

City of Mississauga
Corporate Report



<p>Date: 2019/05/31</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 17/007 W3</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2019/06/24</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

**Rezoning application to permit 2 one storey commercial buildings
 1108 and 1094 Eglinton Avenue East, south side of Eglinton Avenue East, east of
 Tomken Road**

Owner: Ali Rafaqat

File: OZ 17/007 W3

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Ali Rafaqat to permit 2 one storey commercial buildings, under File OZ 17/007 W3, 1108 and 1094 Eglinton Avenue East, 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 2 one storey commercial buildings. The zoning by-law needs to be amended from **C3-64** (General Commercial) and **D** (Development) to **C3-Exception** (General Commercial) to implement this development proposal.

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 south side of Eglinton Avenue East, east of Tomken Road within the Northeast Employment Character Area. The site is currently occupied by a one storey detached dwelling, shed and parking at 1108 Eglinton Avenue East and 1094 Eglinton Avenue East is vacant.



Aerial image of 1108 and 1094 Eglinton Avenue East

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement (PPS)*, *Growth Plan for the Golden Horseshoe (Growth Plan)* and *Region of Peel Official Plan (ROP)*. The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and conforms to the Growth Plan and the ROP. The proposal conforms with the policies of Mississauga Official Plan and no amendment is required to the Official Plan.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, ensuring compatibility of new buildings, community consultation, determination of floodplain limits, and assessment of impacts of any unauthorized works within the natural system and buffer of Little Etobicoke Creek and the provision of restoration measures to the satisfaction of the City and the Toronto and Region Conservation Authority.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Ali Rafaqat

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1. Site History

- 1956 – Single family detached dwelling built at 1108 Eglinton Avenue East
- February 8, 1982 – A rezoning application was received to rezone the lands from **R4** to **M1** and **G** to permit industrial development and greenbelt. The application was approved in principle at Council on April 22, 1985, but the by-law was never enacted as the outstanding requirements were not fulfilled and the file was closed on January 19, 2006
- October 23, 1986 – A minor variance to use the existing detached dwelling at 1108 Eglinton Avenue East for a real estate office was approved specific to the owner (Mr. Nazzareno Zaffino) for a temporary period of three years to terminate on or before November 15, 1989 (File A637-86)
- June 7, 1990 - A minor variance to use the existing detached dwelling at 1108 Eglinton Avenue East for a real estate office was approved specific to the owner (Mr. Nazzareno Zaffino) for a further temporary period of three years to terminate on or before June 30, 1993 (File A288-90)
- June 20, 2007 – Zoning By-law 0225-2007 came into force
- November 14, 2011 – A site plan application was filed for a one storey single unit retail commercial building under file SP 11/166 W3 and remains open but inactive
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed
- March 30, 2016 – A rezoning application was approved for 1094 Eglinton Avenue East to rezone the lands from **D** to **C3-64**, **G1**, and **G2-1** to permit a one storey single unit retail commercial building under File OZ 10/002 W3

2. Site and Neighbourhood Context

Site Information

The property is located on the south side of Eglinton Avenue East, east of Tomken Road within the Northeast Employment Area. The lands are situated within a predominantly commercial/industrial area except for a detached dwelling to the immediate east and west. The subject lands are currently occupied by a detached dwelling with a detached garage in the rear within the eastern portion and the western portion of the lands are vacant and being used for automotive sales.



Image of existing conditions facing south

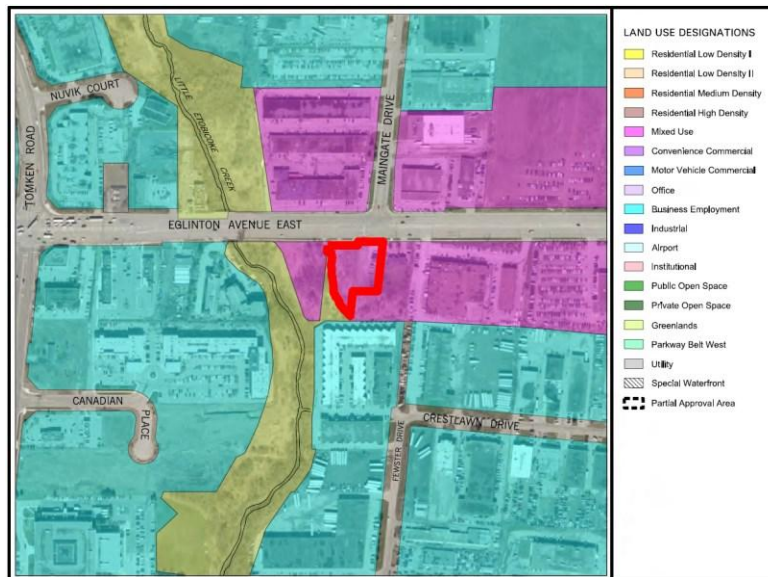
Property Size and Use	
Frontages:	67.29 m (220.77 ft.)
Depth:	Irregular: 61 m (200 ft.) to 97.7 m (320.54 ft.)
Gross Lot Area:	0.51 ha (1.26 ac.)
Existing Uses:	One storey detached dwelling and detached garage, with western portion vacant/auto sales

Surrounding Land Uses

North of the property on the north side of Eglinton Avenue East are multi-unit commercial buildings, industrial buildings and warehouses. To the east is a detached dwelling and a two storey multi-unit commercial building. To the south are industrial buildings fronting Crestlawn Drive. The lands to the west are comprised of greenbelt with a detached dwelling and the Little Etobicoke Creek.

The surrounding land uses are:

- North: Commercial/industrial uses
- East: Detached dwelling, two storey multi-unit commercial building
- South: Industrial uses
- West: Greenbelt, detached dwelling, Little Etobicoke Creek, on the west side of Little Etobicoke Creek is the Tyndall Retirement and Nursing Home



Aerial Photo of 1108 & 1094 Eglinton Avenue East

The Neighbourhood Context

The subject property is located in the Northeast Employment Area. The surrounding lands contain a mix of retail, commercial, employment and industrial uses, as well as the Little Etobicoke Creek natural area located immediately to the west of the subject lands.

Demographics

According to the 2018 Mississauga Employment Database, this Employment Area located southeast of Highway 407 and Highway 410 & 403 has 5,742 total businesses (27% of the city's total number of businesses) with 85,656 employees (21% of the city's total number of employees). In addition, this

character area holds 6,909 business sites (28% of the city's total number of business sites). 1,167 (36%) of business sites within this character area are vacant.

Other Development Applications

- SP 18-29 W3 – 1010-1022 Eglinton Avenue East – site plan application for a two storey office building at the rear of a retail plaza to the west of the subject lands, still in process
- SP 17-108 W3 – 1100 Canadian Place – site plan application for a place of religious assembly to the southwest of the subject lands, nearing final approval
- SP 18-37 W3 – 1191 Eglinton Avenue East – site plan application for a warehouse with trucking distribution and corporate office to the east of the subject lands, nearing final approval

Community and Transportation Services

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

Tomken Twin Arena is located approximately 700 m (2,296.6 ft.) to the southwest and there is extensive City-owned greenbelt adjacent Little Etobicoke Creek located approximately 200 m (656 ft.) to the west.

The site is served by MiWay Route 7 along Eglinton Avenue East which provides service between the City Centre Transit

Terminal and Pearson Airport, Route 35/35A which runs between 9th Line and Erin Mills Town Centre to Renforth, Kipling and Islington stations, and Route 87 which runs between Meadowvale Town Centre and Renforth station.

3. Project Details

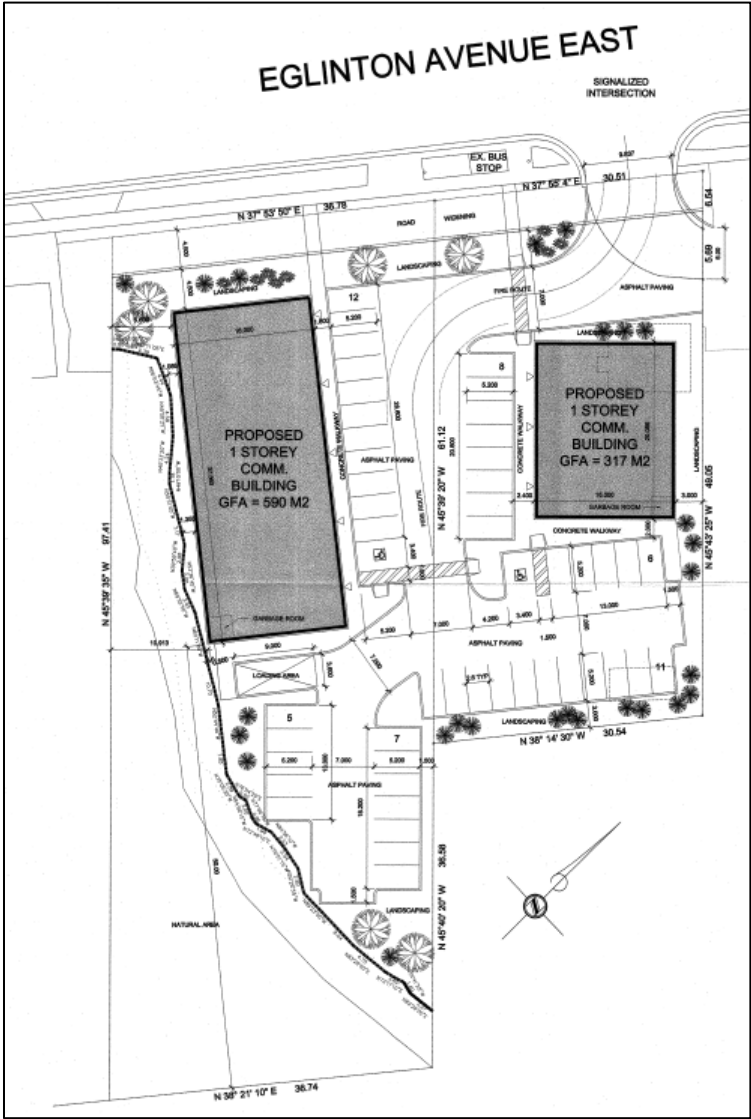
The application is to permit 2 one storey commercial buildings. One building is proposed for motor vehicle sales.

Development Proposal	
Application submitted:	Received: May 31, 2017 Deemed complete: June 26, 2019 Revised: March 19, 2019 to include adjacent property at 1094 Eglinton Avenue East
Developer/ Owner:	Ali Rafaqat
Applicant:	Lew Associates Limited
Proposed Gross Floor Area:	907 m ² (9,763 ft ²)
Height:	1 storey
Floor Space Index:	0.18
Landscaped Area:	48 %
Parking:	Required (5.4 spaces per 100 m ²) 49 spaces Provided (5.4 spaces per 100 m ²) 49 spaces

Supporting Studies and Plans

The applicant has submitted the following information in support of the applications:

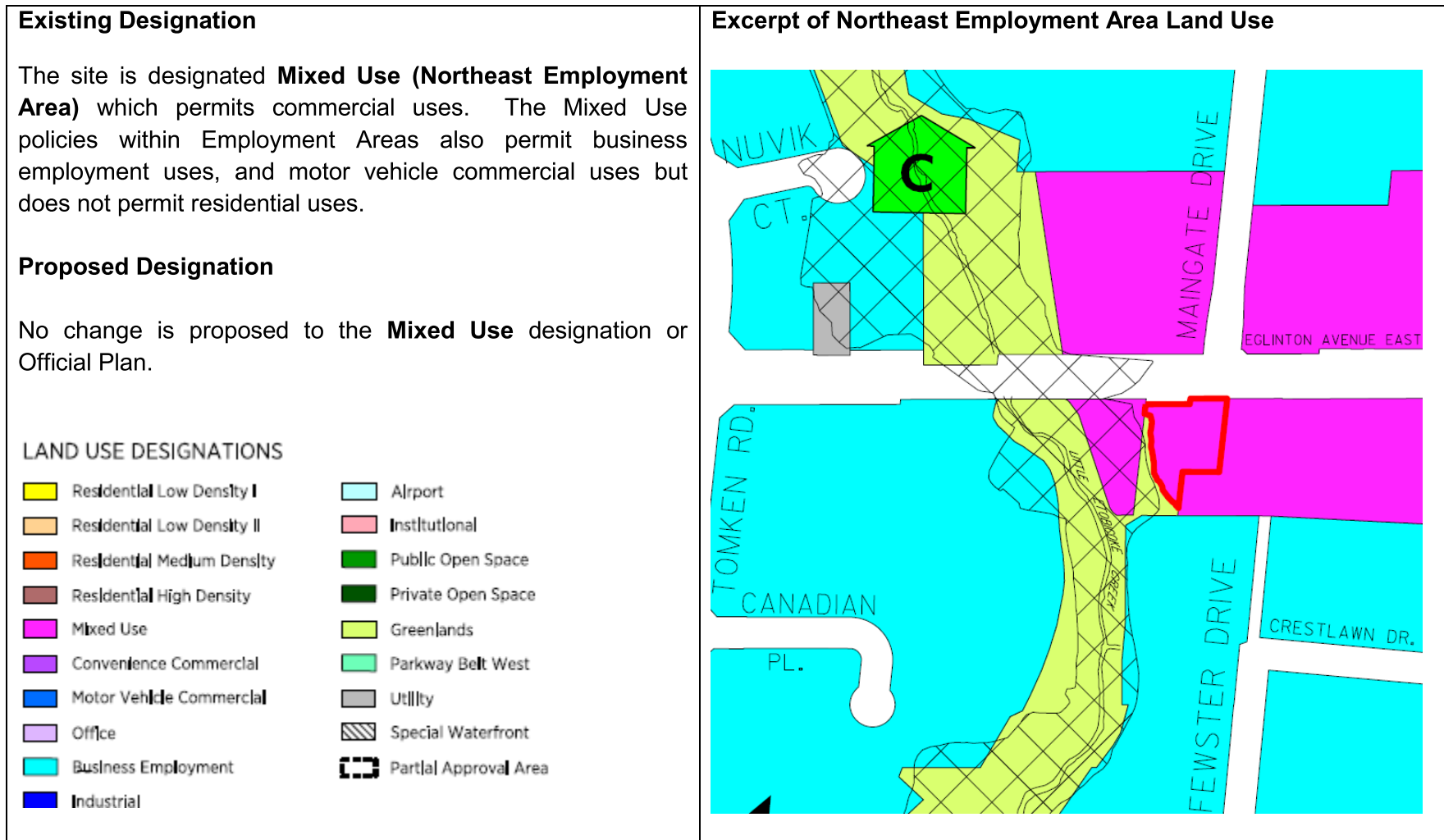
- Planning Justification Report
- Concept Plan
- Stage 1 & 2 Archaeological Assessment
- Functional Servicing Report
- Phase I Environmental Report
- Traffic Operations Assessment
- Draft Zoning By-law Amendments
- Grading and Servicing Plans



Concept Plan

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan



Mississauga Zoning By-law

Existing Zoning

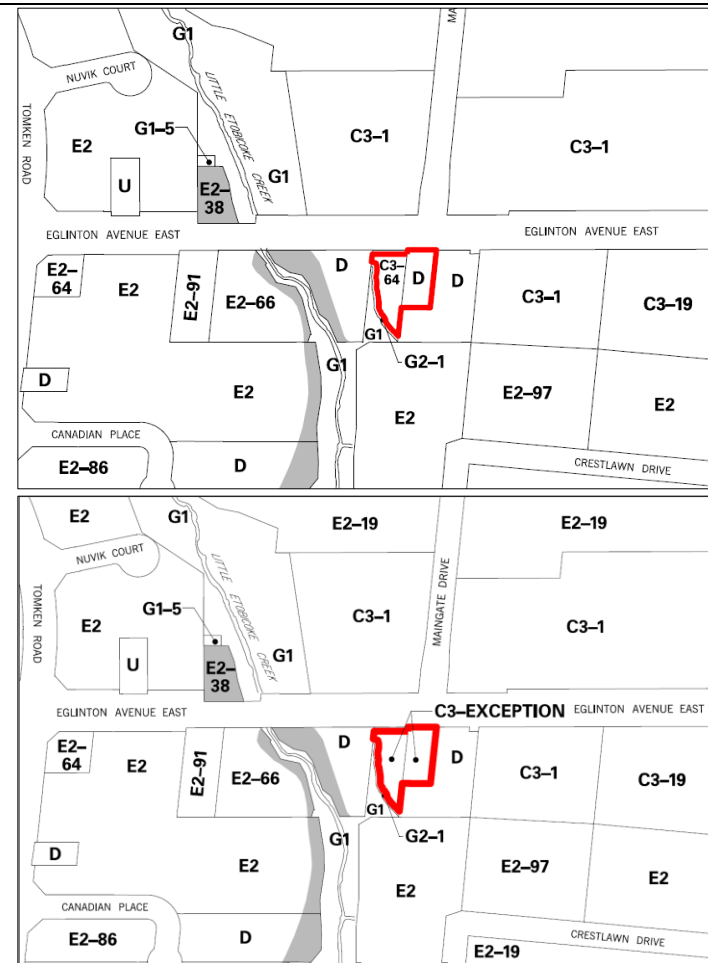
The site is currently zoned **C3-64** (General Commercial) and **D** (Development).

The **C3-64** (General Commercial) zone permits a retail store, restaurants, personal service establishment, office, medical office, commercial school, financial institution, repair establishment, recreational establishment, but prohibits a day care.

The **D** (Development) zone, permits a building or structure legally existing on the date of passing of the By-law and the existing legal use of such building or structure.

Proposed Zoning

The applicant is proposing to amend the zoning to **C3-Exception**, in order to permit 2 one storey commercial buildings.



Proposed Zoning Regulations

Zone Regulations	Zone Regulations	Proposed Amended Zone Regulations
Minimum Interior Side Yard abutting G2-1 zone (west property line)	Irregular as per Exception Schedule C3-64 1.5 m (4.9 ft.) at closest point	Irregular and modified as per Concept Plan, 0.5 m (1.6 ft.) at closest point
Minimum Interior Side Yard Abutting D zone (east property line)	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum Landscaped Buffer abutting a street line (Eglinton Avenue East)	4.5 m (14.8 ft.)	4.2 m (13.8 ft.)
Minimum Landscaped Buffer abutting a D zone (east property line)	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined.		

5. Summary of Applicable Policies

The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan

evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the city's official plan which is the primary instrument used to evaluate applications. Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

Policy Document	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS.	The proposed development is consistent with the PPS.
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	Mississauga Official Plan is in general conformity with the Growth Plan, however, certain aspects are undergoing conformity exercises to reflect the new changes in the Growth Plan.	The proposed development conforms to the Growth Plan.
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP.	The proposed application is exempt from Regional approval.
Mississauga Official Plan	The lands are located within the Northeast Employment Area and are designated Mixed Use which permits commercial uses, business employment uses and motor vehicle commercial uses but prohibits residential uses. Employment Areas are intended to be stable areas containing diverse industrial and business employment operations. Retail, service or infrastructure uses that support the employment base are also located in Employment Areas.	The applicant is maintaining the existing Mixed Use designation.
Zoning By-law 225-2007	The lands are currently zoned C3-64 (General Commercial) and D (Development).	A rezoning is proposed to amend the C3-64 (General Commercial) and D (Development) zoning to permit 2 one storey commercial buildings.

Consistency with *Provincial Policy Statement 2014*

The *Provincial Policy Statement 2014* (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the

proposed development is consistent with PPS and MOP policies (i.e. "OZ 17/007 W3 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency with the *PPS* Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/007 W3 Consistency
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.</p>	<p>The development of Employment Areas (as defined in Mississauga Official Plan (MOP)) by infilling with a mix of uses, including commercial uses supports the general intent of the PPS with respect to building strong healthy communities and facilitating economic growth.</p>	<p>The proposed development is located within the Northeast Employment Area and represents commercial development within an area identified for this type of use. While the proposal generally represents an appropriate and permitted use, the built form and site layout is being evaluated.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ol style="list-style-type: none"> a) Densities and a mix of land uses which: <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive 	<p>The Northeast Employment Area permits a mix of uses and is intended to provide an opportunity for a range of economic activities, and where appropriate be transit supportive.</p>	<p>The subject property conforms to the Mixed Use designation and is proposing permitted commercial uses.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/007 W3 Consistency
b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3		
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.	The Northeast Employment Area is intended to accommodate employment and commercial uses and foster a strong economy. Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.	The proposed development has the ability to utilize existing transit, complements surrounding commercial and employment uses, and has access to adequate servicing (water, sanitary and storm water facilities). This is consistent with MOP and PPS policies.
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The Built Form policies of MOP (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, compact urban form and public realm.	The proposal is being evaluated on its built-form, site layout, and setbacks relating to adjacent uses.
1.3 Employment 1.3.1 Planning authorities shall promote economic development and competitiveness by: a) providing an appropriate mix and range of employment and institutional uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and d) ensuring the necessary infrastructure is provided to support current and projected needs.	The Northeast Employment Area contains predominantly Business Employment designated lands and also includes some Mixed Use designated lands in key locations such as along Eglinton Avenue East which are easily accessible to support the functions of the district. This provides for an appropriate mix of uses to support a wide range of economic activities and ancillary uses with the appropriate infrastructure.	The proposal provides for permitted commercial uses in the areas intended by MOP to support the economic base of this designated Employment Area.
21. Natural heritage 2.1.8 Development and site alteration shall not be permitted on adjacent lands to natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	The lands abutting the west side of the subject lands are designated Greenlands in MOP.	The previous application under File OZ 10/002 W3 (approved 2015) included review of the adjacent natural features and provided dedication of greenbelt and buffer lands. However, the TRCA were circulated this application for review and comment to ensure appropriate protection for the adjacent natural heritage features. Evaluation will be provided in the Recommendation Report.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/007 W3 Consistency
<p>3.0 Protecting Public Health and Safety</p> <p>3.1.1 Development shall generally be directed to areas outside of:</p> <ul style="list-style-type: none"> a. hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards; b. hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c. hazardous sites. 	<p>Natural Hazard Lands are generally unsafe and development and site alteration will generally not be permitted due to naturally occurring processes of erosion and flooding associated river and stream corridors and the Lake Ontario shoreline (MOP Policy 6.3).</p>	<p>The property is being evaluated by the TRCA and will be assessed in the Recommendation Report.</p>
<p>3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.</p>	<p>MOP contains policies that ensure the protection of life and property from natural and human made hazards (MOP policy 6.1.1).</p>	<p>A Phase I Report has been submitted and is under review. The applicant will be required to address contamination and remediation requirements through the process.</p>
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	<p>As outlined in the table, relevant MOP policies are consistent with the PPS.</p>	<p>The proposed development of commercial uses is supportive of a number of PPS policies. However, the applications are being further evaluated on adherence to a range of specific MOP policies including those related to site design and environmental protection.</p>

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP

policies (i.e. "OZ 17/007 W3 Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity with the Growth Plan Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
1.1 The Greater Golden Horseshoe		
<p>General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment.</p>	<p>MOP designates this area of the City as an Employment Area. Additional development within Employment Areas will be permitted 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 the Plan.</p>	<p>The property is located within the Northeast Employment Area and proposes commercial uses as permitted by the existing Mixed Use designation.</p>
1.2 The Growth Plan for the Greater Golden Horseshoe		
<p>General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.</p>	<p>The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety of employment uses and ancillary supportive uses.</p>	<p>The proposal will provide for commercial uses contemplated in the existing Mixed Use designation. The appropriateness of the site layout and impact on the natural environment will be assessed through this application.</p>
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section:</p>	<p>The Vision and Guiding Principles of the Growth</p>	<p>The applications are supportive of many Growth Plan</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
<p>The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>Plan are incorporated into MOP, including the following:</p> <p>Section 5 – Direct Growth (addresses prioritizing intensification)</p> <p>Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change)</p> <p>Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities)</p> <p>Section 8 – Creating a Multi-modal City (addresses transportation infrastructure)</p> <p>Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)</p>	<p>principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines.</p>
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	<p>As illustrated through this table, MOP generally conforms to the Growth Plan.</p>	<p>As the decision on the application will occur after July 1, 2017, it must conform to the Growth Plan 2017.</p>
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan</p>	<p>MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed accordingly.</p>
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.</p>	<p>The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document.</p>	<p>The subject property is located within a built-up area of the City and will allow for better utilization of existing infrastructure. The applications focus commercial development within lands designated for Mixed Use along the Eglinton Avenue East Corridor and help optimize the use of existing infrastructure and reduce the need for expansion of municipal services.</p> <p>It is important to ensure the manner in which these uses are planned and designed are appropriate and are subject to further analysis in the next staff report.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	<p>The Northeast Employment Area is designated as an area for employment and commercial growth. It is easily accessible and includes a number of transit options.</p>	<p>The proposal represents commercial infill within the intent of the Mixed Use designation.</p>
<p>Summary of policies within 2.2.1 Managing Growth:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) c. The <i>Growth Plan</i> will support the achievement of complete communities that <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity 	<p>The Northeast Employment Area is located within the existing built-up area that has access to municipal infrastructure to accommodate the development.</p> <p>Eglinton Avenue East is identified as a Corridor and as a Transit Priority Corridor (Schedule 6 Long Term Transit Network).</p> <p>MOP Section 5 states that Mississauga will integrate environment, land use, urban design and transportation planning objectives in order to promote development patterns that are sustainable.</p> <p>MOP includes policies that address the creation of complete communities.</p>	<p>The proposal meets this intent by providing additional commercial development on a Corridor to support the success of the Northeast Employment Area. However, the site design and impact on natural features is being evaluated and will be addressed in the next staff report.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
<ul style="list-style-type: none"> iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p> <p>4. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</p> <ul style="list-style-type: none"> a. encourage intensification generally to achieve the desired urban structure; b. identify the appropriate type and scale of development and transition of built form to adjacent areas; c. identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities; e. prioritize planning and investment in infrastructure and public service facilities that will support intensification; f. and be implemented through official plan 	<p>The Northeast Employment Area is located within the delineated built-up area and provides infrastructure to support economic growth and development of the urban system.</p>	<p>The subject property is located on a Corridor well served by transit and contemplates commercial development that would be easily accessible within the Employment Area.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
policies and designations, updated zoning and other supporting documents.		
2.2.5 Employment		
General Statement of Intent: It is important to ensure an adequate supply of employment land.	MOP policies direct employment growth to strategic locations.	The development proposal will retain its land use designation.
Relevant Policies: <ol style="list-style-type: none"> a. Efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities b. Ensure the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth c. Planning to better connect areas with high employment densities to transit d. Surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated e. Employment areas will be protected for appropriate employment uses over the long term f. Employment areas will be located adjacent to or near major goods movement facilities and corridors, including major highway interchanges g. Prohibit residential, institutional, and other sensitive land use h. Retail uses will be supported through compact built form and intensification and encouraging the integration of those uses with other land uses to support the achievement of complete communities 	Employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity. Residential development is not permitted in order to protect and preserve the lands for employment and ancillary uses.	The proposal supports these policies by providing additional commercial development along a Mixed Use Corridor to contribute to the success of the Employment Area. The property is well connected to the character area and does not amend the Official Plan.
4.2.2 Natural Heritage System		
General Statement of Intent: Municipalities will incorporate the Natural Heritage System as an overlay in official plans and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the longer-term ecological or hydrologic functions of the	MOP contains policies (Section 6.3) that provide for the protection of natural heritage features.	The previous application under file OZ 10/002 W3 approved 2015 included review of the adjacent natural features and provided dedication of greenbelt and buffer lands. However, the TRCA were circulated this application for review and comment to ensure appropriate protection for the adjacent natural heritage features.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
features and areas Relevant Policies: New development or site alteration will demonstrate that: <ol style="list-style-type: none"> a. There are no negative impacts on key natural heritage features or key hydrologic features or their functions. 		Evaluation will be provided in the Recommendation Report.
5.0 Implementation		
Statement of Intent: Comprehensive municipal implementation is required to implement the Growth Plan. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan. The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.	MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.

Region of Peel Official Plan

The proposed development does not require an amendment to MOP or the Region of Peel Official Plan. The application was circulated to the Region and Section 7 of the report provides a summary of their comments.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, 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.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of this application, some

of which are found below. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.2 Section 5.1.3 Section 5.1.6 Section 5.2.1 Section 5.3.6.1 Section 5.3.6.10 Section 5.4.4 Section 5.4.7	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth.</p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to: (a) protect ecological functions, public health and safety; (b) utilize existing and proposed services and infrastructure such as transit and community infrastructure; (c) minimize environmental and social impacts; (d) meet long term needs; and (f) promote economic prosperity.</p> <p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for the lands within the city that will be included in the Green System. The City's strategy for protecting, enhancing and restoring the Green System consists of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration; and (h) management of natural areas.</p> <p>Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs.</p> <p>Additional development within Employment Areas will be permitted 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.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Employment Area.</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.</p>
Chapter 6 Value The Environment	Section 6.1.1 Section 6.3.4 Section 6.3.7 Section 6.3.8 Section 6.3.47	<p>Mississauga will protect, enhance and restore and expand the Natural Heritage System, encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System; and protect life and property from natural and human made hazards.</p>

	Specific Policies	General Intent
	Section 6.3.48 Section 6.3.53 Section 6.3.54	<p>The City will work with the conservation authorities to encourage restoration, enhancement, stewardship and management of lands identified by conservation authorities as part of their natural heritage systems.</p> <p>Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands will be provided.</p> <p>Buffers shall be determined on a site specific basis as part of an Environmental Impact Study or other similar study, to the satisfaction of the City and appropriate conservation authority.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleyland 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 appropriate conservation authority.</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.</p> <p>The construction of buildings or structures permitted in or adjacent to the flood plain will be protected to the elevation of the Regulatory Flood and will not impact upstream or downstream properties. Additional flood protection measures to be implemented relative to individual development applications will be determined by the City and the appropriate conservation authority.</p> <p>Access for development adjacent to or within the flood plain will be subject to appropriate conservation authority policies and the policies of the City.</p>
Chapter 7 Complete Communities	Section 7.1.3	In order to create a complete community and develop a built environment supportive of public health, the City will encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses.
Chapter 9 Build A Desirable Urban Form	Section 9.2.2.4 Section 9.2.2.6 Section 9.5.2.2 Section 9.5.3.2 Section 9.5.4.6 Section 9.5.5.1	<p>Employment Areas adjacent to major roads will be required to meet higher standards of design and to mitigate adverse impacts on adjacent uses.</p> <p>Development on Corridors will be encouraged to:</p> <ol style="list-style-type: none"> a. Assemble small land parcels to create efficient development parcels; b. Face the street, except where predominant development patterns dictate otherwise; c. Not locate parking between the building and the street; d. Site buildings to frame the street and where non-residential uses are proposed to create a continuous street wall; e. Provide entrances and transparent windows facing the street for non-residential uses; f. Support transit and active transportation modes; g. Consolidate access points and encourage shared parking, service areas and driveway

	Specific Policies	General Intent
		<p>entrances; and</p> <p>h. Provide concept plans that show how the site can be developed with surrounding lands.</p> <p>Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by:</p> <ul style="list-style-type: none"> a. Providing walkways that are connected to the public sidewalk, are well lit, attractive and safe; b. Fronting walkways and sidewalks with doors and windows and having visible active uses inside; c. Avoiding blank wall facing pedestrian areas; and d. Providing opportunities for weather protection, including awnings and trees. <p>Buildings must clearly address the street with principal doors and fenestration facing the street in order to:</p> <ul style="list-style-type: none"> a. Ensure main building entrances and at grade uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk; b. Provide strong pedestrian connections and landscape treatments that link the building to the street; and c. Ensure public safety. <p>Outdoor storage will not be located adjacent to, or be visible from the public realm by incorporating the use of appropriate setbacks, screening, landscaping and buffering.</p> <p>Parking should be located underground, internal to the building or to the rear of buildings.</p>
Chapter 11 General Land Use Designations	Section 11.2.6.1 Section 11.2.6.2 Section 11.2.6.3	<p>In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses:</p> <ul style="list-style-type: none"> a. commercial parking facility; b. conference centre c. entertainment, recreation and sports facility d. financial institution; e. funeral establishment; f. makerspaces g. motor vehicle rental; h. motor vehicle sales; i. overnight accommodation; j. personal service establishment; k. post-secondary educational facility;

	Specific Policies	General Intent
		<ul style="list-style-type: none"> l. residential; m. restaurant; n. retail store; and o. secondary office; <p>Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.</p> <p>Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.</p>
Chapter 17 Employment Areas	Section 17.1.4.1 Section 17.1.4.2	<p>Notwithstanding the Mixed Use policies of this Plan, the following additional uses will be permitted in the Northeast Character Area:</p> <ul style="list-style-type: none"> a. Business Employment Uses; and b. Motor Vehicle Commercial Uses. <p>Notwithstanding the Mixed Use policies of this Plan, the following uses will not be permitted:</p> <ul style="list-style-type: none"> a. Residential

6. Community Comments

No community meetings were held and no written comments were received by the Planning and Building Department.

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (May 13, 2019)	<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, along with payment of applicable fees, Development Charges and legal costs.</p> <p>On site waste collection will be required through a private waste hauler.</p>

Agency / Comment Date	Comments
City Community Services Department – Park Planning Section (May 29, 2019)	<p>Extensive City-owned greenbelt lands (P-259) associated with the Etobicoke Creek Watershed and buffer are located immediately to the west and abutting the subject lands. These lands were zoned G1 and G2-1 and conveyed into public ownership through the rezoning under OZ 10/002 W3. A recent site visit by TRCA has indicated has shown that a large parking lot has been constructed on 1094 Eglinton Avenue East. The parking lot appeared to have been constructed within the floodplain. Community Services will be requesting a scoped Environmental Impact Assessment (EIS) to assess impacts to the natural system; restoration measures and the impact to City owned lands. The scoped EIS should also provide a discussion on the impacts resulting from increased stormwater flows into the natural features of city owned lands.</p> <p>Community Services requires an on-site meeting with the consultant and TRCA staff to determine the limits of the natural features and confirm top of bank findings. Once the on-site meeting takes place, the scope of the EIS can be determined and must be submitted as part of the next submission.</p> <p>Should the application be approved, this Department will require securities for fencing, hoarding and clean-up work for the protection of the previous dedicated city owned lands (currently being used as a parking lot) at the Site Plan review stage.</p> <p>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 <i>Planning Act</i> and in accordance with the City's policies and By-laws.</p>
City Transportation and Works Department (May 10, 2019)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Functional Servicing Report (FSR) The report is to be updated to reflect the approved plan for 1094 Eglinton Av. East as part of the approved agreement through OZ 10/002 W3. The report shall also be revised to control post development condition to the pre development level for two through 100 years and clarify if a new headwall is required for the ultimate outlet of this site.</p> <p>Grading/Servicing Plan The engineering drawings are to be updated to show and label the ultimate property line along Eglinton Avenue East and the details of the existing intersection. Also, all the existing details within the site shall be reflected in the drawings, details such as existing mutual access easement between these lands and 1120 Eglinton Avenue East and existing ditch. The proposed grades at the property line shall be revised to provide for positive drainage from this site towards the boulevard along Eglinton Avenue East. Additionally, the proposal shall be revised to provide the site storm connection to the existing outlet as approved through neighbouring lands to the East and to eliminate any proposed infrastructure within the existing storm easement. Further, the drawings shall show and dimension any required easement within the site for the purposes of storm sewer access and maintenance for which a Draft Reference Plan depicting those parts is also required.</p> <p>Traffic The Traffic Impact Study (TIS) is to be updated to include the weekday AM peak hour report and to ensure the Synchro modelling report reflects the correct Municipal Road. Also, an operational review of the existing signalized intersection is required to assess sightline distances and clear throat length and to demonstrate suitable geometrics supported by turning templates as well as provide details regarding the existing lane configurations, signal phasing and operations. Additionally, the appropriate setbacks for road widening shall be considered to provide for corner clearances, throat length and turning</p>

Agency / Comment Date	Comments
	<p>templates for ingress and egress reflected in the Site Plan review section. Further, a draft reference plan is required detailing all the land dedications and easements within the site.</p> <p>Environmental A Phase I Environmental Site Assessment (ESA) is required for the property at 1094 Eglinton Avenue East. The same shall depict any land to be dedicated to the City within both sites (1108 and 1094 Eglinton Avenue East) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
<p>Toronto and Region Conservation Authority (TRCA) (May 16, 2019)</p>	<p>Please note that since approvals were issued for 1094 Eglinton Avenue East, TRCA staff updated the floodplain mapping and modelling for the reach of the Etobicoke Creek Watershed impacting the subject property. Based on this updated information, it appears that the southwest corner of this site is now within the floodplain. Furthermore, TRCA's screening maps have been updated to identify two unevaluated wetland features which appear to be embedded within the adjacent stream corridor.</p> <p>In addition to the above, TRCA staff recently conducted a visit of the area containing the property. The subject lands were viewed from the City of Mississauga owned lands to the east, the commercial development to the south and the municipal right-of-way (Eglinton Avenue East). Based on this visit, it was determined that a large parking lot has been constructed on 1094 Eglinton Avenue East. The parking lot appears to have been constructed with a large quantity of fill and likely extends into the floodplain at the rear of the site. Furthermore, grading associated with the parking lot may extend onto City of Mississauga owned lands to the southwest as well as into one of the nearby unevaluated wetland features. TRCA considers these works to be unauthorized and are in contravention of Ontario Regulation 166/06 as they have taken place within a TRCA Regulated Area without a valid permit. A TRCA violation was issued for the unauthorized works on May 15, 2019.</p> <p>Comments pertaining to the unauthorized works: Given the above, TRCA staff offer the following comments as it relates to the unauthorized works which have taken place on the subject lands:</p> <ol style="list-style-type: none"> 1. In order to better understand the extent of the unauthorized works, the applicant should prepare an as-built plan. The floodplain as it was situated on the site prior the unauthorized works should be plotted on the plan. Additional information pertaining to obtaining the floodplain can be found below (comment 4). 2. All unauthorized filling within the floodplain and buffer must be removed. As such, a detailed removals plan should be prepared which outlines how this will be accomplished. The plan should include proposed grades. 3. If it is determined the unauthorized works encroach into the natural system and buffer, a scoped Environmental Impact Assessment (EIS) should be prepared which assesses impacts to the natural system and proposed restoration measures. TRCA staff can assist the applicant in scoping of this EIS. <p>Please note that it is TRCA's expectation that matters pertaining to the unauthorized works are rectified prior to approvals being issued for Zoning Bylaw Amendment OZ 17/007 W3. The applicant is advised that depending on the extent of required removals, a TRCA permit pursuant to Ontario Regulation 166/06 may be necessary.</p>

Agency / Comment Date	Comments
	<p>Comments pertaining to the proposed development: Notwithstanding the above comments pertaining to the unauthorized works, provided below are TRCA's preliminary comments on Zoning Bylaw Amendment OZ 17/007 W3:</p> <p>Water Resources Engineering:</p> <p>4. The applicant is asked to plot the floodplain on all relevant plans. Please contact the undersigned to obtain site specific floodplain data.</p> <p>5. Once the floodplain has been delineated, the applicant should ensure that all proposed works (i.e. buildings, parking areas) are outside of the hazard and an appropriate buffer is provided.</p> <p>6. It is TRCA's understanding that the stormwater outlet which will service the site has already been constructed. However, the applicant should confirm that the outlet has been constructed in the previously approved location. Furthermore, at detailed design, the applicant should confirm details for the stormwater outlet to the creek including channel geometry and stone sizing with calculations.</p> <p>Planning Ecology:</p> <p>7. According to TRCA's wetland mapping, the subject property appears to be located directly west of two unevaluated wetland features. As such, a scoped EIS should be completed to confirm the location and limit of these features as well as recommended development buffers. Due to the location of the existing stormwater outlet adjacent to these potential wetlands, the scoped EIS should also provide a discussion on the impacts resulting from increased stormwater flows into the features. Potential mitigations measures should also be explored. This EIS requirement can be combined with comment 3 to produce a comprehensive EIS which addresses both the unauthorized works and proposed condition. TRCA staff can assist the applicant with scoping of the EIS.</p> <p>8. As part of TRCA's past approvals for the site, a robust restoration plan was prepared by the applicant to justify the reduced 5 m (16.4 ft.) buffer from the adjacent stream corridor. The applicant is asked to confirm whether the previously approved restoration plan has been implemented. If the plan was not implemented, it is TRCA's expectation that a new restoration plan is prepared for the natural system and buffer. Please note that a comprehensive restoration plan can be prepared if it is determined that one is required as part of resolving the unauthorized works (comment 2).</p> <p>Erosion and Sediment Controls:</p> <p>9. Please note that at the detailed design stage, an erosion and sediment control (ESC) plan will be required to illustrate the location, details, standard notes as well as phasing/staging of ESC measures required for the construction of the site. Please refer to TRCA's 2006 ESC Guideline, which can be downloaded from: http://www.sustainabletechnologies.ca/wp/</p> <p>Permitting:</p> <p>As noted above, the subject property is located within TRCA's Regulated Area. On this basis, a TRCA permit is required from this Authority prior to the proposed works commencing on the subject site, pursuant to Ontario Regulation 166/06, as amended. Details with respect to permit submission requirements are available at our website (https://trca.ca/planning-permits/apply-for-a-permit/).</p> <p>Conclusion:</p> <p>On the basis of the comments noted above, it is our opinion that this application is premature until matters pertaining to the</p>

Agency / Comment Date	Comments										
	unauthorized works are addressed. Furthermore, additional information and revisions are required for the proposed condition prior to TRCA staff endorsing the subject application.										
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> <table border="0"> <tr> <td>- Alectra Utilities</td> <td>- Mississauga Fire</td> </tr> <tr> <td>- Canada Post</td> <td>- Mississauga Public Art</td> </tr> <tr> <td>- Greater Toronto Airport Authority</td> <td>- Mississauga Realty Services</td> </tr> <tr> <td>- Mississauga Development Services</td> <td>- Mississauga Transit</td> </tr> <tr> <td>- Mississauga Economic Development</td> <td>- Rogers Cable</td> </tr> </table>	- Alectra Utilities	- Mississauga Fire	- Canada Post	- Mississauga Public Art	- Greater Toronto Airport Authority	- Mississauga Realty Services	- Mississauga Development Services	- Mississauga Transit	- Mississauga Economic Development	- Rogers Cable
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- Greater Toronto Airport Authority	- Mississauga Realty Services										
- Mississauga Development Services	- Mississauga Transit										
- Mississauga Economic Development	- Rogers Cable										
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Bell Canada - Enbridge Pipelines - Imperial Oil – Sarnia Products Pipe Line - Mississauga Heritage - Sun-Canadian Pipe Line Company Ltd. - Trans-Northern Pipelines Inc. 										

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the proposed zoning by-law exception standards appropriate?
- Satisfactory protection of the natural heritage feature along the westerly property limit to the satisfaction of the City and the Toronto and Region Conservation Authority including studies, determination of limits of development, and removal and restoration of any unauthorized disturbances and encroachments into the municipal greenbelt lands
- Preparation of reference plan and dedication of road widening
- Resolution of grading and servicing issues

- Provision of a satisfactory Traffic Impact Study

Development Requirements

There are engineering matters including: grading, environmental, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

8. Section 37 Community Benefits (Bonus Zoning)

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