

## Supplementary Information

**Owner: 2799580 Ontario Limited (Ballymore Homes)**

**376, 390 Derry Road West and 0 Oaktree Circle**

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# 1 Concept Plan, Elevations, Renderings, Draft Plan of Subdivision



Proposed Concept Plan



**Proposed 'Rear Lane Townhouse' Front Elevations (Derry Road West Elevation)**



**Proposed 'Rear Lane Townhouse' Rear Elevations (CEC Road Elevation)**



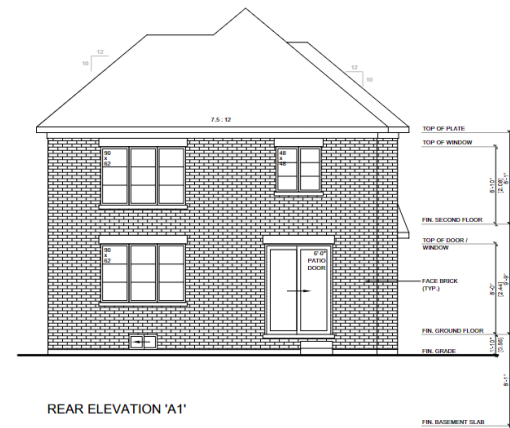
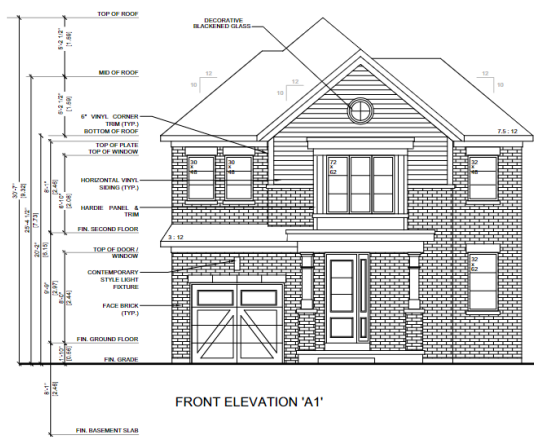
**Proposed Back to Back Townhouse Front Elevation (CEC Road Elevation)**



**Proposed Street Townhouse Front Elevation (CEC Road Elevation)**



**Proposed Street Townhouse Rear Elevation (Internal Site Elevation)**



**Proposed Detached Dwelling Front and Rear Elevation (Oaktree Circle, CEC Road and Internal Site Elevations)**



**Proposed Semi-Detached Dwelling Front and Rear Elevation (Oaktree Circle and Internal Site Elevation)**



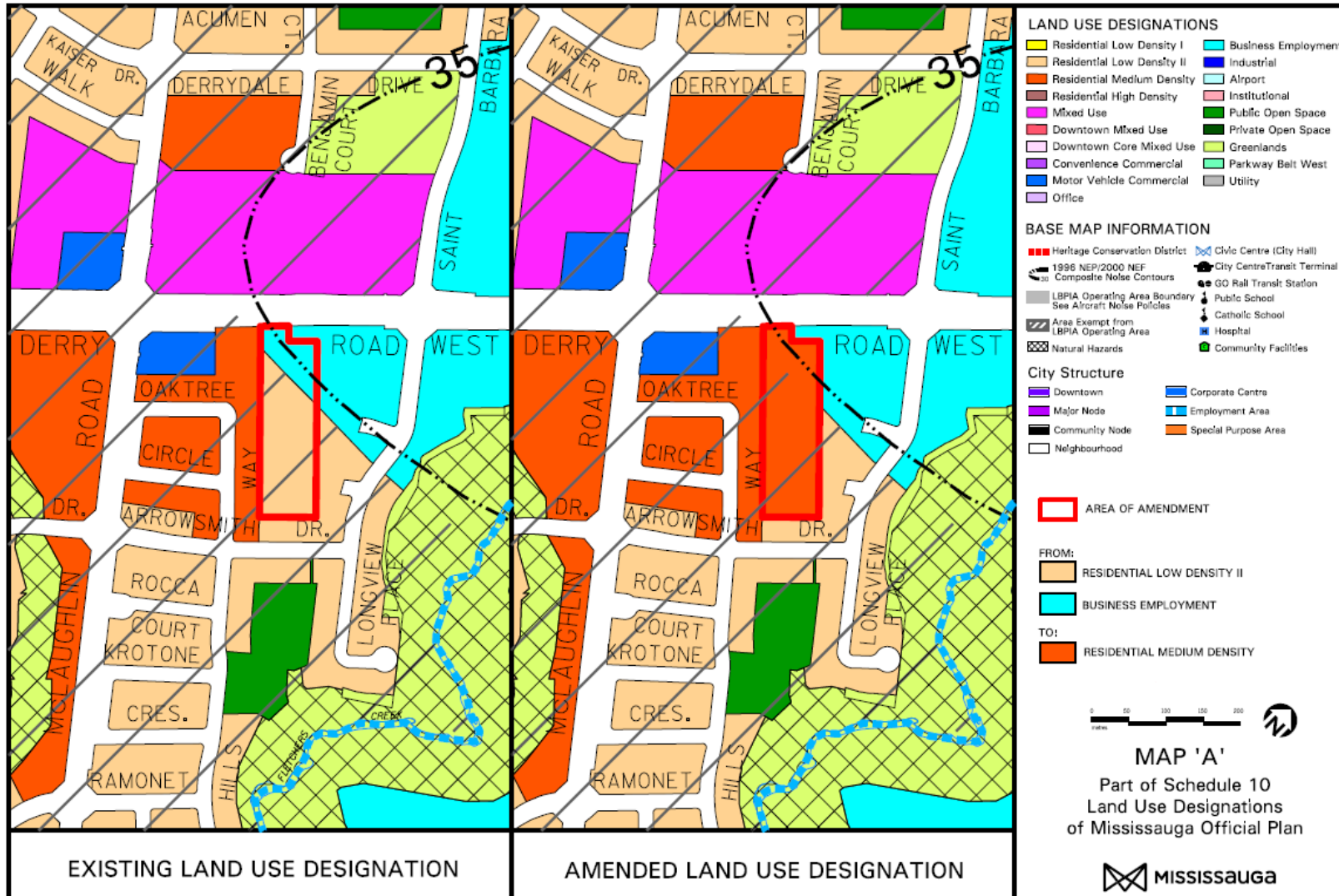
Proposed Draft Plan of Subdivision

## 2. Development Proposal Statistics

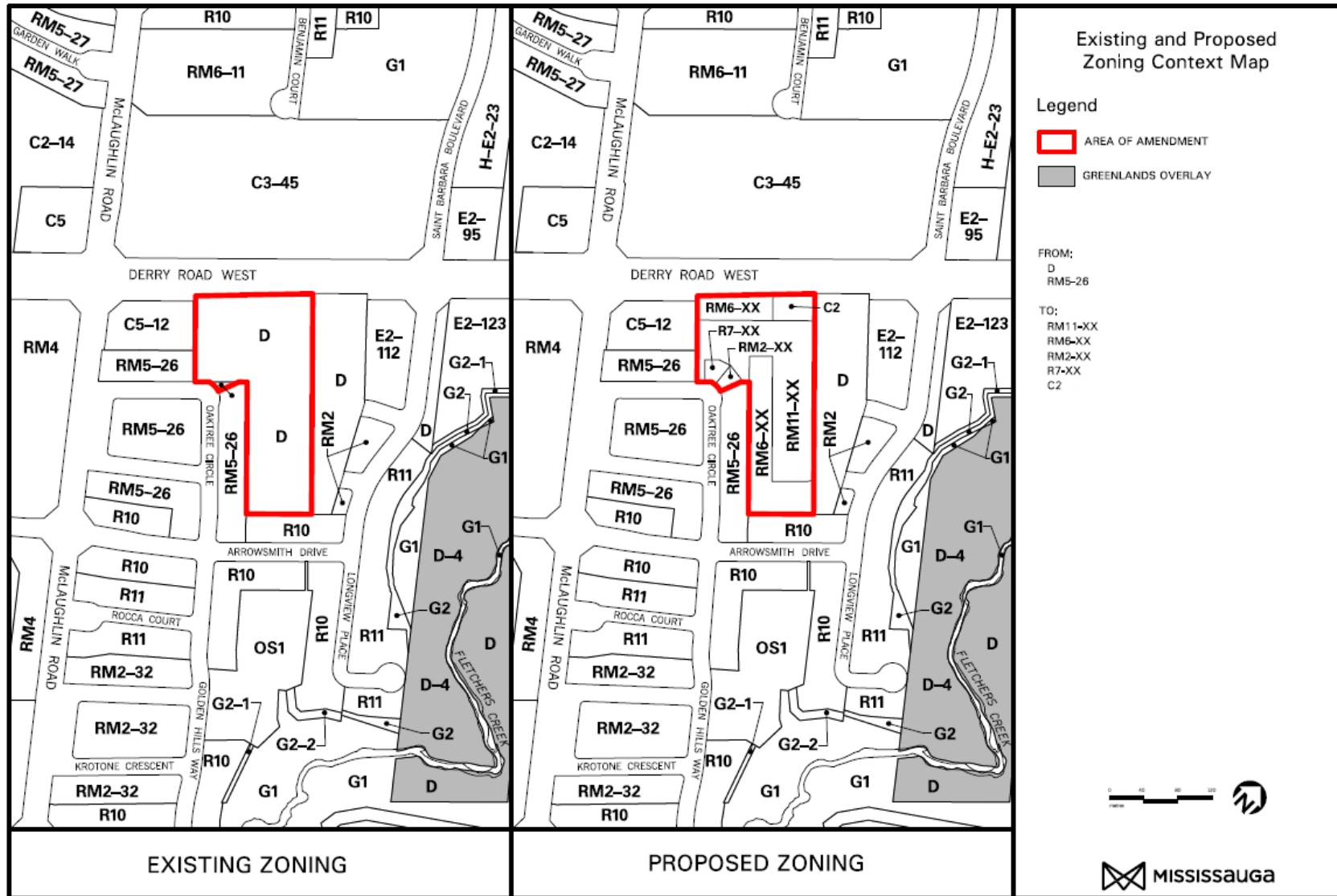
Applications submitted:	Received: December 15, 2023 Deemed complete: February 22, 2024 120 days from complete application: June 20, 2024	
Developer/ Owner:	2799580 Ontario Limited (Ballymore Homes)	
Applicant:	Glen Schnarr & Associates, Jim Levac	
Total Number of Units:	124 units	
Unit Mix:	48 Common Element Condominium townhouses, 3 bedroom units 72 Common Element Condominium back to back townhouses, 3 bedroom units 2 semi-detached dwellings, 3 bedroom units 2 detached dwellings, 4 bedroom units	
Height:	2-3 storeys / 15 m (49.2 ft.)	
Outdoor Amenity Area (per unit):	6.5 m <sup>2</sup> (70.0 ft. <sup>2</sup> )	
Road Type:	Common element condominium (CEC) private road	
Anticipated Population:	378* *Average household sizes for all units (by type) based on the 2016 Census	
Parking: Resident Spaces Visitor Spaces Total	Required: Resident Spaces – 2.0 spaces / unit = 248 spaces Visitor Spaces – 0.25 spaces / unit = 31 spaces Total – 279 spaces	Provided: Resident Spaces – 2.0 spaces / unit = 248 spaces Visitor Spaces – 0.24 spaces / unit = 30 spaces Total – 278 spaces
Green Initiatives:	Not specified by applicant	



### 3. Existing and Proposed Development Official Plan Map



### 4. Existing and Proposed Development Zoning By-law Map



## 5. Applicant Proposed Zoning Regulations

### Proposed C2 (Neighbourhood Commercial) Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed C2 (Neighborhood Commercial) Base Zone Regulations
Permitted Use	A <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of the By-law and the <b>existing</b> legal <b>use</b> of such <b>building</b> or <b>structure</b>	<b>Retail Store, Restaurant, Convenience Restaurant, Take-Out Restaurant, Veterinary Clinic, Animal Care Establishment, Funeral Establishment, Service Establishment, Commercial School, Financial Institution, Medical Office, Office, Recreational Establishment, Entertainment Establishment, Private club, and University/College</b>
Minimum <b>Front Yard</b>	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum <b>Exterior Side Yard</b>	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum <b>Interior Side Yard</b>	7.5 m (24.6 ft.)	N/A
Minimum <b>Interior Side Yard; Lot</b> abutting Residential Zone	N/A	6.0 m (19.7 ft.)
Minimum <b>Interior Side Yard; Lot</b> abutting Institutional, Office, Downtown Core, Employment, Buffer, or Utility Zone	N/A	4.5 m (14.8 ft.)
Minimum <b>Rear Yard</b>	7.5 m (24.6 ft.)	N/A
Minimum <b>Rear Yard; Lot</b> abutting Residential Zone	N/A	6.0 m (19.7 ft.)
Minimum <b>Rear Yard; Lot</b> abutting Institutional, Office, Downtown Core, Employment, Buffer, or Utility Zone	N/A	4.5 m (14.8 ft.)
Maximum <b>Height</b>	10.7 m (35.1 ft.)	N/A

Zone Regulations	Existing D (Development) Zone Regulations	Proposed C2 (Neighborhood Commercial) Base Zone Regulations
Maximum <b>Height; Sloped roof</b>	N/A	20 m (65.6 ft.) and 4 <b>storeys</b>
Maximum <b>Height; Flat roof</b>	N/A	16.5 m (54.1 ft.) and 4 <b>storeys</b>
Minimum depth of <b>landscaped buffer</b> measured from a <b>lot line</b> that is a <b>street line</b>	N/A	4.5 m (14.8 ft.)
Minimum depth of <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts a Institutional, Office, Downtown Core, Employment, Buffer or Utility Zone, or any combination of zones thereof	N/A	3.0 m (9.8 ft.)
Minimum depth of <b>landscaped buffer</b> measured from any other <b>lot line</b>	N/A	4.5 m (14.8 ft.)
	<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p>	

### Proposed R7-Exception (Detached Dwellings - Shallow Lots) Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed R7 (Detached Dwellings - Shallow Lots) Base Zone Regulations	Proposed Amended R7 (Detached Dwellings - Shallow Lots - Exception) Zone Regulations
Minimum Lot Area – Interior Lot	N/A	285 m <sup>2</sup> (3,067.7 ft <sup>2</sup> )	215 m <sup>2</sup> (2,314.2 ft <sup>2</sup> )
Minimum Lot Frontage – Interior Lot	N/A	11 m (36.1 ft.)	9.1 m (29.9 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.0 m (23.0 ft.)	6.0 m (19.7 ft.)
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

### Proposed RM2-Exception (Semi-Detached) Zone

Zone Regulations	Existing D (Development) Zone Regulations	Existing RM5-26 (Street Townhouses – Exception) Zone Regulations	Proposed RM2 (Semi-Detached) Base Zone Regulations	Proposed Amended RM2 (Semi-Detached - Exception) Zone Regulations
Permitted Use	A <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of the By-law and the <b>existing</b> legal <b>use</b> of such <b>building</b> or <b>structure</b>	<b>Street Townhouse, Semi-detached</b>	<b>Detached dwelling</b> in compliance with R4 and R5 regulations; <b>Semi-detached</b>	<b>Detached dwelling</b> in compliance with R5 regulations; <b>Semi-detached</b>
Minimum Lot Area – Interior Lot	N/A	200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> )	200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> )	190 m <sup>2</sup> (2,045.1 ft <sup>2</sup> )

Zone Regulations	Existing D (Development) Zone Regulations	Existing RM5-26 (Street Townhouses – Exception) Zone Regulations	Proposed RM2 (Semi-Detached) Base Zone Regulations	Proposed Amended RM2 (Semi-Detached - Exception) Zone Regulations
Minimum Rear Yard	7.5 m (24.6 ft.)	7.5 m (80.7 ft.)	7.5 m (80.7 ft.)	6.0 m (64.6 ft.)
		Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

#### Proposed RM6-Exception (Townhouses on a CEC - Road) Zones

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses on a CEC – Road) Base Zone Regulations	Proposed Amended RM6 (Townhouses on a CEC – Road) - Exception Zone Regulations (Blocks 1 and 2)	Proposed Amended RM6 (Townhouses on a CEC – Road) – Exception Zone Regulations (Blocks 5 to 9)
Centreline Setbacks	N/A	Where a <b>lot</b> abuts a 45.0 m (147.6 ft.) right of way or a 0.3 m (1 ft.) reserve, the minimum distance between the nearest part of any <b>building</b> or <b>structure</b> to the centreline of the right-of-way shall be 22.5 m (73.8 ft.) and required <b>yard/setback</b>	Delete provision	N/A
Required number of	N/A	Visitor spaces per unit - 31	Shared visitor spaces - 30	Shared visitor spaces - 30

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses on a CEC – Road) Base Zone Regulations	Proposed Amended RM6 (Townhouses on a CEC – Road) - Exception Zone Regulations (Blocks 1 and 2)	Proposed Amended RM6 (Townhouses on a CEC – Road) – Exception Zone Regulations (Blocks 5 to 9)
parking spaces for residential uses: Condominium Townhouse on a CEC-road:				
Garage Regulations	N/A	A <b>deck</b> is not permitted on top, above or projecting from an attached or detached <b>garage</b>	A <b>deck</b> is permitted above an attached garage	-
Common Element Condominium (CEC)	N/A	CEC - visitor <b>parking spaces</b> shall be provided within a <b>common element</b> area	CEC - visitor <b>parking spaces</b> shall be provided within a <b>common element</b> area and in abutting zones	CEC - visitor <b>parking spaces</b> shall be provided within a <b>common element</b> area and in abutting zones
Minimum Lot Area: Interior Lot	N/A	115 m <sup>2</sup> (1,237.9 ft <sup>2</sup> )	100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )	-
Minimum Lot Area: CEC – Corner Lot	N/A	190 m <sup>2</sup> (2,045.1 ft <sup>2</sup> )	160 m <sup>2</sup> (1,722.2 ft <sup>2</sup> )	168 m <sup>2</sup> (1,808.3 ft <sup>2</sup> )
Minimum Front Yard: Interior lot/CEC – corner lot	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)	3 m (9.8 ft.)	-
Minimum Exterior Side Yard: Lot with an exterior side lot line abutting a CEC – road	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)	-	1.5 m (4.9 ft.)
Minimum Rear Yard:	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	1.0 m (3.3 ft.)	-

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses on a CEC – Road) Base Zone Regulations	Proposed Amended RM6 (Townhouses on a CEC – Road) - Exception Zone Regulations (Blocks 1 and 2)	Proposed Amended RM6 (Townhouses on a CEC – Road) – Exception Zone Regulations (Blocks 5 to 9)
<b>Interior lot/CEC – corner lot</b>				
<b>Maximum Height</b>	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) and 3 <b>storeys</b>	15.0 m (49.2 ft.) and 3 <b>storeys</b>	15.0 m (49.2 ft.) and 3 <b>storeys</b>
<b>Minimum Landscaped Area</b>	N/A	25% of <b>lot area</b>	10% of <b>lot area</b>	10% of <b>lot area</b>
<b>Maximum Driveway Width</b>	N/A	3.0 m (9.8 ft.)	5.5 m (18.0 ft.)	-
	<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p>			

#### Proposed RM11-Exception (Back To Back Townhouses On A CEC - Road) Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM11 (Back To Back Townhouses On A CEC - Road) Base Zone Regulations	Proposed Amended RM11 (Back To Back Townhouses On A CEC - Road - Exception) Zone Regulations
Required number of <b>parking spaces</b> for residential <b>uses: Condominium Townhouse</b> on a <b>CEC-road</b> :	N/A	Visitor spaces per unit – 31	Shared visitor spaces – 30
<b>Common Element Condominium (CEC)</b>	N/A	CEC – visitor <b>parking spaces</b> shall be provided within a	CEC – visitor <b>parking spaces</b> shall be provided within a



Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM11 (Back To Back Townhouses On A CEC - Road) Base Zone Regulations	Proposed Amended RM11 (Back To Back Townhouses On A CEC - Road - Exception) Zone Regulations
		<b>common element</b> area	<b>common element</b> area and in abutting zones
Minimum <b>Lot Frontage – CEC – Corner Lot</b>	N/A	8.3 m (27.2 ft.)	7.6 m (24.9 ft.)
Minimum setback from a <b>lot</b> with any <b>side lot line</b> abutting a <b>CEC – road</b>	N/A	4.5 m (14.8 ft.)	2.0 m (6.6 ft.)
Maximum <b>driveway</b> width	N/A	2.6 m (8.5 ft.)	3.0 m (9.8 ft.)
Minimum CEC – <b>landscaped buffer</b> abutting any side and <b>rear lot line</b>	N/A	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)
	<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p>		

## 6. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (May 6, 2024)	<p>The Region has reviewed the Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd, dated December 2023. Based on the proposed flows within the Functional Servicing Report, the Region prefers wastewater from the development discharge to the existing 250 mm diameter sewer on Derry Rd W, excluding Oaktree Circle addresses. A revised Functional Servicing Report, detailing the fire flow calculations depending on the final design of the buildings and details on the pressure reducing valve on Oaktree Circle, will need to be further assessed by the developer and can be addressed through a holding provision. The Region will require a satisfactory Traffic Impact Study and land dedications through the holding provision.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 1, 2024 and March 12, 2024)	<p>Neither school board raised objections to the proposed development and provided warning clauses to include within the required Development Agreement. Please see full comments Section 7</p>
City Community Services Department – Park Planning Section (May 3, 2024)	<p>Comments dated May 3, 2024, state that the subject property is in the Meadowvale Village Neighbourhood Character Area and as established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha (3 ac) per 1000 people is being achieved. The Parkland Character Area is well served with 4.2 ha (10.4 ac) per 1000 people (2021) and the subject property is within 400m walking distance to a City owned playground accessible to future residents. Samuel Common (P-444) is within 340 m (1,120 feet) of the proposed development which includes amenities such as a playground, open space, trails, soccer pitch and picnic area.</p> <p>Furthermore, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and Bylaws.</p>

Agency / Comment Date	Comments
City Transportation and Works Department (April 26, 2024)	<p>Based on a review of the information submitted to date, staff are generally satisfied that the materials submitted are in accordance with City requirements. However, additional technical details are required to facilitate the implementation of the engineering requirements, as follows:</p> <p><b><u>Stormwater:</u></b></p> <p>A Stormwater Management and Functional Servicing Report (SWM and FSR), prepared by SCS Consulting Group Ltd. dated December 2023, was submitted in support of the proposed development. The report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. To mitigate the change in impervious areas from the proposed development and/or impact to the receiving municipal drainage system, on-site stormwater management control for the post-development discharge is required. The applicant has proposed to construct a storm system to service the development lands, with an outlet to Oaktree Circle.</p> <p>Based on a review of the materials submitted to date, this section is generally satisfied with the overall stormwater management strategy to confirm the feasibility of the development proposal from an engineering standpoint. Additional technical matters, including establishing allowable flow rates to determine storage requirements will need to be satisfactorily addressed to facilitate the implementation of the engineering requirements as part of an 'H' Holding provision.</p> <p><b><u>Traffic:</u></b></p> <p>A Traffic Impact Study (TIS) prepared by Tatham Engineering was provided in support of the proposed development. The submission was reviewed and audited by staff. Based on the submission, dated December 2023, staff are generally satisfied from a feasibility perspective but will require additional information, including turning movement diagrams, updated trip generation and land dedications and conveyances, to ensure that City requirements are adequately addressed.</p> <p>The study concluded that the proposed development is anticipated to generate 68 (25 in, 43 out) and 80 (44 in, 36 out) net two-way site trips for the weekday AM and PM peak hours in 2031, respectively.</p>

Agency / Comment Date	Comments
	<p>With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.</p> <p><b><u>Environmental Compliance:</u></b></p> <p>A phase one ESA dated June 23, 2023, prepared by Soil Engineers Ltd., and a phase two ESA dated February 1, 2023, prepared by Soil Engineers Ltd., were submitted in support of the proposed development. Environmental Engineering is satisfied with the feasibility of the proposed development; however, the following is required to be submitted:</p> <ul style="list-style-type: none"> <li>• Updated Phase Two ESA report dated June 30, 2023, as referenced in the Reliance Letter dated December 5, 2023.</li> <li>• A letter certified by a Qualified Person (QP) stating that land to be dedicated to the City is environmentally suitable for the proposed use.</li> <li>• A signed Temporary Discharge to Storm Sewer Commitment Letter.</li> <li>• A written document prepared by a Professional Engineer that includes a plan to decommission the existing wells, or that provides proof of decommissioning.</li> <li>• A written document, prepared by a QP that includes a statement regarding the fill material located on-site is geotechnically and environmentally suitable, or will otherwise, be or has been, removed from the site.</li> <li>• A written document prepared by a Professional Engineer that includes a plan to decommission the underground/aboveground storage tank (UST/AST), or that provides proof of decommissioning.</li> </ul> <p>As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition (RSC) is required to be filed in accordance with Ontario Regulation 153/04 prior to enactment of the rezoning by-law. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks.</p> <p><b><u>Noise:</u></b></p>

Agency / Comment Date	Comments
	<p>A noise report prepared by Valcoustics Canada Ltd. dated September 13, 2023, was submitted in support of the proposed development. The Noise Report evaluated the potential acoustical impact to the proposed development and recommended mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic (Derry Road West and McLaughlin Road), air traffic from Pearson International Airport, and the adjacent Petro-Canada Gas Bar and Car Wash. The submitted noise assessment confirms that noise mitigation will be required, including ventilation requirements such as provisions for central air conditioning, and upgraded building materials, the details of which will be confirmed through the detailed design of the subdivision and through the site plan and building permit processes.</p> <p><b><u>Engineering Plans/Drawings:</u></b></p> <p>The applicant has submitted a number of technical plans and drawings, and staff are generally satisfied with the details provided to confirm feasibility of the development proposal from an engineering standpoint.</p> <p>Should the application be approved, additional technical and engineering items will need to be satisfactorily addressed to facilitate the implementation of the zoning by-law through a 'H' Holding Provision. The 'H' Holding Zone provision can be lifted upon:</p> <ul style="list-style-type: none"> <li>• Delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga.</li> <li>• Provision for land Dedications and conveyances to the satisfaction of the City of Mississauga.</li> <li>• Receipt of any outstanding, updated, or additional technical reports, studies, documents, drawings/plans, to the satisfaction of the City of Mississauga and any other applicable authority, including but is not limited to:       <ul style="list-style-type: none"> <li>○ Updated Transportation Impact Study (TIS).</li> <li>○ Documentation to demonstrate the satisfactory implementation of the proposed storm system.</li> <li>○ Documentation to demonstrate that there will be no impact on the City's existing drainage system, including how groundwater will be managed on-site.</li> <li>○ Record of Site Condition and all supporting reports and documentation.</li> </ul> </li> </ul>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> <li>○ Letter certified by a Qualified Person (QP) stating that land to be dedicated to the City is environmentally suitable for the proposed use.</li> <li>○ Signed Temporary Discharge to Storm Sewer Commitment Letter.</li> <li>○ Documents prepared by a Professional Engineer that confirm the decommission of any existing wells, that confirm the fill material located on-site is geotechnically and environmentally suitable, or will otherwise be, or has been, removed from the site, and that confirm the decommission of the underground/aboveground storage tank.</li> </ul>
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"> <li>- Heritage Planner</li> <li>- Transit Reviewer</li> <li>- Transit Infrastructure</li> <li>- CS Viamonde</li> <li>- Rogers Cable</li> <li>- Enbridge</li> <li>- Alectra Utilities</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Public Art Coordinator</li> <li>- Arborist Streetscape</li> <li>- Arborist City Property</li> <li>- Landscape Architect – Community Services</li> <li>- Enbridge Pipeline Inc</li> <li>- Trillium Health Partners</li> </ul>

## 7. School Accommodation Summary

### The Peel District School Board

Student Yield	School Accommodation		
29 Kindergarten to Grade 6 13 Grade 7 to Grade 8 11 Grade 9 to Grade 12	Derry West Village Elementary School	David Leeder Middle School	Mississauga Secondary School
	Enrolment: 408 Capacity: 625 Portables: 0	Enrolment: 735 Capacity: 896 Portables: 0	Enrolment: 1,036 Capacity: 1,556 Portables: 0

The school board has provided clauses to be included in Subdivision Agreement, which require signage to be placed at the entrances to the development, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
19 Kindergarten to Grade 8 9 Grade 9 to Grade 12	St. Veronica Catholic Elementary School	St. Marcellinus Catholic Secondary School
	Enrolment: 254 Capacity: 605 Portables: 0	Enrolment: 1725 Capacity: 1509 Portables: 6

The school board has stated that the proposed development can be accommodated with the current provision of educational facilities within the catchment area and the school accommodation condition need not be applied.