

City of Mississauga
Corporate Report



<p>Date: May 6, 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 21-19 W2</p>
	<p>Meeting date: May 30, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 2)

Rezoning application to permit five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend

1667 Sunningdale Bend, east side of Sunningdale Bend and west of Meadow Wood Road

Owner: 2272061 Ontario Ltd.

File: OZ 21-19 W2

Recommendation

That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by 2272061 Ontario Ltd. to permit five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend, under File OZ 21-19 W2, 1667 Sunningdale Bend, be received for information.

Background

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

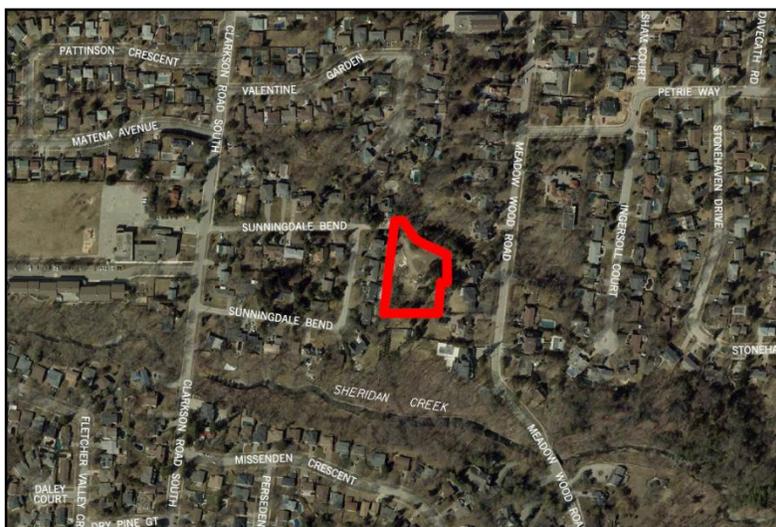
PROPOSAL

The rezoning application is required to permit the development of five detached dwellings on a CEC road. The applicant is also proposing to extend Sunningdale Bend with the addition of a modified cul-de-sac which will be conveyed to the City. The zoning by-law will need to be amended from **R2-5** (Detached Dwellings - Typical Lots - Exception 5) to **R16-Exception** (Detached Dwellings on a CEC - Road - Exception) to implement this development proposal. The zoning by-law will also need to be amended to include an "H" holding provision to ensure the extension of Sunningdale Bend. A plan of condominium application will be required to create the common elements of the proposed development including the CEC road.

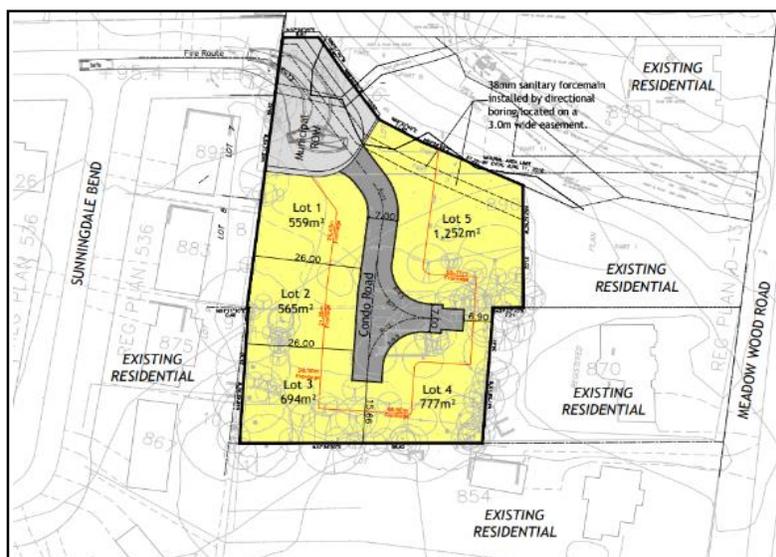
During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the east side of Sunningdale Bend, west of Meadow Wood Road within the Clarkson-Lorne Park Neighbourhood Character Area. The subject property is currently vacant and contains a portion of woodlands along the northern edge.



Aerial image of 1667 Sunningdale Bend



Applicant's site plan of the proposed five detached dwellings on a CEC road with the extension of Sunningdale Bend

The surrounding area is characterized by detached dwellings and natural heritage features including woodlands and Sheridan Creek. The northern limit of the subject property coincides with the top of slope of a Sheridan Creek tributary.

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 *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.

COMMUNITY, AGENCY AND CITY DEPARTMENT COMMENTS

Community comments are summarized in Appendix 1, Section 6.

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

All 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 issues have been resolved. The matters to be addressed include: the provision of additional technical information regarding stormwater management, the extension of Sunningdale Bend, potential environmental impacts and proposed mitigation, restoration and management measures, compatibility of the proposed detached dwellings 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: Michael Franzolini, MCIP, RPP, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 2272061 Ontario Ltd.

1667 Sunningdale Bend

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1. Proposed Development

The applicant proposes to develop the property with five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend. A rezoning application is required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments). A plan of condominium application will be required to create the common elements including the CEC road.

Development Proposal		
Application submitted:	Received: December 6, 2021 Deemed complete: January 13, 2022	
Developer/ Owner:	2272061 Ontario Ltd.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	5 units on parcels of tied land	
Proposed Gross Floor Area:	To be confirmed through resubmission	
Height:	10.7 m (35.1 ft.)	
Landscaped Area:	To be confirmed through resubmission	
Road Type:	Public cul-de-sac and CEC private road	
Anticipated Population:	15* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
Resident spaces	2 spaces/unit	3 spaces/unit
Visitor spaces	0.25 space/unit (1.25 spaces)	1 space
Accessible spaces	1 space	1 space
Green Initiatives:	<ul style="list-style-type: none"> Infiltration tank 	

Supporting Studies and Plans

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

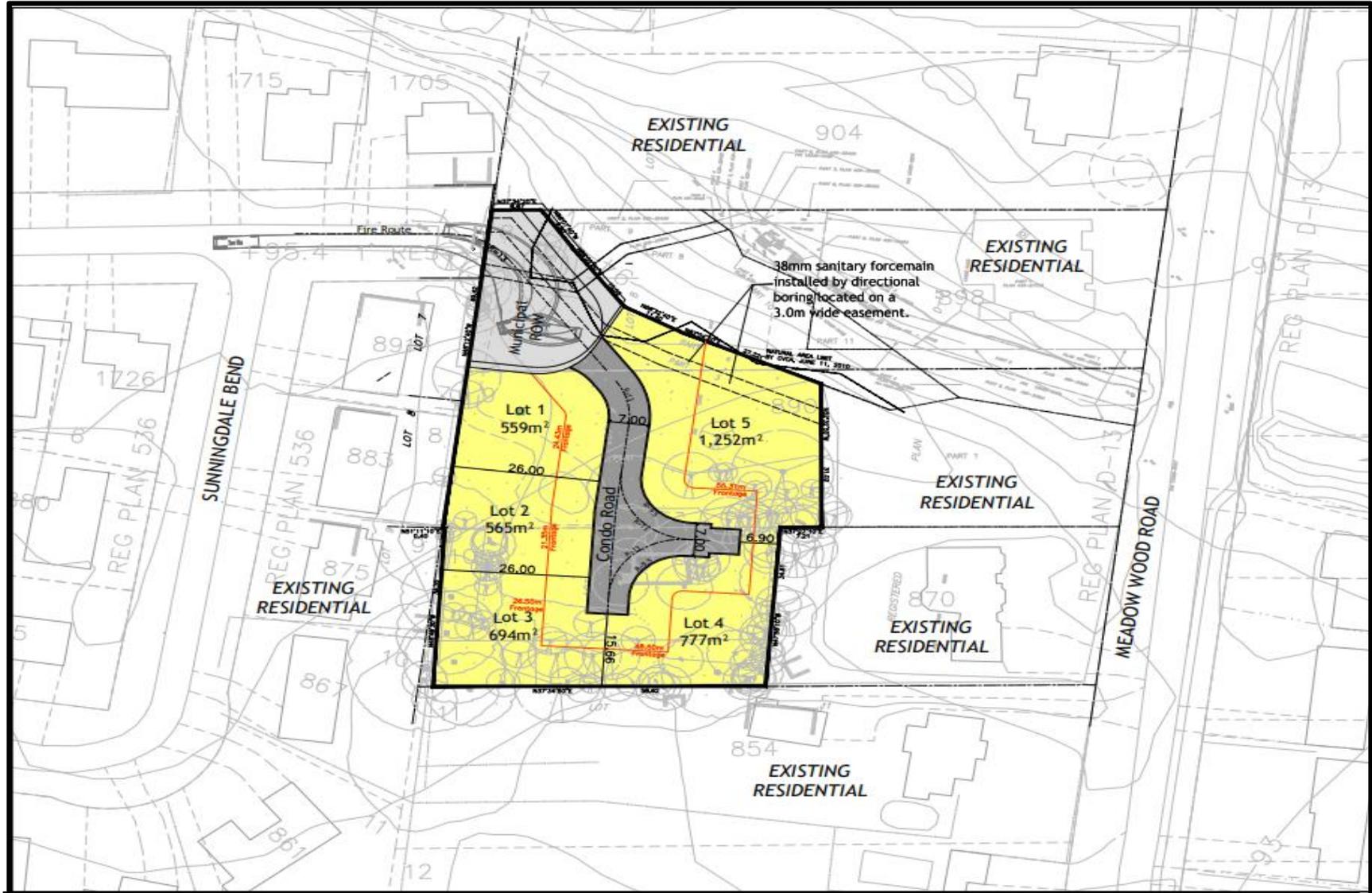
- Grading – Drainage Plan
- Servicing Plan and Sections
- Concept Site Plan
- Context Plan
- Landscape – Restoration Concept Plan
- Draft Zoning By-law Amendment
- Survey
- Urban Design Concept Plan
- Acoustic Feasibility Study
- Arborist Report
- Archaeological Assessment
- Butternut Hybridity Report
- Easements on Title
- Environmental Impact Study
- Functional Servicing Report
- Geotechnical Investigation and Slope Stability Report
- Operations and Safety Assessment
- Phase 1 Environmental Site Assessment
- Planning Justification Report
- Stormwater Management Report
- Tree Inventory and Preservation Plan

Application Status

Upon deeming the application 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 application.

Multiple pre-application community meetings were held by former Ward 2 Councillor, Karen Ras, with a preliminary development concept plan. A virtual community meeting was held by Ward 2 Councillor, Pat Mullin, on April 12, 2022 with the current development concept plan for the subject property. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about this application.

Concept Site Plan



2. Site Description

Site Information

The subject property is an irregular shape with frontage at the terminus of Sunningdale Bend. The property is located within the Clarkson-Lorne Park Neighbourhood Character Area, which is predominantly residential with non-residential uses located along Lakeshore Road West, Clarkson Road North, Southdown Road and Lorne Park Road.



Aerial Photo of 1667 Sunningdale Bend

The property is currently vacant of buildings and structures. Woodlands are present along the northern edge of the property and vegetation appears to be present throughout.

Property Size and Use	
Frontage:	±14.2 m (±46.6 ft.)
Depth:	Varies
Gross Lot Area:	±0.5 ha (±1.3 ac)
Existing Uses:	Vacant



Image of existing frontage from Sunningdale Bend facing northeast

Site History

- January – December 1965 - Submission of consent application (B 139/65) to sever and convey parcels of land from 890 Meadow Wood Road, which included 892 Meadow Wood Road, 898 Meadow Wood Road, 1667 Sunningdale

Bend and 1677 Sunningdale Bend at the time, to create three residential lots. The Committee of Adjustment approved the consent application for the creation of only two residential lots on May 5, 1966. The decision was appealed by the landowner to the Ontario Municipal Board (OMB) however, the appeal was withdrawn.

- February 14, 2000 – Submission of consent application (B 047/00) to sever and convey a parcel of land from 890 Meadow Wood Road, which included 892 Meadow Wood Road, 898 Meadow Wood Road, 1667 Sunningdale Bend and 1677 Sunningdale Bend at the time, to create two residential lots. The consent application was withdrawn on November 16, 2000 to pursue the clearance of conditions for the approved consent application (B 139/65) which was still in effect.
- May 25, 2010 – Submission of consent application (B 034/10) to sever and convey a parcel of land from 890 Meadow Wood, which included 892 Meadow Wood Road, 1667 Sunningdale Bend and 1677 Sunningdale Bend at the time, to create two residential lots, now municipally known as 892 Meadow Wood Road and 1667 Sunningdale Bend. The Committee of Adjustment approved the application and corresponding minor variance applications (A 241/10 and A 242/10) to permit deficient lot frontages of 892 Meadow Wood Road and 1667 Sunningdale Bend on December 16, 2010. As one of the conditions of approval, all lands below top-of-bank and within the Regulatory floodline were to be dedicated to the City for conservation, resulting in the lands now municipally known as 1677 Sunningdale Bend.
- September 7, 2016 – Submission of consent application (B 073/16) to convey an easement over 1667 Sunningdale

Bend to 892 Meadow Wood Road for sanitary sewer purposes. The Committee of Adjustment approved the consent application on October 20, 2016.

- December 6, 2021 – Submission of rezoning application to permit five detached dwellings on a common element condominium road and the extension of Sunningdale Bend.

3. Site Context

Surrounding Land Uses

The surrounding area is characterized by detached dwellings and natural heritage features including woodlands and Sheridan Creek.

The surrounding land uses are:

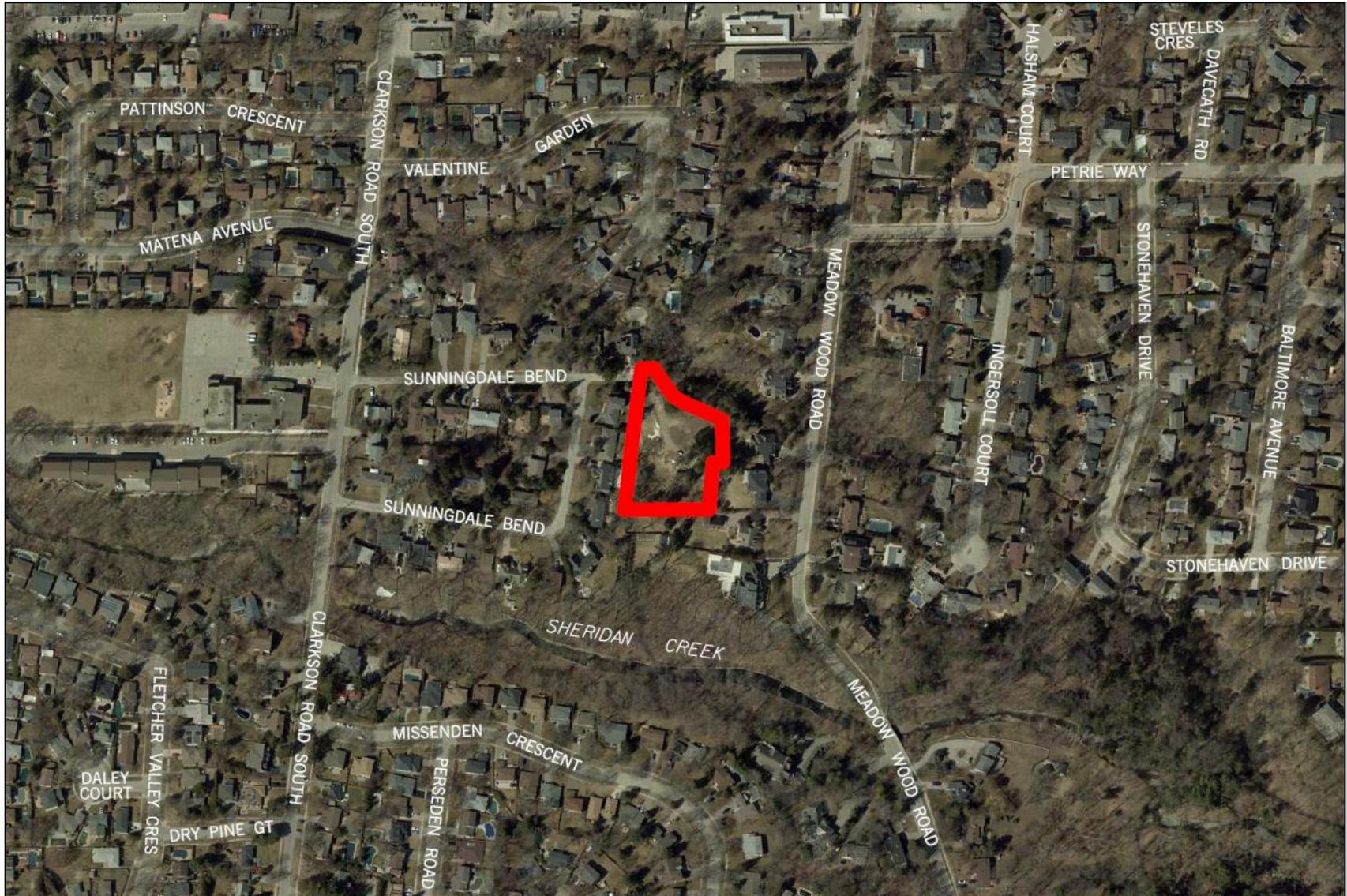
- North: Woodlands, Sheridan Creek tributary
- East: Detached dwellings, Meadow Wood Road
- South: Detached dwellings, Sheridan Creek
- West: Detached dwellings, Sunningdale Bend

Neighbourhood Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area. The Clarkson-Lorne Park neighbourhood is an established residential area characterized by low-rise residential building types, primarily in the form of detached dwellings with occurrences of semi-detached dwellings and townhouses dwellings, and mature trees on public and private property. Commercial uses within the

Clarkson-Lorne Park neighbourhood are located along arterial and collector roads including Southdown Road, Lakeshore Road West, Clarkson Road North and Lorne Park Road.

North of the site is the Clarkson Village Community Node which is generally comprised of the lands along Lakeshore Road West between Southdown Road and Birchwood Park. Clarkson Village consists of commercial uses along Lakeshore Road West and primarily higher density residential uses in the form of townhouse dwellings and apartment buildings.



Aerial Photo of 1667 Sunningdale Bend

Demographics

Based on the 2016 census, the existing population of the Clarkson-Lorne Park Neighbourhood area is 36,635 with a median age of this area being 43 (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 39,800 and 40,500 respectively. The average household size is 3 persons with 7% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 10,475 units (83%) owned and 2,205 units (17%) rented with a vacancy rate of approximately 0.8%*. In addition, the number of jobs within this Character Area is 2,018. Total employment combined with the population results in a PPJ for Clarkson-Lorne Park Neighbourhood of 24 persons plus jobs per hectare.

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

Other Development Applications

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

Community and Transportation Services

This application will have minimal impact on existing services in the community.

This area is served by facilities and open spaces such as Rattray Marsh Conservation Area and Meadowwood Park. At a larger distance, Birchwood Park, Turtle Glen Park, Lewis Bradley Park and Watersedge Park provide additional park and recreational options within the Clarkson-Lorne Park neighbourhood.

MiWay Route 23 – Lakeshore Road East (550 m (1,800 ft.) northwest of site) currently services the site.

The portion of Lakeshore Road West connecting to Clarkson Road South, and Orr Road are signed bike routes. The signed bike route on Orr Road also forms part of the City's waterfront trail.

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 this application have been reviewed and summarized in the table below. Only key policies relevant to the application 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
Provincial Policy Statement (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>
Growth Plan for the Greater Golden Horseshoe (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, open spaces and parks, and healthy, local and affordable food options; provide</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<p>Region of Peel Official Plan (ROP)</p>	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development application was circulated to the Region who has advised that in its current state, the application meets the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p>

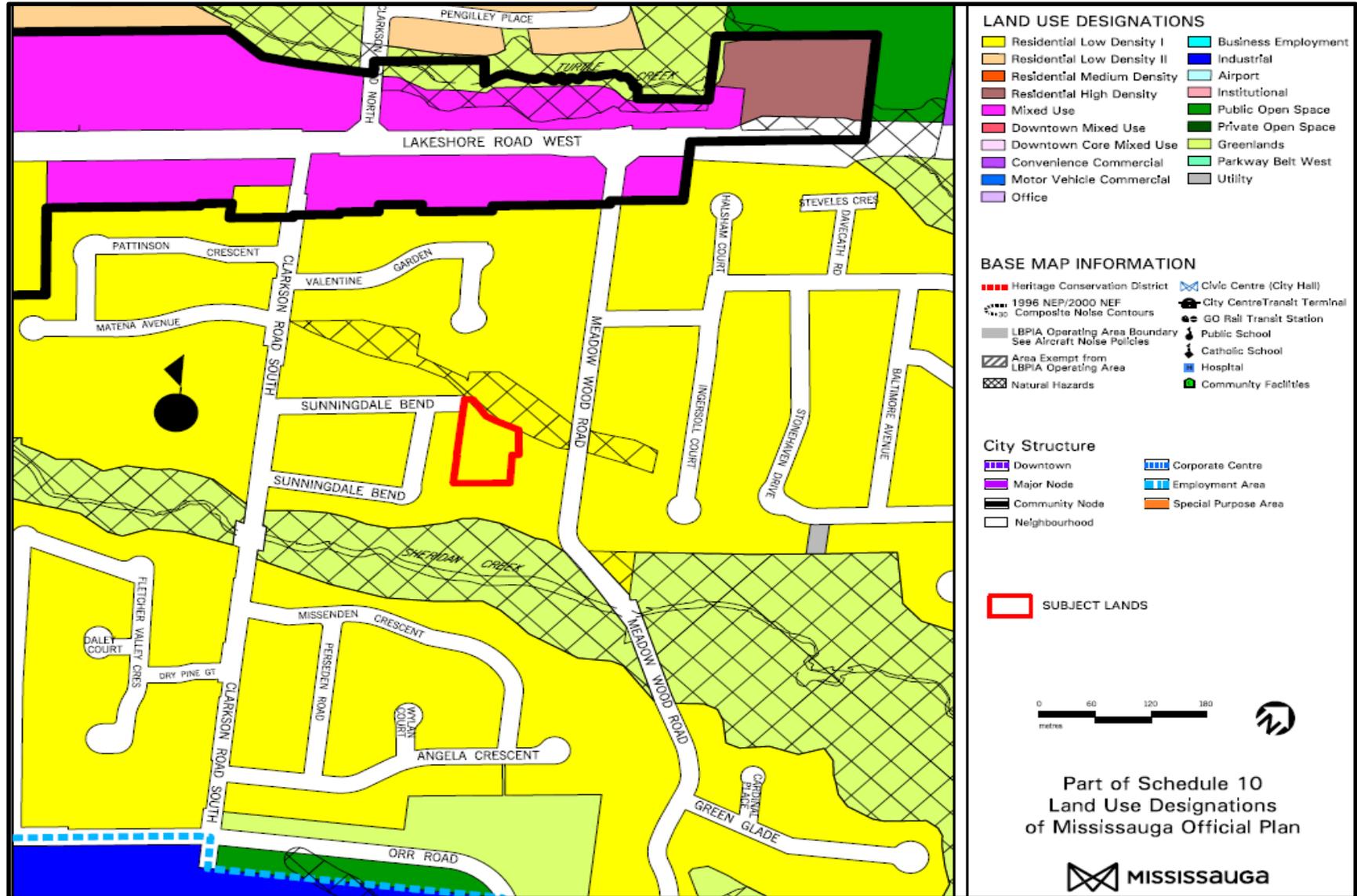
Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

Existing Designation

The lands are located within the Clarkson-Lorne Park Neighbourhood Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits only detached dwellings. The lands are adjacent to lands to the north identified as "Natural Hazards" which identifies property or lands that could be unsafe for development due to naturally occurring processes.

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



Excerpt of Clarkson-Lorne Park Neighbourhood Character Area – Existing Land Use Designation

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of this application. 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>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. (Section 5.3.5.3)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
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>Significant Natural Areas are areas that meet one or more of the following criteria: [...] e. significant wildlife habitat f. significant woodlands are those that meet one or more of the following criteria:</p> <ul style="list-style-type: none"> • woodlands, excluding cultural savannahs, greater than or equal to four hectares; • woodlands, excluding cultural woodlands and cultural savannahs, greater than or equal to two hectares and less than four hectares; • any woodland greater than 0.5 hectares that: <ul style="list-style-type: none"> o supports old growth trees (greater than or equal to 100 years old); o supports a significant linkage function as determined through an Environmental Impact Study approved by the City in consultation with the appropriate conservation authority; o is located within 100 metres of another Significant Natural Area supporting a significant ecological relationship between the two features; o is located within 30 metres of a watercourse or significant wetland; or

	General Intent
	<p style="text-align: center;">o supports significant species or communities; [...] (Section 6.3.12)</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership. (Section 6.3.24.a & b)</p> <p>New lots created by land division or units or parcels of tied land (POTLs) created by condominium that will have the effect of fragmenting the ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodlands and buffers will generally be discouraged and will be supported by an Environmental Impact Study. (Section 6.3.25)</p> <p>Development and site alteration as permitted in accordance with the Greenlands designation within or adjacent to a Significant Natural Area will not be permitted unless all reasonable alternatives have been considered and any negative impacts minimized. Any negative impact that cannot be avoided will be mitigated through restoration and enhancement to the greatest extent possible. This will be demonstrated through a study in accordance with the requirements of the Environmental Assessment Act. When not subject to the Environmental Assessment Act, an Environmental Impact Study will be required. (Section 6.3.27)</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority. (Section 6.3.47)</p> <p>Development adjacent to valleyland and watercourse features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate. (Section 6.3.48)</p> <p>Mississauga will require that development applications be supported by stormwater best management practices in accordance with relevant plans, studies, development standards and policies. (Section 6.4.2.2)</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>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>
Chapter 9 Build A Desirable Urban Form	<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>

	General Intent
	<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>Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored. (Section 9.2.3.1)</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ol style="list-style-type: none"> a. Natural Heritage System; b. natural hazards (flooding and erosion); c. natural and cultural heritage features; d. street and block patterns; e. the size and configuration of properties along a street, including lot frontages and areas; f. continuity and enhancement of streetscapes; g. the size and distribution of building mass and height; h. front, side and rear yards; i. the orientation of buildings, structures and landscapes on a property; j. views, sunlight and wind conditions; k. the local vernacular and architectural character as represented by the rhythm, textures and building materials; l. privacy and overlook; and m. the function and use of buildings, structures and landscapes. (Section 9.5.1.2) <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. (Section 9.5.1.4)</p> <p>Existing vegetation patterns and preservation and/or enhancement of the Urban Forest will be addressed in all new development. (Section 9.5.1.6)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p>

	General Intent
	<p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>Site development will be required to:</p> <ol style="list-style-type: none"> a. incorporate stormwater best management practices; b. provide enhanced streetscape; c. provide landscaping that complements the public realm; d. include the use of native non-invasive plant material; e. protect and enhance habitat; f. preserve significant trees on public and private lands; g. incorporate techniques to minimize urban heat island effects such as providing planting and appropriate surface treatment; and h. provide landscaping that beautifies the site and complements the building form. (Section 9.5.2.11)
Chapter 11 General Land Use Designations	<p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. (Section 11.2.3.1)</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 <p>Duplex dwelling (Section 11.2.5.3)</p>
Chapter 16 Neighbourhoods	<p>To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. (Section 16.1.2.1)</p> <p>Developments should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area. (Section 16.5.1.1)</p> <p>For development of all detached dwellings on lands identified in the Site Plan Control By-law, the following will apply:</p> <ol style="list-style-type: none"> a. preserve and enhance the generous front, rear and side yard setbacks; b. ensure that existing grades and drainage conditions are preserved; c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation; d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property; e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook; f. encourage buildings to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows; g. reduce the hard surface areas in the front yard; h. preserve existing mature high quality trees to maintain the existing mature nature of these areas; i. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; and j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots. (Section 16.5.1.4) <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached</p>

	General Intent
	<p>dwelling. (Section 16.5.2.1)</p> <p>Notwithstanding the Natural Heritage System policies of this Plan concerning residential woodlands, sites with mature trees will be subject to a review of a tree preservation plan prior to consideration of proposed development. (Section 16.5.3.1)</p>
Chapter 19 Implementation	<p>To provide consistent application of planning and urban design principles, all development applications will address, among other matters:</p> <ul style="list-style-type: none"> a. the compatibility of the proposed development to existing or planned land uses and forms, including the transition in height, density, and built form; b. conformity with the policies in this Plan; [...] (Section 19.4.3) <p>A holding provision will be used to implement this Plan for staging of development and additionally may be used to implement specific requirements [...]. (Section 19.7.2)</p>

Mississauga Zoning By-law

Existing Zoning

The subject property is currently zoned **R2-5** (Detached Dwellings – Typical Lots – Exception), which only permits detached dwellings.

Proposed Zoning

The applicant is proposing to zone the property **R16-Exception** (Detached Dwellings on a CEC – Road – Exception) to permit the five detached dwellings on a CEC road. The zoning by-law will also need to be amended to include an "H" holding provision to ensure the extension of Sunningdale Bend.

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

Proposed Zoning Regulations

Zone Regulations	Existing Zone Regulations (R2-5)	Proposed Base Zone Regulations (R16)	Proposed Amended Zone Regulations R16-Exception
Minimum Lot Area	695 m ² (7480.9 ft ²) – Interior lot 810 m ² (8718.8 ft ²) – Corner lot	550 m ² (5920.2 ft ²) – Interior lot 720 m ² (7750.0 ft ²) – CEC – Corner lot	Same as Base Zone 550 m ² (5920.2 ft ²) – CEC – Corner lot
Minimum Lot Frontage	30 m (98.4 ft.)	15.0 m (49.2 ft.) – Interior lot 19.5 m (64.0 ft.) – CEC – Corner lot	21.0 m (68.9 ft.) – Interior lot 24.0 m (78.7 ft.) – CEC – Corner lot
Maximum Lot Coverage	30%	35%	45%
Minimum Rear Yard	7.5 m (24.6 ft.) – Interior lot 3 m (9.8 ft.) – Corner lot	7.5 m (24.6 ft.) – Interior/CEC – Corner lot	7.5 m (24.6 ft.) – Interior/CEC – Corner lot
Minimum Front Yard	9.0 m (29.5 ft.) – Interior lot 7.5 m (24.6 ft.) – Corner lot	7.5 m (24.6 ft.) – Interior/CEC – Corner lot	3.0 m (9.8 ft.) and 4.5 m (14.8 ft.) – Interior/CEC – Corner lot
Minimum Interior Side Yard	1.8 m (5.9 ft.) + 0.61 m (2 ft.) (each additional storey above 1 storey) – Interior lot 20% of lot frontage (1 storey) – Interior lot 27% of lot frontage (More than 1 storey) – Interior lot	1.2 m (3.9 ft.) + 0.61 m (2 ft.) (each additional storey above 1 storey) – Interior/CEC – Corner lot	1.8 m (5.9 ft.) and 4.5 m (14.8 ft.) – Interior/CEC – Corner lot
Minimum Exterior Side Yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)	3.0 m (9.8 ft.)
Minimum Setback From Garage Face To CEC - Road	9.0 m (29.5 ft.) – Interior lot – Front Yard 7.5 m (24.6 ft.) – Corner lot – Front Yard and Exterior Side Yard	7.5 m (24.6 ft.) – Front Yard 6.0 m (19.7 ft.) – Exterior Side Yard	6.0 m (19.7 ft.) – Front Yard
Maximum Gross Floor Area	190 m ² (2,045.1 ft ²) + 0.2	N/A	To be confirmed

Zone Regulations	Existing Zone Regulations (R2-5)	Proposed Base Zone Regulations (R16)	Proposed Amended Zone Regulations R16-Exception
Maximum Height	times the lot area 9.5 m (31.2 ft.) – Maximum Height – Highest Ridge – Sloped Roof (Lot Frontage Greater than 22.5 m (73.8 ft.)) 9.0 m (29.5 ft.) – Maximum Height – Highest Ridge – Sloped Roof (Lot Frontage Less than 22.5 m (73.8 ft.)) 7.5 m (24.6 ft.) – Maximum Height – Flat Roof	10.7 m (35.1 ft.)	Same as Base Zone
Maximum Dwelling Unit Depth	20.0 m (65.6 ft.)	N/A	To be confirmed
Maximum Encroachment Of A Porch Or Deck Inclusive Of Stairs Located At And Accessible From The First Storey Or Below The First Storey Into The Required Rear Yard	5.0 m (16.4 ft.)	5.0 m (16.4 ft.)	Same as Base Zone
	Note: The provisions listed is not the complete list of provisions and 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.		

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation		
1 Kindergarten to Grade 5	Owenwood Public School	Green Glade Sr. Public School	Clarkson Secondary School
1 Grade 6 to Grade 8	Enrolment: 109	Enrolment: 299	Enrolment: 655
1 Grade 9 to Grade 12	Capacity: 130	Capacity: 366	Capacity: 1,392
	Portables: 0	Portables: 0	Portables: 0

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	St. Christopher Catholic Elementary School	Iona Catholic Secondary School
1 Grade 9 to Grade 12	Enrolment: 443	Enrolment: 627
	Capacity: 429	Capacity: 723
	Portables: 2	Portables: 0

6. Community Questions and Comments

Pre-application community meetings were held by former Ward 2 Councillor, Karen Ras. A virtual community meeting was held by Ward 2 Councillor, Pat Mullin on April 12, 2022 and was attended by 11 members of the public. Written submissions from members of the public were also received.

The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- The development is not in keeping with the character of the neighbourhood
- The development is too dense and should be reduced from five to four detached dwellings
- The height should be reduced from two storeys to one and a half storeys (referred to as a “bungalow”)
- Elevations should be provided to illustrate the

relationship between the detached dwellings with the adjacent detached dwellings

- The proposed grading should be reviewed to ensure the existing grades are respected
- Appropriate tree hoarding is required for tree protection
- The proposed stormwater management for the development is not acceptable
- The development will set a precedent for similar development applications in the neighbourhood
- The adjacent City-owned lands comprised of woodlands and a Sheridan Creek tributary will be negatively impacted
- Additional traffic from the development will impact the local road and intersection operations
- How will impacts from the construction of the detached dwellings be managed

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (March 2022)	<p><u>Servicing</u></p> <p>A satisfactory Functional Servicing Report is required prior to approval.</p> <p>Private servicing easements may be required prior to Region of Peel site servicing connection approval.</p> <p>An existing 150 mm (0.5 ft.) diameter water main is located on Sunningdale Bend. The Region does not recommend water main dead ends on public or private lands for water quality.</p> <p>An existing 250 mm (0.8 ft.) diameter sanitary sewer is located on Sunningdale Bend.</p> <p>The Region's jurisdiction will end at the end of the cul-de-sac as they only have jurisdiction within the right-of-way. The water and sanitary servicing beyond the cul-de-sac is private as the road is a condominium road and not municipal.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site. All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.</p>

Agency / Comment Date	Comments
	<p>The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to outstanding conditions being resolved.</p>
<p>Credit Valley Conservation Authority (March 2022)</p>	<p>The proposed works are located within CVC's Regulated Area and a CVC permit is required.</p> <p><u>Wildlife</u></p> <p>Please update the Wildlife Mitigation Strategy to identify that the clearing of trees and vegetation will occur outside of the active season for bats as well as birds (i.e., no clearing between April 1-October 31 of a given year).</p> <p>Any lighting incorporated into the final building design should be directed downward and/or away from the adjacent woodlot to the extent practicable. This recommendation should be included as a mitigation measure in the EIS and shown on detailed designs.</p> <p><u>Landscape Restoration</u></p> <p>The proposed seed mix contains species that are considered rare in the CVC watershed. Please update the proposed seed mix to an approved mix from CVCs Plant Selection Guideline. Please use the Cover Crop Selection tool in Section 3 of CVCs Plant Selection Guideline to select a cover crop for the seed mix that is suited to the site conditions and timing of seeding.</p> <p>A detailed landscape plan can be submitted at detailed design, however, please provide a conceptual Woodland Creation Plan at this stage.</p> <p><u>Stormwater</u></p> <p>At a minimum retain 5 mm of stormwater on site where conditions do not warrant the detailed analyses. The release of uncontrolled flow from cul-de-sac road area is not acceptable. Additional requests for technical information and clarification require resolution.</p> <p><u>Encroachment and Compensation</u></p> <p>Since tree removal is proposed, CVC recommends the proponent contact MECP at SARONTARIO@ontario.ca to determine next steps to ensure compliance with the Endangered Species Act for the following species:</p> <p>a. SAR bats - The EIS identifies that the woodlands on site provide suitable habitat for Little Brown Myotis, Tri-coloured Bat, Northern Myotis, and Eastern Small-footed Myotis.</p> <p>b. Butternut - The Arborist Report indicates that there were Butternut saplings on site that were too small to be included in the tree inventory. It is unclear where these trees are and if they will be impacted by the proposed development.</p>

Agency / Comment Date	Comments
	<p>Encroachment into the feature and buffer would be subject to the following:</p> <ul style="list-style-type: none"> a. Best efforts should be made to minimize encroachment to the extent possible; b. A calculation of compensation is to be provided at a minimum ratio of 1:1 for area; c. Identify how the proposed compensation will provide an overall ecological gain to the NHS. <p>The proposed development plan shows an area of encroachment based on the 2010 woodland staking plus a 5 m (16.4 ft.) reduced buffer. Please update the area of encroachment based on the 2019 staking plus a 5 m (16.4 ft.) reduced buffer. The calculation of compensation is to be updated to reflect this change.</p> <p>Please ensure that any SWM, servicing and/or grading requirements are maintained within the limits of development. If they are proposed outside of it (i.e., within the setback to the woodland and/or the feature itself), a restoration plan should be developed and the mitigation/compensation plan should be updated accordingly.</p> <p>The EIS and Development Concept Plan identify different calculations for the area of encroachment.</p> <p><u>Slope Stability</u></p> <p>Additional technical information is required regarding the stability of the existing slope.</p> <p><u>Erosion and Sediment Control</u></p> <p>Given the extent of development and its proximity to the watercourse and environmental areas, ESC measures are required to be implemented onsite throughout the duration of the construction. While this can be deferred to the detailed design stage, please note that erosion and sediment controls should remain in place until the construction activity is completed and all disturbed areas are vegetated/stabilized.</p>
<p>Dufferin-Peel Catholic District School Board (January 2022)</p>	<p>Based on the Dufferin-Peel Catholic District School Board's School Accommodation Criteria, the Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.</p> <p>The applicant shall agree in the Development and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:</p> <ul style="list-style-type: none"> a. Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school. b. That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.

Agency / Comment Date	Comments
Peel District School Board (January 2022)	<p>Prior to final approval, the City of Mississauga shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.</p> <p>The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:</p> <p>a. Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Boards Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.</p> <p>b. The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Regions Bus Stop Assessment procedure and process.</p>
City Community Services Department – Park Planning Section (March 2022)	<p>The subject property is adjacent to City owned lands (P-515). Meadowwood Park (P-006) is also within 750 m (2,460 ft.) of the subject property. This park is approximately 8.01 ha (20.1 ac) in size providing a variety of open space opportunities such as a community playground, picnic area, and trails.</p> <p>Protection of the adjacent City Greenlands (P-515) and potential land dedication will be a requirement of development approval including hoarding, fencing, compensation, restoration and related securities. Revisions will be required to the submitted Environmental Impact Statement (EIS) in subsequent submissions. 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 the City's Policies and By-laws.</p>
Arborist – Private Property (February 2022)	<p>Tree Removal Permission is required as per Tree Protection By-law 254-12 to remove three (3) or more trees greater than 15 cm (0.5 ft.) DBH per lot per calendar year.</p> <p>If applicable the Applicant is to submit a completed Tree Removal Application, Arborist Report, Site Plan and Base Fee to Forestry for the proposed removal of three (3) or more trees DBH greater than 15 cm (0.5 ft.) on site. The Tree Removal application will be reviewed in conjunction with the Site Plan application. The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit/Site Plan approval. The Tree Removal Permit will be issued once clearance is provided by Planning and Building indicating the drawings are approved, securities provided and the protective hoarding is installed, inspected and approved by a Planning and Building representative.</p>
City Transportation and Works Department (March 2022)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details</p>

Agency / Comment Date	Comments
	<p>and revisions prior to the City making a recommendation on the application, as follows:</p> <p><u>Stormwater</u></p> <p>A Functional Servicing Report and Stormwater Management Report, both dated June 10th, 2021, and prepared by Trafalgar Engineering were submitted in support of the proposed development. The purpose of the report 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.</p> <p>In addition to onsite stormwater management controls, the applicant is proposing to construct a new internal storm sewer to service the development lands and private road, which will also extend through the new Sunningdale Bend public road extension and will include an outlet to the City's storm sewer infrastructure leading to Meadow Wood Road. Approval of the proposal will also be required from the Credit Valley Conservation Authority (CVC), as the lands are within the limits of their regulatory area.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> • Demonstrate the feasibility of the proposed storm sewer; • Demonstrate that there will be no impact on the City's existing drainage system; • Demonstrate that the 5 mm (0.02 ft.) water balance through Low Impact Development (LID) will be achieved; and • Enter into a development agreement to construct the new storm sewer in the public road right-of-way. <p><u>Traffic</u></p> <p>A Traffic Operations & Safety Assessment, prepared by C.F. Crozier & Associates Inc. dated July 23, 2021, was submitted in support of the proposed development and a full review and audit was completed by Transportation Works staff. Based on the information provided to date, staff are satisfied with the assessment. However, the applicant is required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> • Detailed turning movement diagrams to evaluate the feasibility of the extension of Sunningdale Bend; and • A response matrix to address any traffic concerns from the Community related to the proposed development. <p><u>Environmental Compliance</u></p> <p>A Phase One Environmental Site Assessment (ESA) report, dated May 29, 2020 and prepared by Soil Engineers Ltd., 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 onsite Potentially Contaminating Activity. Investigation of soil quality will be required at the property. Therefore, 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;

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • A Phase Two ESA report along with a letter of reliance; • A written document regarding the geotechnical and environmental suitability of the fill material located on-site; • A Temporary Discharge to Storm Sewer 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><u>Noise</u></p> <p>The Noise 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. Noise mitigation will be required. Should the building massing or configuration change, the applicant will be required to update the report with additional information to further evaluate the feasibility of any proposed mitigation measures to address noise, in accordance with City and MOECC Standards. The details of mitigation measures will be confirmed through the Site Plan and building permit process.</p> <p><u>Engineering Plans/Drawings</u></p> <p>The applicant has submitted a number of technical plans/drawings (i.e. Grading Plan with City benchmark, Servicing Plan, etc.), which need to be revised in accordance with City Standards and as part of subsequent submissions.</p>
Fire Prevention (February 2022)	Additional technical information is required regarding accommodation of turnaround on condominium road and existing condition of Sunningdale Bend.
Heritage (January 2022)	The property has archaeological potential due to its proximity to a present or past 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, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to the Culture Division for review.
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 - Canada Post - Arborist - City Property
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Economic Development Office - Trillium Health Partners - Greater Toronto Airport Authority

Development Requirements

There are engineering matters including grading, environmental, 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)

Bill 197, an amendment to the Planning Act, has replaced the Section 37 Bonus provisions with a new Community Benefit Charge (CBC), which will be applied to certain high density developments whether or not there is an increase in permitted height or density. The City will be implementing a new CBC by law to meet the provincial implementation timeline of September 2022.

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 pattern?

- Are the proposed zoning by-law exception standards appropriate?
- Is the encroachment into the natural heritage features and the proposed natural heritage compensation and buffer area appropriate?
- Have outstanding technical matters including the extension of Sunningdale Bend and stormwater management been resolved?

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 application.