

**Supplementary Information**

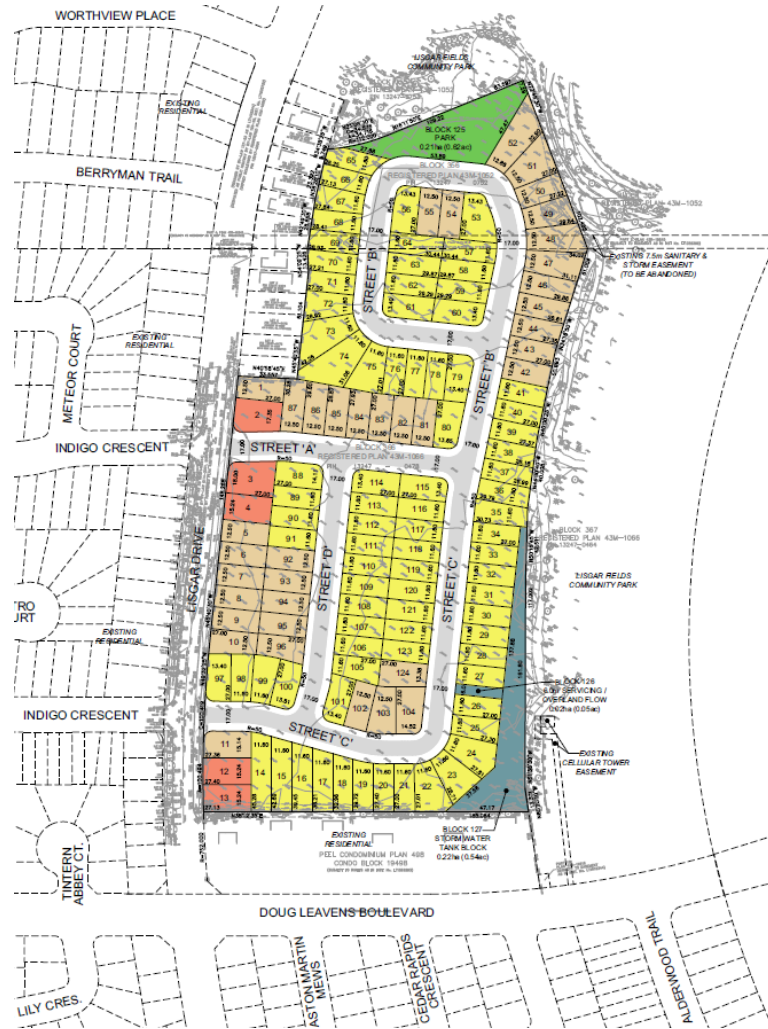
**Owner: Avenia Construction (BT) Inc.**

**0 Lisgar Drive**

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# 1 Draft Plan of Subdivision and Proposed Elevations



Proposed Draft Plan of Subdivision

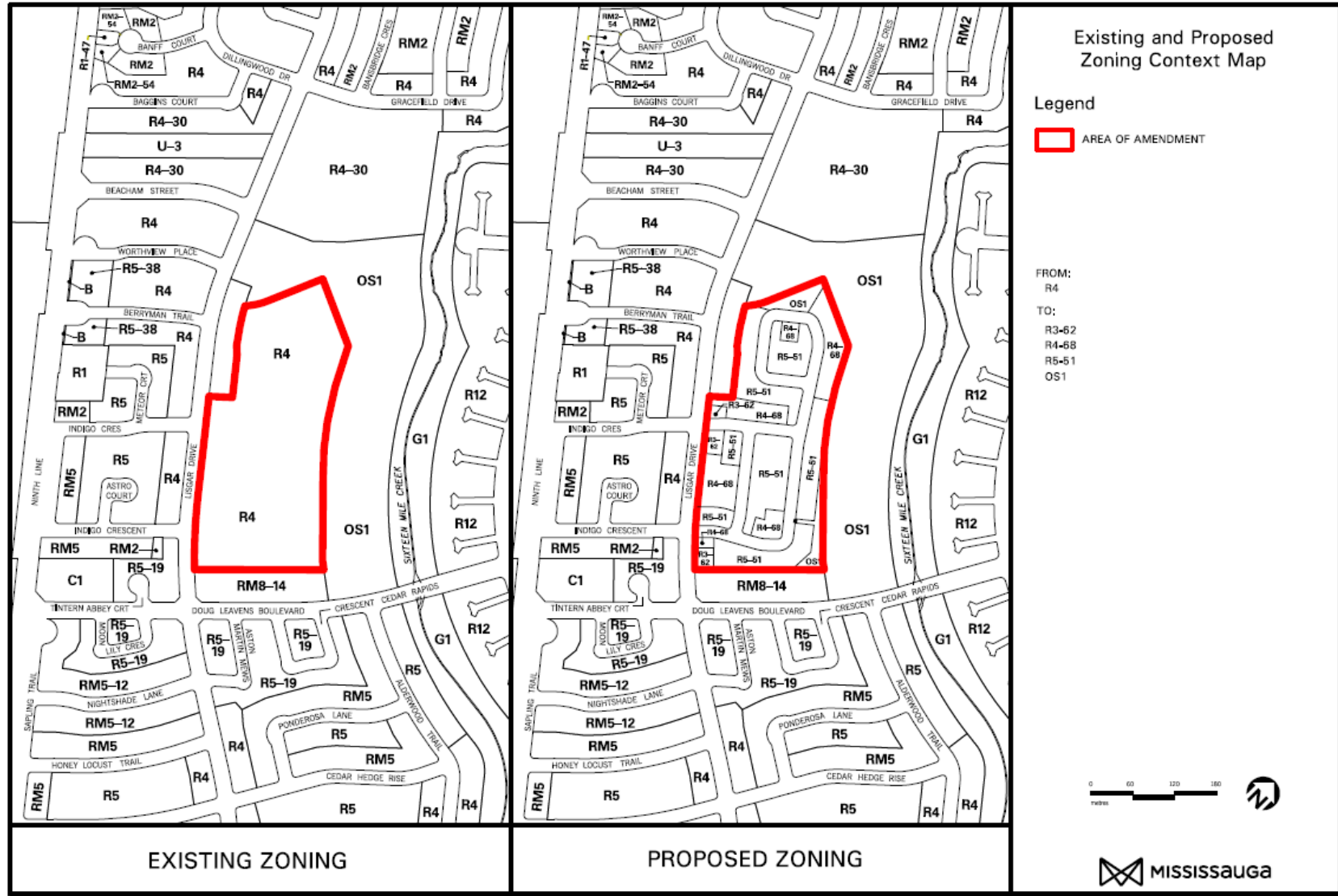


**Proposed Detached Dwelling Front Elevations**

## 2. Development Proposal Statistics

Applications submitted:	Received: April 26, 2024 Deemed complete: May 28, 2024 90 days from complete application: August 25, 2024	
Developer/ Owner:	Avenia Construction (BT) Inc.	
Applicant:	Glen Schnarr & Associates, Jim Levac	
Total Number of Units:	124 units	
Unit Mix:	124 detached dwellings, 3 to 4 bedroom units	
Height:	2 storeys / 11 m (36.1 ft.)	
Outdoor Amenity Area (per unit):	69.6 m <sup>2</sup> (749.2 ft. <sup>2</sup> )	
Road Type:	Public roads	
Anticipated Population:	496* *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 Total – 248 spaces	Provided: Resident Spaces – 2.0 spaces / unit = 248 spaces Total – 248 spaces
Green Initiatives:	Not specified by applicant	

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



#### 4. Applicant Proposed Zoning Regulations

##### Proposed R3-Exception (Detached Dwellings - Typical Lots) Zone

Zone Regulations	Existing R4 Zone Regulations	Proposed R3 Base Zone Regulations	Proposed Amended R3 – Exception Zone Regulations
Minimum Lot Area: Interior Lot	365 m <sup>2</sup> (3,928.8 ft <sup>2</sup> )	550 m <sup>2</sup> (5,920.2 ft <sup>2</sup> )	410 m <sup>2</sup> (4,413.2 ft <sup>2</sup> )
Minimum Lot Area: Corner Lot	500 m <sup>2</sup> (5,381.9 ft <sup>2</sup> )	720 m <sup>2</sup> (7,750.0 ft <sup>2</sup> )	440 m <sup>2</sup> (4,736.1 ft <sup>2</sup> )
Minimum Lot Frontage: Corner Lot	16.5 m (54.1 ft.)	19.5 m (64.0 ft.)	16.0 m (52.5 ft.)
Maximum Lot Coverage	40%	35%	50%
Minimum Front Yard: Interior Lot	6.0 m (19.7 ft.)	7.5 m (24.6 ft.)	4 m (13.1 ft.)
Minimum Front Yard: Corner Lot	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)	4 m (13.1 ft.)
Minimum Front Yard: Garage Face - Interior Lot	Equal to the front yard (6.0 m (19.7 ft.))	Equal to the front yard (6.0 m (19.7 ft.))	6.0 m (19.7 ft.)
Minimum Front Yard: Garage Face - Corner Lot	Equal to the front yard (6.0 m (19.7 ft.))	Equal to the front yard (6.0 m (19.7 ft.))	6.0 m (19.7 ft.)
Minimum Exterior Side Yard	4.5 m (14.8 ft.)	6.0 (19.7 ft.)	3.0 (9.8 ft.)
Minimum Interior Side Yard: Interior Lot	1.2 m (3.9 ft.)	1.2 m (3.9 ft.) + 0.61 m (2.0 ft.) for each additional storey or portion thereof above one (1) storey	1.2 m (3.9 ft.) on one side, 0.6 m (1.9 ft.) on other side
Minimum Rear Yard: Interior Lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	11 m (36.1 ft.)
Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	35% of the front yard and/or exterior side yard

Zone Regulations	Existing R4 Zone Regulations	Proposed R3 Base Zone Regulations	Proposed Amended R3 – Exception Zone Regulations
	<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 R4-Exception (Detached Dwellings - Typical Lots) Zone

Zone Regulations	Existing R4 Zone Regulations	Proposed Amended R4 - Exception Zone Regulations
Minimum <b>Lot Area: Interior Lot</b>	365 m <sup>2</sup> (3,928.8 ft <sup>2</sup> )	330 m <sup>2</sup> (3,552.1 ft <sup>2</sup> )
Minimum <b>Lot Area: Corner Lot</b>	500 m <sup>2</sup> (5,381.9 ft <sup>2</sup> )	360 m <sup>2</sup> (3,875.0 ft <sup>2</sup> )
Minimum <b>Lot Frontage: Corner Lot</b>	16.5 m (54.1 ft.)	13.5 m (44.29 ft.)
Maximum <b>Lot Coverage</b>	40%	50%
Minimum <b>Front Yard: Interior Lot</b>	6.0 m (19.7 ft.)	4.0 m (13.1 ft.)
Minimum <b>Front Yard: Corner Lot</b>	6.0 m (19.7 ft.)	4.0 m (13.1 ft.)
Minimum <b>Front Yard: Garage Face - Interior Lot</b>	Equal to the <b>front yard</b> (6.0 m (19.7 ft.))	6.0 m (19.7 ft.)
Minimum <b>Front Yard: Garage Face - Corner Lot</b>	Equal to the <b>front yard</b> (6.0 m (19.7 ft.))	6.0 m (19.7 ft.)
Minimum <b>Exterior Side Yard</b>	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum <b>Rear Yard: Interior Lot</b>	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum <b>Rear Yard: Corner Lot</b>	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Maximum <b>Height</b>	10.7 m (35.1 ft.)	11.0 m (36.1 ft.)
Minimum <b>landscaped soft area</b> in the <b>yard</b> containing the <b>driveway</b>	40% of the <b>front yard</b> and/or <b>exterior side yard</b>	34% of the <b>front yard</b> and/or <b>exterior side yard</b>
	<p>Note: The provisions listed are based on information provided by the applicant, which is</p>	

Zone Regulations	Existing R4 Zone Regulations	Proposed Amended R4 - Exception Zone Regulations
	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 R5-Exception (Detached Dwellings - Typical Lots) Zone

Zone Regulations	Existing R4 Zone Regulations	Proposed R5 Base Zone Regulations	Proposed Amended R5 - Exception Zone Regulations
Minimum Lot Area: <b>Corner Lot</b>	500 m <sup>2</sup> (5,382.9 ft <sup>2</sup> )	415 m <sup>2</sup> (4,467 ft <sup>2</sup> )	340 m <sup>2</sup> (3,660.0 ft <sup>2</sup> )
Minimum Lot Frontage: <b>Corner Lot</b>	16.5 m (54.1 ft.)	13.5 m (44.3 ft.)	12.7 m (41.7 ft.)
Maximum Lot Coverage	40%	40%	50%
Minimum Front Yard: <b>Interior Lot</b>	6.0 m (19.7 ft.)	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Minimum Front Yard: <b>Corner Lot</b>	6.0 m (19.7 ft.)	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Minimum Front Yard: <b>Garage Face - Interior Lot</b>	Equal to the <b>front yard</b> (6.0 m (19.7 ft.))	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Minimum Front Yard: <b>Garage Face - Corner Lot</b>	Equal to the <b>front yard</b> (6.0 m (19.7 ft.))	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Minimum <b>Exterior Side Yard</b>	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum <b>Rear Yard: Interior Lot</b>	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum <b>Rear Yard: Corner Lot</b>	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Maximum <b>Height</b>	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	11.0 m (36.1 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,		



Zone Regulations	Existing R4 Zone Regulations	Proposed R5 Base Zone Regulations	Proposed Amended R5 - Exception Zone Regulations
	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 OS1 (Open Space - Community Park) Zone

Zone Regulations	Existing R4 Zone Regulations	Proposed OS1 Zone Regulations
Permitted Uses	Detached Dwelling	Passive Recreational Use, Active Recreational Use, Stormwater Management Facility, Cemetery
	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.	

## 5. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (July 3, 2024)	The Region has reviewed the Zoning By-Law Amendment Application for 0 Lisgar Drive from servicing, housing, and waste management perspectives. We have received the Functional Servicing Report, dated March 2024 and prepared by Urbantech, and the completeness of the report will be confirmed and detailed comments will be provided at the subdivision stage. From a housing perspective, we acknowledge the receipt of the planning justification report and housing report that were submitted and have no further comments. Regarding waste management, the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. The Region will continue to monitor subsequent subdivision submissions to ensure that waste feasibility is maintained.
Dufferin-Peel Catholic District School Board and the Peel District School Board (May 28, 2024 and June 18, 2024)	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
City Community Services Department – Park Planning Section (July 4 2024)	As established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha per 1000 people is not being achieved in the Lisgar Neighbourhood Character Area. The Parkland Character Area is currently under served with 1.1ha per 1000 people (2021). However the subject property is within 400 m walking distance to a City owned playground that will be accessible to future residents. Lisgar Fields (P-359) is directly adjacent of the proposed development which includes amenities such as a playground, open space, trails, and picnic area. City Staff recommend parkland dedication on the subject property to lessen park deficiency in the Lisgar Neighborhood Character Area. The maximum parkland dedication is being achieved on the subject property which will expand Lisgar Fields with a 0.21 ha (0.52 ac.) park addition. City Staff will require the

Agency / Comment Date	Comments
	<p>installation of hoarding for park protection and fencing, including base park condition for the new park addition.</p>
<p>City Transportation and Works Department (June 28, 2024)</p>	<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 Functional Servicing and Stormwater Management Report prepared by Urbantech Consulting dated March 2024, 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. In order to mitigate the change in impervious areas from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.</p> <p>Based on a review of the materials submitted to date, staff are generally satisfied with the details provided to confirm the feasibility of the development proposal from an engineering standpoint. In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed rear lot catchbasins, new municipal storm sewers within the public roads, as well as an infiltration chamber to manage the site's drainage. Infiltration trenches and soak-away pits have been proposed as low impact development (LID) features to address the site's water balance requirements. Further information is required to address staff comments related to the technical details of the proposed stormwater infrastructure, including the infiltration tank and storm sewers within the public roads, which will need to be satisfactorily addressed to facilitate the implementation of the engineering requirements prior to bylaw enactment.</p> <p><b><u>Traffic:</u></b></p> <p>A Transportation Impact Study (TIS) prepared by Crozier Consulting Engineers was provided in support of the proposed development. The submission was reviewed and audited by staff. Based on</p>

Agency / Comment Date	Comments
	<p>the submission dated March 2024, staff are generally satisfied from a feasibility perspective. The study concluded that the proposed development is anticipated to generate 91 (23 in, 68 out) and 122 (77 in, 45 out) net two-way site trips for the weekday AM and PM peak hours in 2028, respectively.</p> <p>With the traffic generated by the proposed development, the study area intersections 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 March 16, 2023, and a Phase Two ESA dated March 31, 2023, both 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 for further review:</p> <ul style="list-style-type: none"> <li>• A written document, prepared by a Qualified Person 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>• As lands are to be dedicated to the City, a letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use.</li> </ul> <p><b><u>Noise:</u></b></p> <p>A Noise Report prepared by J.E. Coulter Associates Limited dated November 8, 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 (Lisgar Drive, and Highway 407). The submitted noise assessment confirms that noise mitigation will be required, including ventilation requirements such as provisions for central air conditioning, the details of which will be confirmed through the detailed design of the subdivision and through the building permit processes.</p>

Agency / Comment Date	Comments
	<p><b><u>Other Engineering Matters:</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>New municipal infrastructure will be required to support this development. The review of the detailed engineering drawings, including but not limited to grading, servicing, drainage features and supporting reports will be further evaluated as part of the municipal infrastructure detailed design.</p> <p>Any outstanding items required to facilitate the implementation of the zoning by-law and approval of the Draft Plan of Subdivision can be addressed prior to bylaw enactment, through Draft Plan Conditions, and the Subdivision Agreement as applicable.</p> <p>Should the application be approved, additional technical and engineering items will need to be addressed to the satisfaction of the City of Mississauga to facilitate the implementation of the zoning by-law prior to bylaw enactment:</p> <ul style="list-style-type: none"> <li>• Receipt of any outstanding, updated, or additional technical reports, studies, documents, drawings/plans, and any other applicable authority, including but is not limited to: <ul style="list-style-type: none"> <li>○ Document prepared by a Qualified Person (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>○ 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>○ Updated Functional Servicing and Stormwater Management Report and 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> </ul> </li> </ul>
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:

Agency / Comment Date	Comments
	<ul style="list-style-type: none"><li>- Heritage Planner</li><li>- Transit Reviewer</li><li>- Transit Infrastructure</li><li>- CS Viamonde</li><li>- Enbridge</li><li>- Alectra Utilities</li><li>- Canada Post Corporation</li><li>- Fire Prevention Plan Examination</li><li>- Greater Toronto Airport Authority</li><li>- Public Art Coordinator</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>- Rogers Cable</li><li>- Trillium Health Partners</li><li>- Ministry of Transportation</li></ul>

## 6. School Accommodation Summary

### The Peel District School Board

Student Yield	School Accommodation		
19 Kindergarten to Grade 5 8 Grade 6 to Grade 8 10 Grade 9 to Grade 12	Trelawny Public School	Lisgar Middle School	Meadowvale Secondary School
	Enrolment: 282 Capacity: 389 Portables: 0	Enrolment: 612 Capacity: 577 Portables: 0	Enrolment: 1,189 Capacity: 1,206 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	
23 Kindergarten to Grade 8 17 Grade 9 to Grade 12	St. Simon Stock Catholic Elementary School	Our Lady of Mount Carmel Catholic Secondary School
	Enrolment: 279 Capacity: 602 Portables: 0	Enrolment: 1160 Capacity: 1320 Portables: 16

The school board has stated that the proposed development can be accommodated with the current provision of educational facilities within the catchment area and however standard warning clauses should be included on all offers of purchase and sale of residential lots.