

Supplementary Information

Owner: Mississauga Road Properties Inc.
4601 Mississauga Road (Polaris Way)

Table of Contents

1	Concept Plan, Elevations, Rendering	2
2.	Development Proposal Statistics	4
3.	Existing and Proposed Development Official Plan Map	5
4.	Existing and Proposed Development Zoning By-law Map	6
5.	Applicant Proposed Zoning Regulations.....	7
6.	Departmental and Agency Comments.....	8
7.	School Accommodation Summary	11

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Proposed Concept Plan



Elevation of Townhomes



Rendering of Townhomes

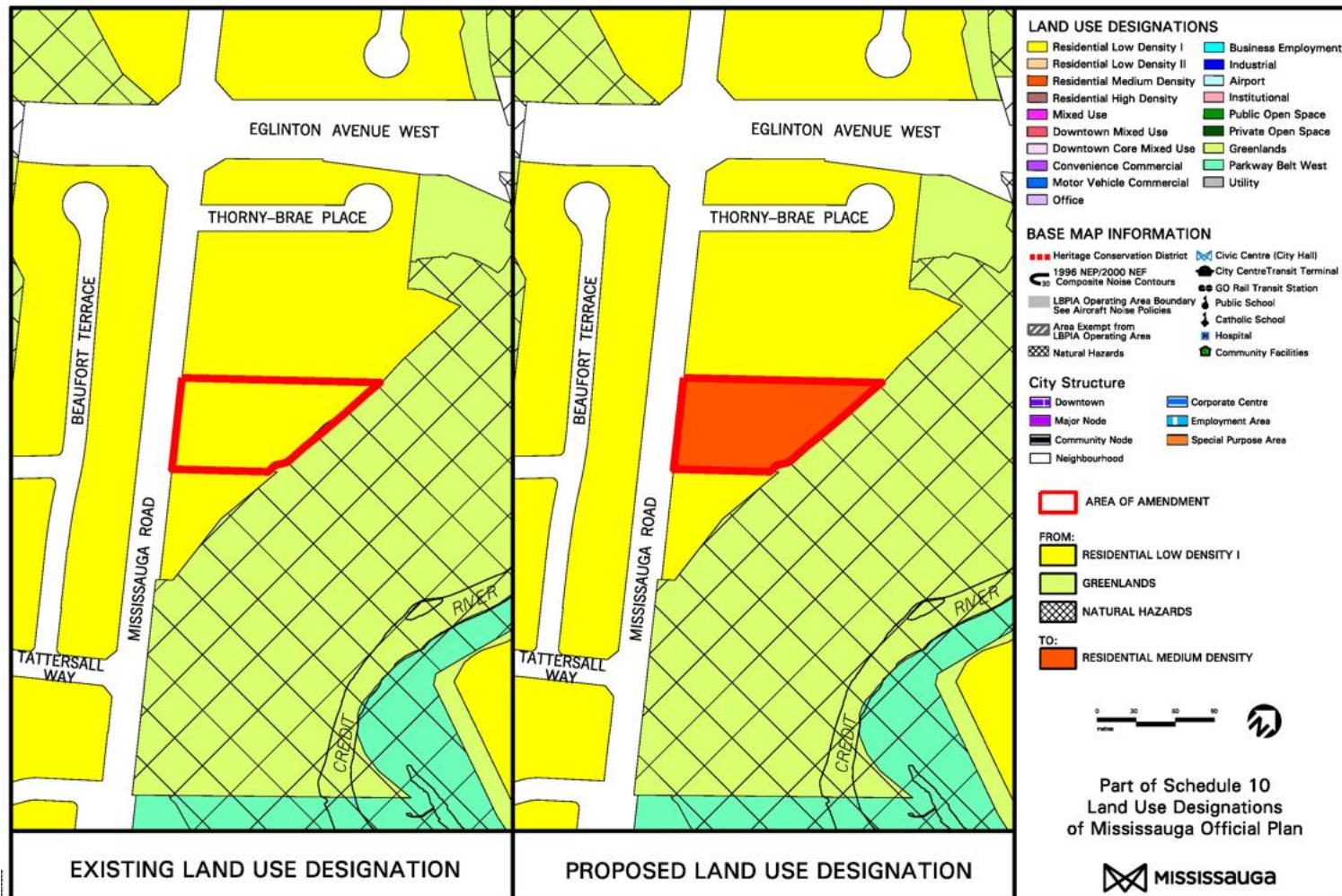


Elevation of Semi-detached dwellings

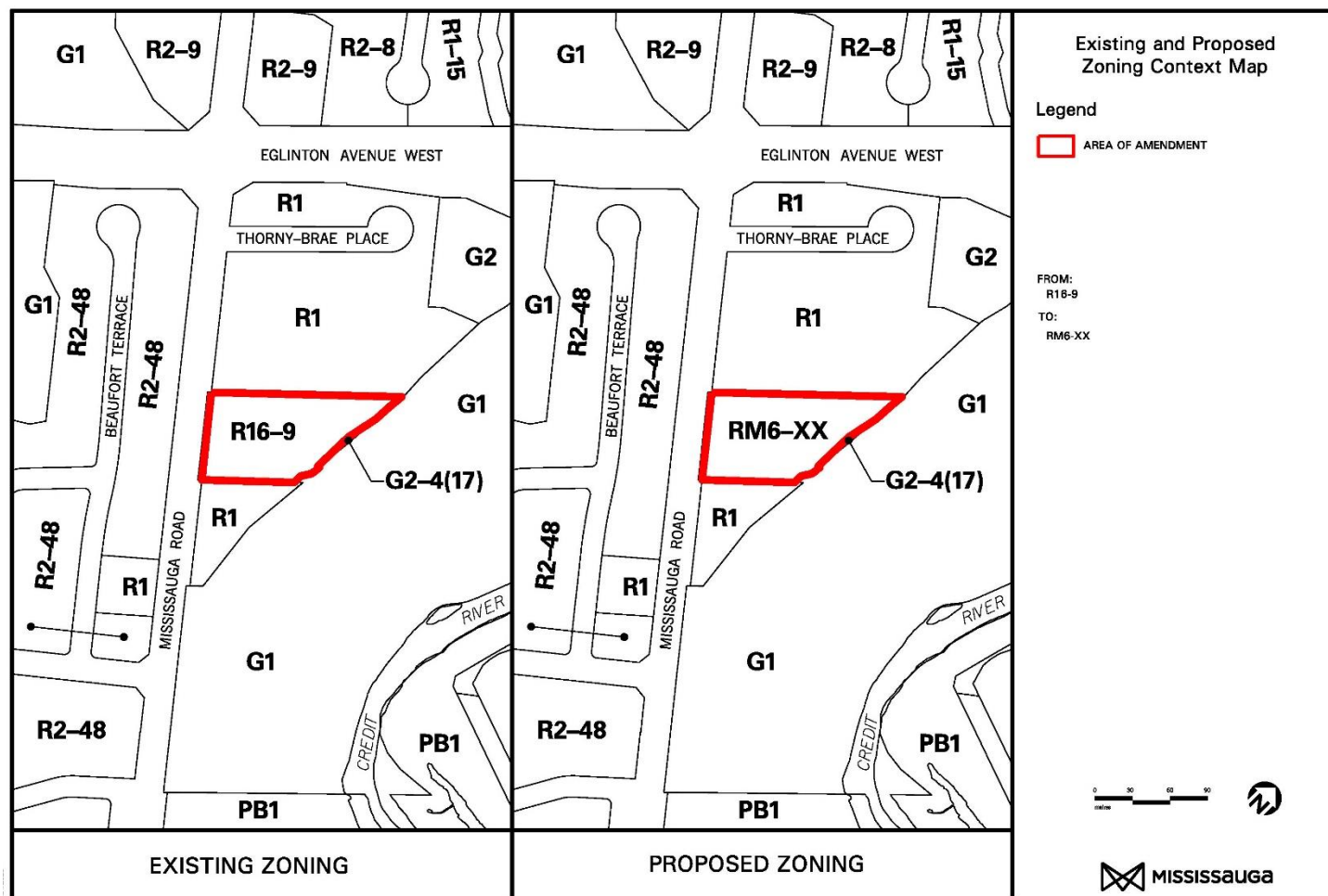
2. Development Proposal Statistics

Applications submitted:	Received: November 29, 2024 Deemed complete: February 3, 2025 120 days from complete application: June 3, 2025	
Developer/ Owner:	Mississauga Road Properties Inc.	
Applicant:	Batory Planning and Management	
Site Area:	8 063.78 m ² (86,797.8 ft.)	
Lot Coverage (per lot)	Approximately 34% per lot	
Total Number of Units:	36 units	
Height:	3 storeys / 12.1 m (39.7 ft.)	
Landscaped Area:	Minimum 25% required	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	111 *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
Resident Spaces	72	72
Visitor Spaces	9	5
Total	81	77

3. Existing and Proposed Development Official Plan Map



4. Existing and Proposed Development Zoning By-law Map



5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing R16-9 (Detached Dwellings on a CEC – Road) Exception Zone	RM6 (Townhouses on a CEC – Road)	Proposed RM6 –42 Zone
Minimum Lot Frontage (Interior / Corner) lot	15 m (49.2 ft.) / 22 m (72.18 ft.)	5 m (16.4 ft.) / 8.3 m (27.23 ft.)	4.5 m (14.76 ft.) / 6.8 m (22.3 ft.)
Dwelling Width	N/A	5 m (16.4 ft.)	4.5 m (14.76 ft.)
Minimum Exterior Side Yard	7.5 m (24.6 ft.)	4.5 m (14.76 ft.)	2 m (6.56 ft.)
Minimum Interior Side Yard	1.8 m (5.9 ft.)	1.5 m (4.92 ft.) unattached side	1.25 m (4.1 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6 m (19.69 ft.)
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	13 m (42.65 ft.)
Minimum setback to visitor parking space	3.3 m (10.83 ft.)	3.3 m (10.83 ft.)	3 m (9.84 ft.)
Maximum driveway width	3.5 m (11.48 ft.)	3 m (9.84 ft.)	3.6 m (11.81 ft.)
Minimum visitor parking	N/A but 3 parking spaces per dwelling unit	9 spaces	5 spaces
Maximum encroachment of a porch/deck, inclusive of stairs into the front/exterior side yard	1.5 m (4.92 ft.)	1.5 m (4.92 ft.)	To be shown on exception schedule
Maximum encroachment of a balcony in the front and rear yard	1 m (3.28 m)	1 m (3.28 ft.)	2 m (6.56 ft.)
Dwelling setback to a Greenlands zone	5 m (16.4 ft.)	5 m (16.4 ft.)	4 m (13.12 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
Region of Peel (March 10, 2025)	The Region of Peel did not raise any objections to the rezoning application. Outstanding matters related to servicing and waste management will be addressed through the site plan application.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 6, 2025)	Neither school board raised objections to the proposed development regarding existing school facilities. Both school boards provided warning clauses to be included within the Subdivision Agreement. Refer to Section 7 for a summary of the surrounding school capacity.
Planning and Building Department – Park Planning Section (April 22, 2025)	<p>Future residents of the proposed development will be served by Woodland Chase (P-268) which is located approximately 600 m (1,969 ft) from the subject property, and contains a play structure, ball diamond, and soccer fields. Hewick Meadows (P-286), is located on the east side of the Credit River, approximately 250 m (820 ft.) from the site. This park contains connections to the Culham Trail, providing for recreational uses such as walking and biking along the Credit River.</p> <p>It is recommended the identified Greenlands located on the eastern boundary, P-539 (Not Yet Named), be preserved and protected for conservation purposes. Hoarding and fencing will be required along the boundary of the Greenlands for long term protection. Additionally, securities will be required for Greenlands clean-up, restoration, hoarding, and fencing.</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 <i>Planning Act</i> (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p>
City Transportation and Works Department (April 17, 2025)	<p>Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p><u>Stormwater</u></p> <p>The Functional Servicing and Stormwater Management Report prepared by Arcadis Professional Services INC, on December 2024, indicates that an increase in stormwater runoff will occur with the</p>

Agency / Comment Date	Comments
	<p>redevelopment of the site. To mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.</p> <p>In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed rear lot infiltration trenches in some blocks to capture storm water runoff and direct them into the previously constructed storm sewers within Polaris Way. Ultimately, the site's private storm sewer systems will connect into the existing municipal storm sewers on Mississauga Road. Further technical information is required to address staff comments related to the infiltration trenches and its water volume capacity.</p> <p><u>Traffic</u></p> <p>Two traffic impact study (TIS) submissions were provided by UrbanTrans Engineering Solutions Inc. in support of the proposed development. Each submission was reviewed and audited by staff. Based on the second submission, dated March 25, 2025, the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 14 (3 in, 11 out) and 18 (12 in, 6 out) two-way site trips for the weekday AM and PM peak hours in 2028 respectively.</p> <p>With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.</p> <p><u>Environmental Compliance</u></p> <p>The Phase 1 ESA (Ref # 24082), dated April 2024 and prepared by Landtek Limited Consulting Engineers, have been received in support of the proposed development. The documents indicate that the site is suitable for the proposed use and no further investigation is required. However, the following document is to be submitted for further review prior to site plan approval:</p> <p>A written document, prepared by a Professional Engineer that includes a plan to decommission the wells or proof of decommissioning.</p>

Agency / Comment Date	Comments
	<p><u>Noise</u></p> <p>We have reviewed the revised Noise Feasibility Report prepared by Arcadis Professional Services Inc. The report mentions that OLA's 1-6 will require fencing. Figure 2 in the report is to be revised to show the full extent of these fences including the height. The site and grading plan are to reflect the full fencing indicated within the report.</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"> - Alectra - City of Mississauga, Arborist - City of Mississauga, Fire - Canada Post - Credit Valley Conservation Authority - Rogers - Enbridge Gas - Transit Infrastructure
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - CS Viamonde - Trillium Health Partners - Bell Canada - Greater Toronto Airport Authority

7. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation		
9 Kindergarten to Grade 5	Credit Valley Public School	Thomas Street Middle School	John Fraser Secondary School
4 Grade 6 to Grade 8	Enrolment: 651	Enrolment: 917	Enrolment: 1,692
7 Grade 9 to Grade 12	Capacity: 893	Capacity: 893	Capacity: 1,236
	Portables: 4	Portables: 7	Portables: 13

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
7 Junior kindergarten to Grade 8	St. Rose of Lima Catholic Elementary School	St. Aloysius Gonzaga Catholic Secondary School
3 Grade 9 to Grade 12	Enrolment: 254	Enrolment: 1,626
	Capacity: 300	Capacity: 1,656
	Portables: 4	Portables: 0