as the recommended 10 metre (33 ft.) minimum buffer to the feature. CVC is open to the discussion of a variable/reduced buffer to the feature, however the features must be properly mapped. Please ensure the limits of the natural feature on both sides of the driveway are included on the map.</p> <p>Please note that CVC lot creation policies require a 10 metre (33 ft.) buffer from the Significant Woodland. Although the buffer can be adjusted based on appropriate technical studies (where justified and with the approval of CVC), policies do not support lot creation within the feature itself as currently proposed. Please note that although CVC in theory supports the recommendation in the EIS to maintain trees on proposed residential lots and encourage landowners to adopt tree protection measures, enforcement of these practices is difficult. Therefore, CVC does not consider them to be effective mitigation measures against the loss of Significant Woodland. The Significant Woodland itself should be protected with appropriate buffers to the newly created lots.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Alectra Utilities - Arborist – City Property, Community Services Department - Arborist – Private Property, Community Services Department - Arborist – Streetscape, Community Services Department - Fire Prevention - Heritage, Community Services Department - Trillium Health Partners - Bell Canada - Canada Post - Enbridge - Greater Toronto Airport Authority - Rogers Cable

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 and review of an application for site plan approval.

8. Section 37 Community Benefits (Bonus Zoning)

Section 37 community benefits (bonus zoning) is not considered applicable for the current proposal as no official plan amendment is required and the net increase in height and density above existing zoning permissions does not meet the eligibility requirements of Corporate Policy 07-03-01 – Bonus Zoning.

The *Planning Act* was amended by Bill 197, COVID-19 Economic Recovery Act, 2020, S.O. 2020, c. 18. Section 37 height and density bonus provisions have been replaced with a new Community Benefit Charge (CBC). According to the *Planning Act*, the former density bonusing provisions continue to apply to development applications until the earlier of the City passing a CBC by-law, or September 18, 2022. If City Council passes a CBC by-law, the charge would be applied City-wide to developments that are 5 storeys or more and with 10 or more residential units whether or not there is an increase in permitted height or density. As this application only proposes four additional units, the CBC would not apply.

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 development compatible with the existing and planned character of the area given the proposed massing, building height, and lotting fabric?
- Are the proposed zoning by-law exception standards appropriate?
- Has a satisfactory EIS been submitted addressing issues related to adequate restoration and/or enhancement of the existing natural heritage features on site including the replacement of the trees that were removed without a permit?
- Is a joint CEC road between 900 and 904 Mississauga Heights Drive desirable for the development?

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.