

City of Mississauga
Corporate Report



<p>Date: December 18, 2020</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 20/011 W11</p>
	<p>Meeting date: January 11, 2021</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Rezoning application to permit 10 four storey back to back townhomes

86 Thomas Street, west of Joymar Drive and north of Thomas Street

Owner: Forgione Investments

File: OZ 20/011 W11

Recommendation

That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the application by Forgione Investments to permit 10 four storey back to back townhomes, under File OZ 20/011 W11, 86 Thomas Street, 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 10 four storey back to back townhomes. The zoning by-law will need to be amended from **D** (Development) to **RM10-Exception** (Back to Back and Stacked Townhouses-Exception) to implement this development proposal.

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

Comments

The property is located on the north side of Thomas Street, west of Joymar Drive within the Streetsville Neighbourhood Character Area. The site is currently vacant.



Aerial image of 86 Thomas Street



Applicant's rendering of the proposed townhomes fronting on Thomas Street

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 to the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms to the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

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

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 8.

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, review of reduced parking standards, ensuring compatibility of new buildings and community consultation and input (if applicable).

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Mila Yeung, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Forgione Investments

86 Thomas Street

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1. Site History

- November 2, 2006 – The lands were redesignated from **General Industrial** to **Residential Medium Density** through the Streetsville District Plan Review
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D** (Development)
- June 28, 2011 – Applications for an official plan amendment and rezoning, under file OPA/OZ 10/011, were received to permit four detached dwellings. The applications were closed at the applicant's request on November 2, 2015
- November 14, 2012 – Mississauga Official Plan (MOP) came into force. The property was designated **Residential Medium Density** in the Streetsville Neighbourhood Character Area

2. Site and Neighbourhood Context

Site Information

The property is located on the north side of Thomas Street, west of Joymar Drive in the Streetsville Neighbourhood Character Area. The property was previously occupied by a detached home, which was demolished in 2009. The site gradually slopes from northwest to southeast and contains no significant vegetation.

The property fronts onto Thomas Street, which is a major collector road that connects Queen Street South to Erin Mills Parkway and beyond in the west. The property is less than 250 m (820.2 ft) from the Streetsville Go Station.



Aerial Photo of 86 Thomas Street



Image of existing condition facing north

Property Size and Use	
Frontages:	39 m (127.8 ft)
Depth:	39 m (127.8 ft)
Gross Lot Area:	0.16 ha (0.41 ac)
Existing Uses:	Vacant

Surrounding Land Uses

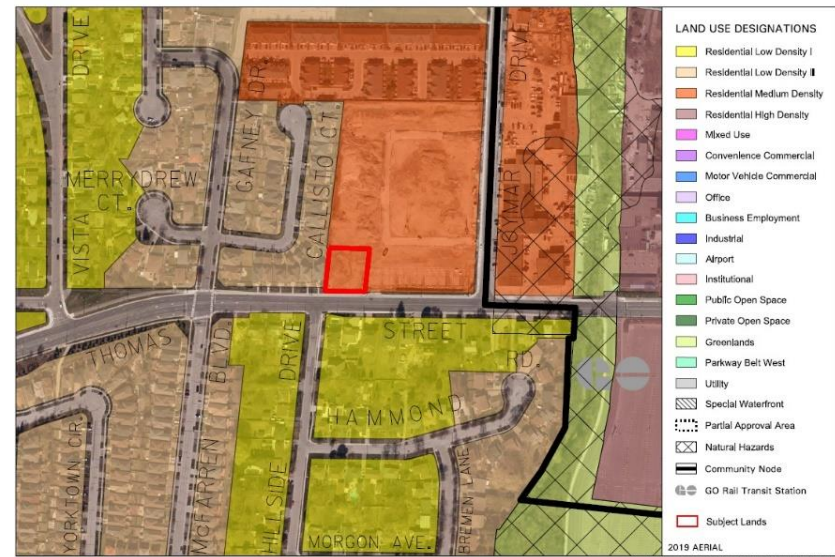
The property previously known as 80 Thomas Street surrounds the subject property to the north and east and was previously occupied by a large industrial building. Development applications on this adjacent property were approved in September 2020 for 14 semi-detached homes, 56

townhomes and 124 back to back townhomes and is currently under construction.

To the west of the site is a residential neighbourhood consisting of two storey detached homes. To the south of the subject property are a number of detached homes that front directly onto Thomas Street. The lands to the south were developed in the 1950s and 1960s, while the lands to the west were developed more recently, in the mid 2000s.

The surrounding land uses are:

- North: townhomes and back to back townhomes – currently under construction
- East: semi-detached homes – currently under construction
- South: Detached homes across Thomas Street



West: Detached homes

Aerial photo and land use of 86 Thomas Street

The Neighbourhood Context

The Streetsville Neighbourhood Character Area surrounds the Streetsville Community Node Character Area, which is known for its distinct village character generally centered around the Queen Street South commercial core. The subject property is located near the west boundary (Joymar Drive) of the Streetsville Community Node and therefore benefits from its proximity to the variety of uses in the Community Node and the Streetsville GO Station. Similar to the redevelopment of the lands to the north and east of the subject property, the lands east of Joymar Drive are also in a state of transition, with development applications in process for residential uses to replace the existing commercial and industrial uses.

Existing residential neighbourhoods to the south and west of the subject lands are developed with mainly detached and semi-detached homes. These subdivisions vary in age (developed between the 1950s to mid 2000s) and therefore the character is diverse with a mix of building heights, setbacks and typologies.

Demographics

Based on the 2016 census, the existing population of the Streetsville Neighbourhood area is 10,685 with a median age 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). The population for this

area is forecasted to be 12,000 by 2031 and 12,100 by 2041. The average household size is 3 persons with only 5% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 3,150 units (82%) owned and 690 units (18%) rented with a vacancy rate of approximately 0.7%. The number of jobs within this Character Area is 1,010. The total employment, combined with the population, results in a Persons Per Job (PPJ) for Streetsville Neighbourhood of 27 PPJ per ha (11 PPJ per acre).

Other Development Applications

The following development applications are approved or in process in the immediate vicinity of the subject property:

- OZ 16/013 and SP 19/065 – 80 Thomas Street – applications approved for 14 semi-detached homes, 16 townhomes and 124 back to back townhomes in July 2020 and August 2020, respectively.
- OZ 18/012 – 51 - 57 Tannery Street and 208 Emby Drive – application submitted for 142 stacked back to back townhomes and 5 standard townhomes in June 2018.
- OZ 19/011 – 64 - 66 Thomas Street and 65 Tannery Street – application submitted for 239 back to back townhomes in July 2019.

These applications, if approved, will generate a population within the forecasted range anticipated for the neighbourhood and node.

Community and Transportation Services

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

This area is well served by major City of Mississauga facilities such as Vic Johnson Community Centre and the Streetsville Memorial Park, both within a 750 m (2,460 ft.) radius of the site. Additionally, the Streetsville Rotary Park is located 786 m (2,578 ft.) from the site which contains a playground and Manor Hill Park is located 680 m (2,231 ft.) from the site and contains a soccer field, a softball diamond, and a playground.

At a larger distance, River Grove Community Centre and River Grove Community Park provide additional park and recreational options within 1.5 km (0.93 mi.) of the site.

As mentioned previously, the site is within 250 m (820.2 ft.) of the Streetsville GO Station, which provides one-way rush hour service, approximately every 30 minutes. The following major MiWay bus routes currently service the site on Thomas Street:

- Route 9: Rathburn - Thomas
- Route 49: McDowell
- Route 313: Streetsville Secondary - Meadowvale

3. Project Details

The application is to permit 10 four storey back to back townhomes, accessed from a private road.

Development Proposal

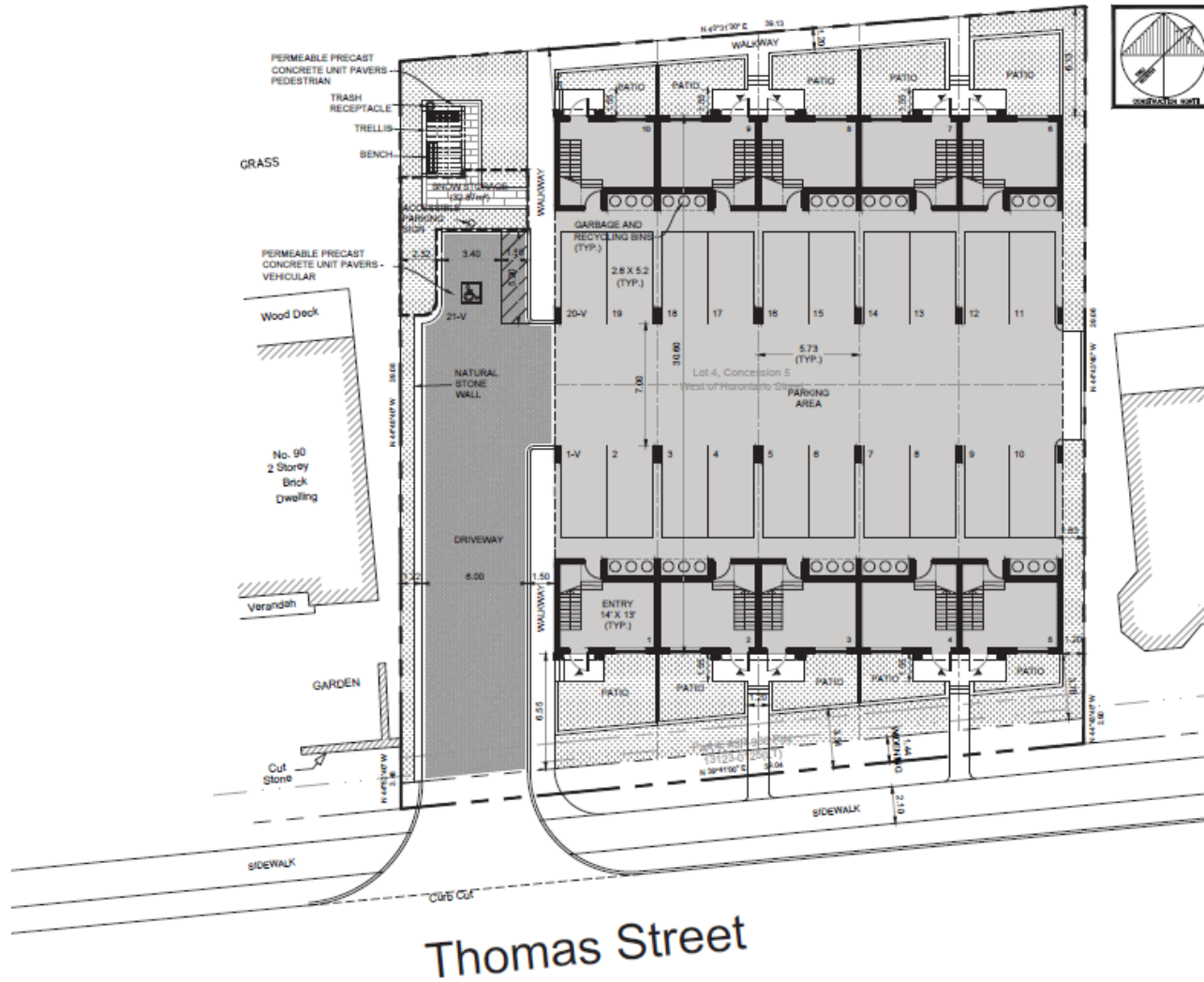
Development Proposal		
Application submitted:	Received: July 20, 2020 Deemed complete: August 11, 2020	
Developer/ Owner:	Forgione Investments	
Applicant:	InfoPlan – Al Ruggero	
Number of units:	10 units	
Proposed Gross Floor Area:	2 958.8 m ² (31,848.7 ft ²)	
Height:	4 storeys	
Lot Coverage:	54%	
Floor Space Index:	1.8	
Landscaped Area:	30.6%	
Road Type:	private condominium road	
Anticipated Population:	30* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	17	18
visitor spaces	2.5	3
Total	20 spaces	21 spaces
Green Initiatives:	<ul style="list-style-type: none"> • Use of permeable pavers • Some drought tolerant plant material specified • Several native plant species specified • Use of some recycled building materials such as recycled concrete • Other recyclable building materials will be considered where appropriate 	

Supporting Studies and Plans

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

- Planning Justification Report
- Concept Plan and Elevations
- Noise Feasibility Study
- Sun/shadow Study
- Archaeological Assessment
- Draft Zoning By-law Amendment
- Functional Servicing Report
- Phase II Environmental Site Assessment
- Grading and Servicing Plans
- Transportation Study
- Landscape Plans
- Tree Inventory and Preservation Plan
- Low Impact Features
- Drainage Plan

Draft Site Plan, Renderings and Elevations



Site Plan



Applicant's Rendering



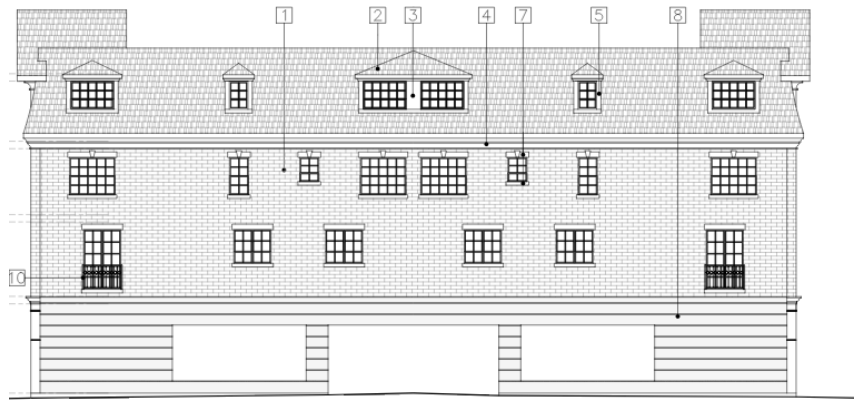
North Elevation



South Elevation



West Elevation



East Elevation

Elevations

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

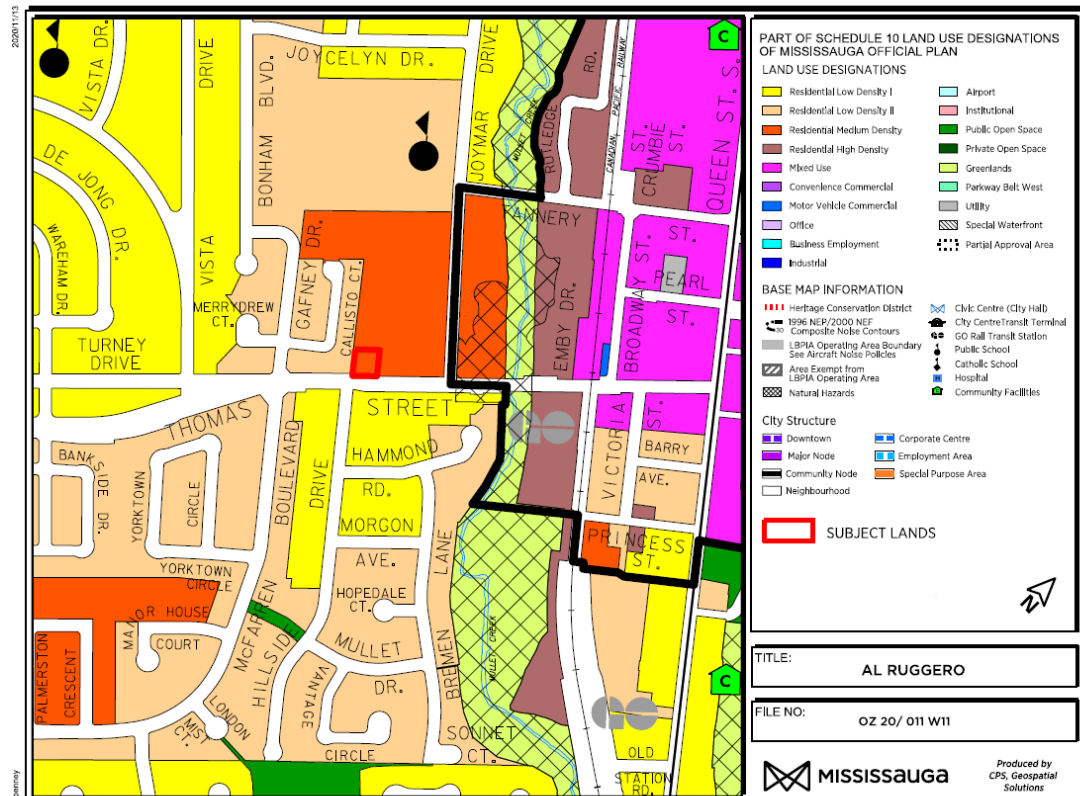
Existing Designation

The site is designated **Residential Medium Density** which permits all forms of townhouse dwellings, and within the Streetsville Neighbourhood, low-rise apartment buildings are also permitted.

An official plan amendment is not required.

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.

Excerpt of Streetsville Neighbourhood Character Area



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Mississauga Zoning By-law

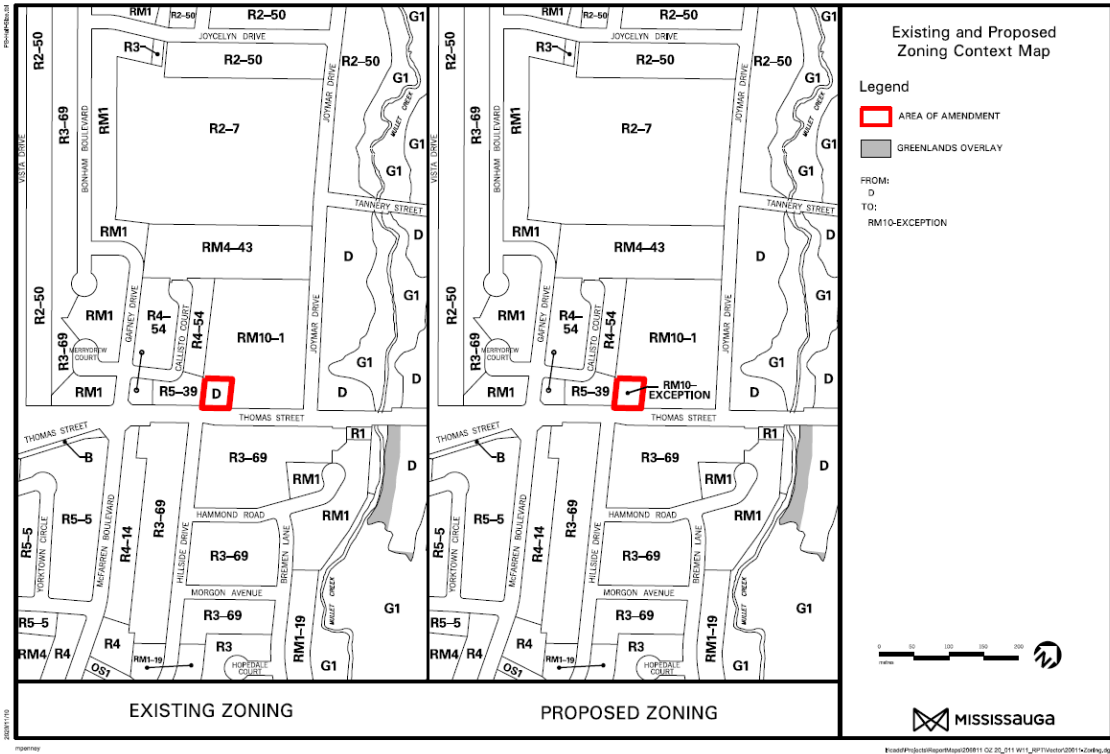
Existing Zoning

The site is currently zoned **D (Development)**, which permits uses legally existing on the date of the passage of the Zoning By-law.

Proposed Zoning

The applicant is proposing an **RM10-Exception** zone (Back to Back and Stacked Townhouse - Exception) to permit 10 four storey back to back townhomes.

Through the processing of the application, staff may recommend a more appropriate zone.



Proposed Zoning Regulations

Zone Regulations	Existing RM10 Regulations	Proposed RM10-Exception Zone Regulations
Maximum dwelling height	15.0 m (49.2 ft) and 3 storeys	12.7 m (41.7 ft) and 4 storeys
Minimum front yard	7.5 m (24.6 ft)	3.8 m (12.5 ft)
Minimum interior side yard that abuts a zone permitting detached dwellings and/or semi-detached	7.5 m (24.6 ft)	1.2 m (4 ft)
Minimum rear yard	7.5 m (24.6 ft)	3.8 m (12.5 ft)
Minimum rear yard where the front wall of the building abuts the rear lot line	9.0 m (29.5 ft)	3.8 m (12.5 ft)
Minimum internal setback from side wall of any building to a walkway	1.5 m (5 ft)	0.0 m (0.0 ft)
Minimum internal setback from a side wall of a building to a condominium road , sidewalk, or parking space	3.0 m (9.8 ft)	1.5 m (5 ft)
Minimum setback between a parking space and an interior side lot line and/or rear lot line	3.0 m (9.8 ft)	2.3 m (7.5 ft)
Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	6.0 m (19.7 ft)	1.2 m (4 ft)
Minimum width of condominium road	7.0 m (23 ft)	6.0 m (19.7 ft)
Minimum landscaped area	40% of lot area	30.6% of lot area
Minimum landscaped soft area	50% of landscaped area	69.5% of landscaped area
Minimum landscaped buffer abutting and side and rear lot line	3.0 m (9.8 ft)	1.2 m (4 ft)
Minimum contiguous private outdoor space per unit	6.0 m ² (65 ft ²)	6.6 m ² (70 ft ²)
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 *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform to 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>Sites with contaminants in land or water shall be assessed and remediated. (PPS 3.2.2)</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 to 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 a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<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 applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has 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>To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities (ROP 5.3.1.3).</p> <p>Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this plan and the <i>area municipal official plans</i> (ROP 5.3.2.2).</p>

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms to 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).

The subject property is within 800 m (2,625 ft.) of the Streetsville GO Station and therefore may be located within a "planned" Major Transit Station Area (MTSA) as defined by the Region of Peel. The boundaries for the Streetsville GO Station

MTSA will be delineated through a future municipal comprehensive review process, to be undertaken by the Region of Peel.

The lands are located within the Streetsville Neighbourhood Character Area and are designated **Residential Medium Density**. The **Residential Medium Density** designation permits all forms of townhomes.

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

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.6 Section 5.1.7 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. Mississauga will protect and conserve the character of stable residential Neighbourhoods. Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. 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. Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale.
Chapter 6 Value The Environment	Section 6.2.7 Section 6.7.1.a	Mississauga will require development proposals to address the management of stormwater using <i>stormwater best management practices</i> . The owners of lands proposed for development will submit information as required by the City to identify the potential for contamination.
Chapter 7	Section 7.1.6	Mississauga will ensure that the housing mix can accommodate people with diverse housing

	Specific Policies	General Intent
Complete Communities	Section 7.2.1 Section 7.2.2 Section 7.2.3	<p>preferences and socioeconomic characteristics and needs.</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.</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> the development of a range of housing choices in terms of type, tenure and price; the production of a variety of affordable dwelling types for both the ownership and rental markets; and the production of housing for those with special needs, such as housing for the elderly and shelters. <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.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.1.3 Section 9.2.2 Section 9.2.2.3 Section 9.3.5.5 Section 9.5.1.9 Section 9.5.1.12	<p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required.</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> Respect existing lotting patterns; Respect the continuity of front, rear and side yard setbacks; Respect the scale and character of the surrounding area; Minimize overshadowing and overlook on adjacent neighbours; Incorporate stormwater best management practices; Preserve mature high quality trees and ensure replacement of the tree canopy; and Be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Private open space and/or amenity areas will be required for all development.</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.</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged.</p>
Chapter 11	Section 11.2.5.5	In addition to the Uses Permitted in all Designations, lands designated Residential Medium

	Specific Policies	General Intent
General Land Use Designations		Density will also permit the following uses: <ul style="list-style-type: none"> All forms of townhouse dwellings
Chapter 16 Neighbourhoods	Section 16.1.1.1 Section 16.24.2.3 Section 16.24.4	For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. Lands designated Residential Medium Density will also permit low-rise apartment dwellings. A stormwater drainage report will be required to ensure that the existing drainage system has the capability to convey the increased storm flow from redevelopment in accordance with current City drainage standards.

Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

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

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

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

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 1 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Vista Heights P.S.</p> <p>Enrolment: 753 Capacity: 780 Portables: 0</p> <p>Dolphin Sr. P.S.</p> <p>Enrolment: 625 Capacity: 541 Portables: 4</p> <p>Streetsville S.S.</p> <p>Enrolment: 859 Capacity: 1,008 Portables: 0</p>	<p>Student Yield:</p> <p>1 Junior Kindergarten to Grade 8 1 Grade 9-12</p> <p>School Accommodation:</p> <p>St. Joseph Elementary School</p> <p>Enrolment: 314 Capacity: 478 Portables: 0</p> <p>St Aloysius Gonzaga Secondary School</p> <p>Enrolment: 1,736 Capacity: 1,656 Portables: 0</p>

7. Community Comments

No community meetings were held and one written comment was received by the Planning and Building Department.

The following comments will be addressed in the Recommendation Report, which will come at a later date.

- The proposed development does not integrate well with the existing properties
- The proposed development will create an overlook condition into existing backyards
- The proposed development will produce negative impacts on the existing neighbourhood

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (September 14, 2020)	<p>There is an existing 300 mm (11.8 in) diameter watermain, 300 mm (11.8 in) sanitary sewer, and another 375 mm (14.8 in) sanitary sewer located on Thomas Street.</p> <p>A satisfactory Functional Servicing Report (FSR) is required to determine the adequacy of the existing services for the proposed development as the submitted FSR is incomplete.</p> <p>All site servicing drawings are required for review and all servicing and grading drawings shall reflect the Region's and Local Municipality's road widening requirements.</p> <p>Curbside collection will be permitted off of Thomas Street for the units fronting Thomas Street. All units in the development must front a street for collection. Cart storage must be provided at grade for each unit.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (October 23, 2020 and September 2, 2020)	<p>Dufferin-Peel Catholic District School Board responded that they are 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>Both School Boards require their standard warning clauses to be placed within the Servicing Agreement and/or the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreements</p>

Agency / Comment Date	Comments
City Community Services Department – Park Planning Section (September 2, 2020)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>Community Services notes that Streetsville Rotary Park (P-375), zoned C4-51, is located 786 m (2,578 ft.) from the property, and contains a playground. Streetsville Memorial Park (P-114), zoned G1, is located approximately 750 m (2,460 ft.) from the property, and contains a softball diamond, a soccer field, a playground, a picnic area, and Streetsville Memorial Hall. Manor Hill (P-319), zoned OS1, is located 680 m (2,231 ft.) from the property, and contains a soccer field, a softball diamond, and a playground.</p> <p>Street tree contributions to cover the cost of planting street trees, up to 60 mm caliper, will be required for every 10 metres of frontage on Thomas Street in accordance with current City standards.</p> <p>Furthermore, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P.13, as amended) and in accordance with City's Policies and By-laws.</p>
Fire Prevention (September 24, 2020)	<p>The lane accessing the site is required to be a fire access route. A minimum 3.0 m (9.8 ft.) horizontal clearance is required between building and the fire access route. The current proposal does not comply and would not be approved during the site plan approval process.</p> <p>Indicate the Ontario Building Code (OBC) classification and if the building will be sprinkler protected and if a standpipe system is required. Also indicate the number of streets the building is required to face.</p>
City Transportation and Works Department (November 12, 2020)	<p><u>Stormwater</u> A Functional Servicing and Storm Water Management Report, prepared by nexTrans Consulting and dated July 2020, was 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>The applicant is proposing to construct a new internal storm sewer to service the development lands, with an outlet to the City's infrastructure, as well as on-site stormwater management controls for the post development discharge.</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 including how groundwater will be managed on-site. <p><u>Traffic</u> A traffic impact study (TIS), prepared by Nextrans Consulting Engineers and dated June 2020, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff is not satisfied with the study and require further clarification on the information provided.</p>

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	<p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • An updated Traffic Impact Study addressing all staff comments; • Turning movement diagrams to evaluate the internal site circulation and access points; • Satisfactory plans illustrating an access interconnection through the lands to the East (80 Thomas Street); • Provide the future property lines due to the road allowance widening towards the ultimate 26 metre right-of-way of Thomas Street as identified in the Official Plan; • Review the driveway access to ensure both municipal road and the internal driveway can operate efficiently; • Address any traffic concerns from the Community related to the proposed development. <p><u>Environmental Compliance</u> A Phase Two Environment Site Assessment (ESA) (FE-P 20-10069), dated March 4, 2020, prepared by Fisher Environmental Ltd has been received. The Phase Two ESA was conducted without the completion of Phase One ESA. Therefore, some historical site information and/or neighboring property information could be missing, and not all Areas of Potential Environmental Concerns could be identified.</p> <p>The applicant is required to provide further information prior to recommendation report:</p> <ul style="list-style-type: none"> • Phase One ESA along with the reliance letter; • Phase Two ESA reliance letter • Written clarification regarding sampling program at the site; • The Temporary Discharge to Storm Sewer Commitment Letter • A written document, prepared by a Professional Engineer which includes a plan to decommission the wells or proof of decommissioning if already completed. • Clarification regarding land dedication <p><u>Noise</u> A Noise Feasibility Study prepared by HGC Engineering dated June 8, 2020 has been received for review. 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 and rail (CPR) traffic. Further information is required on a subsequent submission to ensure that the noise levels in the common outdoor amenity areas is achieved.</p> <p><u>Engineering Plans/Drawings</u> The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.</p>
Greater Toronto Airport	According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations over the

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Authority (GTAA) (September 16, 2020)	<p>subject property are affected by the following obstacle zoning restrictions: the Approach Surface for Runway 06R. The maximum allowable development elevation under this restriction ranges from approximately 395 metres ASL (Above Sea Level) at the eastern boundary to approximately 397 metres at the western boundary. Based on the information provided, the proposed townhouse units would be within the allowable height limits associated with the Regulations.</p>
Bell Canada (October 30, 2020)	<p>As a condition of approval, the owner agrees to convey any easements deemed necessary by Bell Canada and where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities and/or easements at Owners own cost.</p> <p>At detail utility design stage, the owner is to confirm the provisions of communication/telecommunications infrastructure needed to service the development. It is the responsibility of the owner to provide entrance/service duct from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the owner may be required to pay for the extension of such network infrastructure. If the owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - City Economic Development Office – Economic Development (August 19, 2020) - City Economic Development Office – Arborist-Streetscape (September 29, 2020) - Community Services – Heritage Planning (August 17, 2020) - Community Services – Public Art (September 13, 2020) - Community Service – Forestry (August 17, 2020 and August 19, 2020) - Enbridge (October 13, 2020) - Canadian Pacific Railway (November 2, 2020) - Rogers Cable (November 4, 2020) - Credit Valley Conservation (October 15, 2020) - GO Transit - Metrolinx (August 28, 2020) - Alectra Utilities (August 25, 2020)
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Community Service – Culture Planning - Conseil Scolaire de District Catholique Centre-Sud - Councail Scholaire Viamonde - Canada Post Corporation - Streetsville BIA – Ratepayers Association

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

- Is the proposal compatible with the existing and planned character of the area given the proposed massing, setbacks, landscape buffers, site access and height?
- Are the proposed zoning by-law exception standards appropriate?
- Resolution for the proposed waste collection process for townhomes not fronting on Thomas Street
- Resolution of the proposed fire route
- Resolution of outstanding engineering issues raised by the Transportation and Works Department pertaining to grading and servicing, traffic, environmental and noise

Development Requirements

There are engineering matters including: grading, environmental, engineering, servicing, noise 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.

9. 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 pertaining to size of development as the proposed gross floor area is 2,958.8 m² (31,848.7 ft²) which is less than the minimum 5,000 m² (53,821 ft²) size requirement.