

**Supplementary Information**

**Owner: Beata Lis, Margaret Lis and Zygmunt Lis**

**2463 Mimosa Row and 2469 Mimosa Row**

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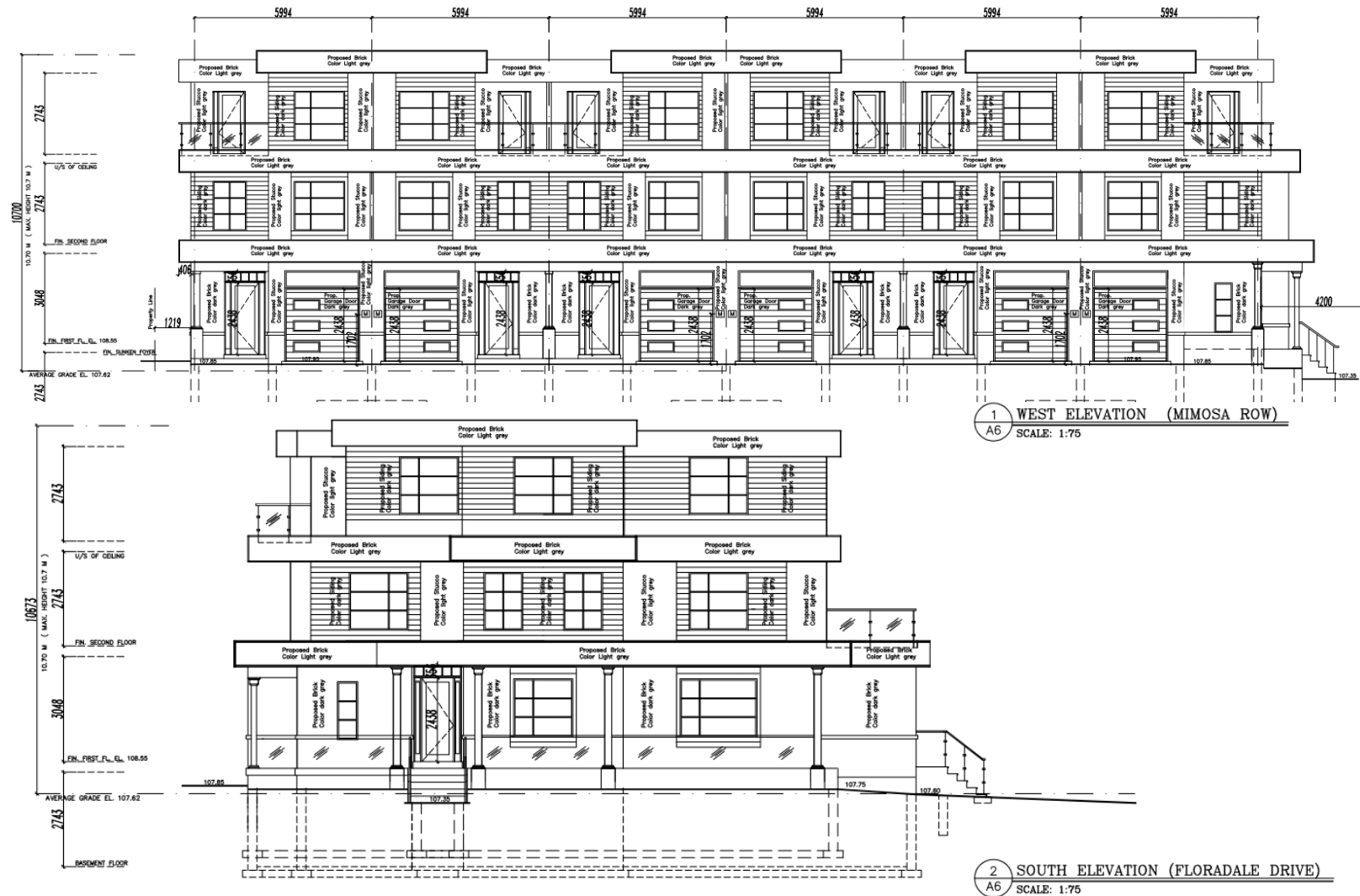
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## Proposed Concept Plan

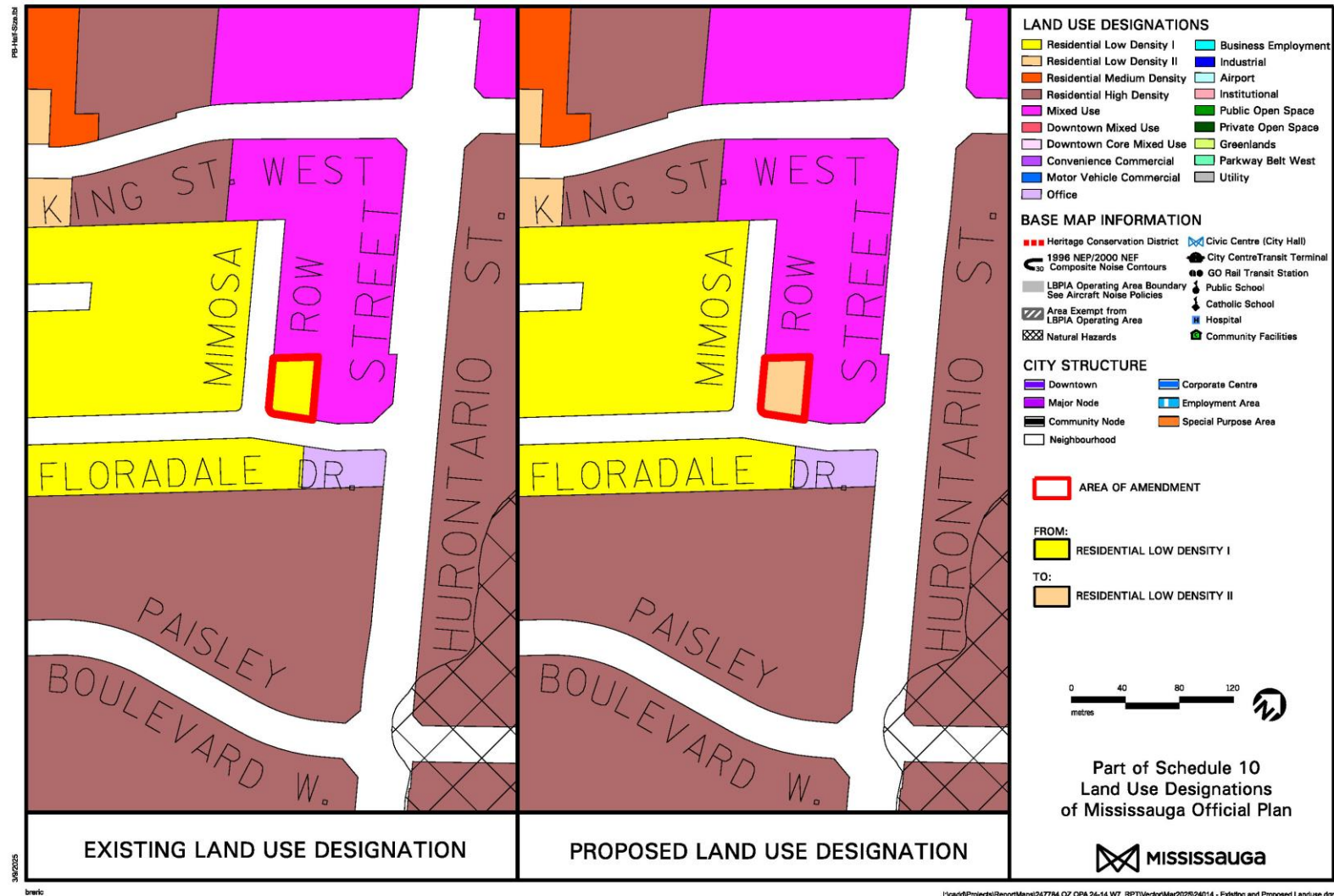




## 2. Development Proposal Statistics

Applications submitted:	Received: November 21, 2024 Deemed complete: December 16, 2024 120 days from complete application: April 15, 2025	
Developer/ Owner:	Beata Lis, Margaret Lis and Zygmunt Lis	
Applicant:	Sajecki Planning	
Total Number of Units:	6 units	
Unit Mix:	All 4 bedrooms units	
Height:	3 storeys / 10.7 m (35 ft.)	
Road Type:	Public	
Anticipated Population:	18.2* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required: None (MTSA)	Provided: 2.0 spaces/unit = 12 spaces
Green Initiatives:	Not specified	

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



[illegible]

## 5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing Zone Regulations - R3 (Detached Dwellings – Typical Lots)	Proposed Base Zone Regulations - RM4 (Townhouses)	Proposed Amended RM4 (Townhouses) Exception Zone Regulations
<b>Permitted Uses</b>	Detached Dwelling	Street Townhouses	Street Townhouses
Minimum <b>Lot Line</b> Setback from the front and side wall of a <b>townhouse</b> to all other <b>street lines</b>	N/A	4.5 m (14.8 ft.)	3.7 m (12.1 ft.)
Minimum <b>Lot Line</b> Setback from the side wall of a <b>townhouse</b> to a <b>lot line</b> that is not a <b>street line</b>	N/A	2.5 m (8.2 ft.)	1.2 m (3.9 ft.)
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		



## 6. Departmental and Agency Comments

Agency / Comment Date	Comments
City Forestry Department (January 15, 2025)	<p>The applicant is advised that permission is required to injure and remove any tree. All trees not removed on the property will require protective hoarding to be installed.</p> <p>A completed Tree Removal Permit application is required.</p>
Region of Peel (January 7, 2025)	<p>The Region of Peel is in receipt of the Functional Servicing Report dated April 5, 2023, prepared by Skira &amp; Associates Ltd. The Report will be sent to Program Planning for their information as modelling is not required from a Regional perspective.</p> <p>The subject development is not within the vicinity of a landfill site. All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 7, 2025 and December 19, 2024)	Neither school board raised objections to the proposed development and provided warning clauses to include within the required Development Agreement. Please see full comments Section 7.
City Community Services Department – Park Planning Section (January 13, 2025)	Prior to the issuance of building permits for each lot or block, cash-in-lieu for parkland or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's Policies and By-laws.
City Transportation and Works Department (January 23, 2025)	<p>Based on a review of the information submitted to date, staff have found several outstanding matters that need to be addressed to meet City requirements. The following notes were provided:</p> <p><b><u>Stormwater:</u></b>          A Stormwater Management and Functional Servicing Report (SWM and FSR), prepared by Skira &amp; Associates Ltd. dated April 2023, was submitted in support of the proposed development. The submitted report indicates a 3.0 m (9.85 ft.) wide easement will be required to accommodate a catch basin and storm connection. Several other revisions to the site drawings must be provided to satisfy staff.</p>

Agency / Comment Date	Comments
	<p><b><u>Traffic:</u></b>          A Traffic Impact Study prepared by Paradigm Transportation Solutions Ltd, dated November 2022, was submitted in support of the proposed development. Based on the review of the submitted traffic impact report, the City finds that the analysis meets the necessary requirements and adequately addresses potential traffic impacts. The City is satisfied with the conclusions and recommendations provided within the report, and no further action is required at this time.</p> <p><b><u>Environmental Compliance:</u></b>          The Phase I Environmental Site Assessment (ESA) including reliance letter, dated August 21, 2023 and prepared by Bruce A. Brown Associates Limited, was completed in accordance with the Canadian Standards Association standard. No environmental concerns were identified in the report and no further works required at this time.</p> <p><b><u>Noise:</u></b>          An Acoustical Feasibility Study from Thornton Tomasetti, dated November 2023, was submitted in support of the proposed development. A preliminary review has indicated that the proposed development will require an acoustic barrier wall along the north section of the property. Further details are required to resolve matters related to the acoustic barrier. The development agreement will include securities retained until all noise mitigation infrastructure is constructed.</p> <p><b><u>Engineering Plans/Drawings:</u></b>          Several matters remain outstanding prior to the proposal meeting City requirements, including:</p> <ul style="list-style-type: none"> <li>• The delivery of an executed Development Agreement with Municipal Infrastructure Schedules</li> <li>• Clarification on site plans and grading plans</li> <li>• Detailed engineering drawings related to the proposed noise barrier and retaining walls</li> </ul>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- City Planning Strategies – Housing, City of Mississauga</li> <li>- Fire and Emergency Services, City of Mississauga</li> <li>- Heritage Planning, City of Mississauga</li> <li>- Hurontario LRT Office, City of Mississauga</li> </ul>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"><li>- Alectra Utilities</li><li>- Canada Post</li><li>- Enbridge</li><li>- Greater Toronto Airport Authority</li><li>- Bell</li><li>- Rogers</li><li>- Metrolinx</li></ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- Landscape Architect – Parks Planning, City of Mississauga</li><li>- CS Viamonde</li><li>- Public Art Coordinator – Community Services, City of Mississauga</li></ul>

## 7. School Accommodation Summary

### The Peel District School Board

Student Yield	School Accommodation		
1 Kindergarten to Grade 6	Floradale Public School	Queen Elizabeth Sr. Public School	Port Credit Secondary School
1 Grade 7 to Grade 8			
1 Grade 9 to Grade 12	Enrolment: 628 Capacity: 685 Portables: 0	Enrolment: 337 Capacity: 262 Portables: 0	Enrolment: 1,333 Capacity: 1,203 Portables: 7

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

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	St. Catherine of Siena Catholic Elementary School	St. Martin Catholic Secondary School
1 Grade 9 to Grade 12	Enrolment: 428 Capacity: 668 Portables: 0	Enrolment: 1,093 Capacity: 1,026 Portables: 0

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