



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: Glen Schnarr & Associates Inc.

Municipality: City of Mississauga

Our File: OPA 111

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on February 3rd, 2021 when By-law Number 0028-2021 was enacted and that notice as required by Section 17 of the Planning Act was given on February 11, 2021.
2. That no appeal to the Local Planning Appeal Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 4th day of March, 2021.

Commissioner of Oaths

Declarant
Sacha Smith

Sean Patrick Kenney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires May 16, 2023.



MISSISSAUGA

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	February 11, 2021	
OPA NUMBER	OPA 111 (By-law 0028-2021)	
ZONING BY-LAW NUMBER	0029-2021	
DATE PASSED BY COUNCIL	February 03, 2021	
LAST DATE TO FILE APPEAL	March 03, 2021	
FILE NUMBER	OZ 17/020	Ward 11
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY LOCATION	Northeast corner of Main Street and Wyndham Street, in the City of Mississauga	

TAKE NOTICE that on February 03, 2021 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 111 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and Greenlands, and from Greenlands to Residential Medium Density to permit townhouse dwellings.

The purpose of the Zoning By-law is to permit seven street townhouses and 19 common element condominium townhouses, and to amend the boundary of the adjacent G1 zone. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwellings - Typical Lots) and "G1" (Greenlands - Natural Hazards) to "H-RM5-57" (Street Townhouses - Exception with a Holding Provision), "H-RM6-23" (Townhouses on a CEC - Road - Exception with a Holding Provision) and "G1" (Greenlands - Natural Hazards). "R3" permits detached dwellings with a minimum lot frontage of 15.0 m. "G1" permits flood control, stormwater management, erosion management and natural heritage features and areas conservation. Upon removal of the "H" provision, the "RM5-57" zone will permit street townhouses on lots with a minimum lot frontage of 5.4 m. Upon removal of the "H" provision, the "RM6-23" zone will permit common element condominium townhouses with a minimum lot frontage of 4.7 m.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 111 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at olt.gov.on.ca. An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **March 03, 2021**, by mail, courier, or in person by booking an appointment at <https://reservation.frontdesksuite.com/mississauga/reservation> and selecting Other Inquiries.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by a fee in the amount of \$1,100.00 per application (as of July 1, 2020), payable to the Minister of Finance, and
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **Matthew Shilton** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5299.

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516

Amendment No. 111
to
Mississauga Official Plan

By-law No. 0028-2021

A by-law to Adopt Mississauga Official Plan Amendment No. 111

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 111, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation on the subject lands within the Streetsville Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 111 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 3rd day of February 2021.

Bonnie Crombie

MAYOR

W. J. ...

CLERK

Amendment No. 111

to

Mississauga Official Plan

The following text and Maps "A" to "E" attached constitutes Amendment No. 111.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated September 4, 2020, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and Greenlands, and from Greenlands to Residential Medium Density to permit townhouse dwellings.

LOCATION

The lands affected by this Amendment are located at the northeast corner of Main Street and Wyndham Street. The subject lands are located in the Streetsville Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Residential Low Density I and Greenlands and are located in the Streetsville Neighbourhood Character Area. The Residential Low Density I designation permits detached, semi-detached and duplex dwellings. The Greenlands designation permits various conservation related uses.

The Official Plan Amendment is required to redesignate the subject lands from Residential Low Density I to Residential Medium Density and Greenlands, and from Greenlands to Residential Medium Density. The effect would be to permit 19 townhouse dwellings on a common element condominium road and seven townhouse dwellings on a public road, and to add lands to the Greenlands designation, as well as remove lands from the Greenlands designation.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development is consistent with and promotes the growth management and intensification policies of the Provincial Policy Statement, the Growth Plan of the Greater Golden Horseshoe, and the Region of Peel Official Plan.
2. The policies and objectives of Mississauga Official Plan are supported by the proposal as it contributes to a range of housing types, sizes and tenures, and it efficiently and effectively utilizes existing community infrastructure and facilities.
3. The proposed development is compatible with the surrounding land uses and appropriate given the larger context. It is an infill intensification development within a Neighbourhood Character Area that has been designed at a scale that respects and relates to the immediate area.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Map "A" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Map "B" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Significant Natural Areas and Natural Green Spaces and Natural Hazards, as shown on Map "C" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of the Mississauga Official Plan, is hereby amended by changing the boundary of the Public and Private Open Spaces, as shown on Map "D" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and Greenlands, and from Greenlands to Residential Medium Density as shown on Map "E" of this amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

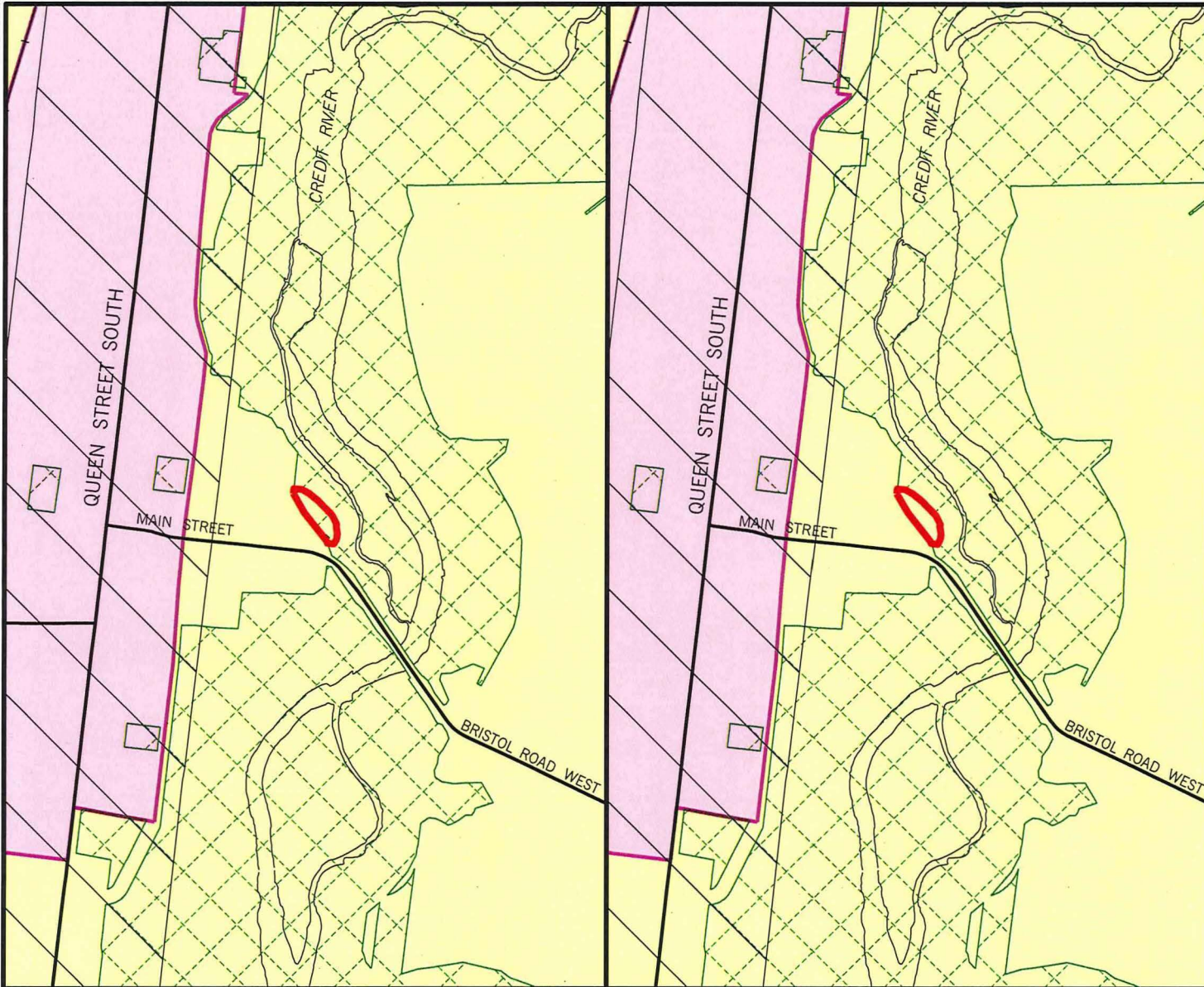
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan September 3, 2020.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

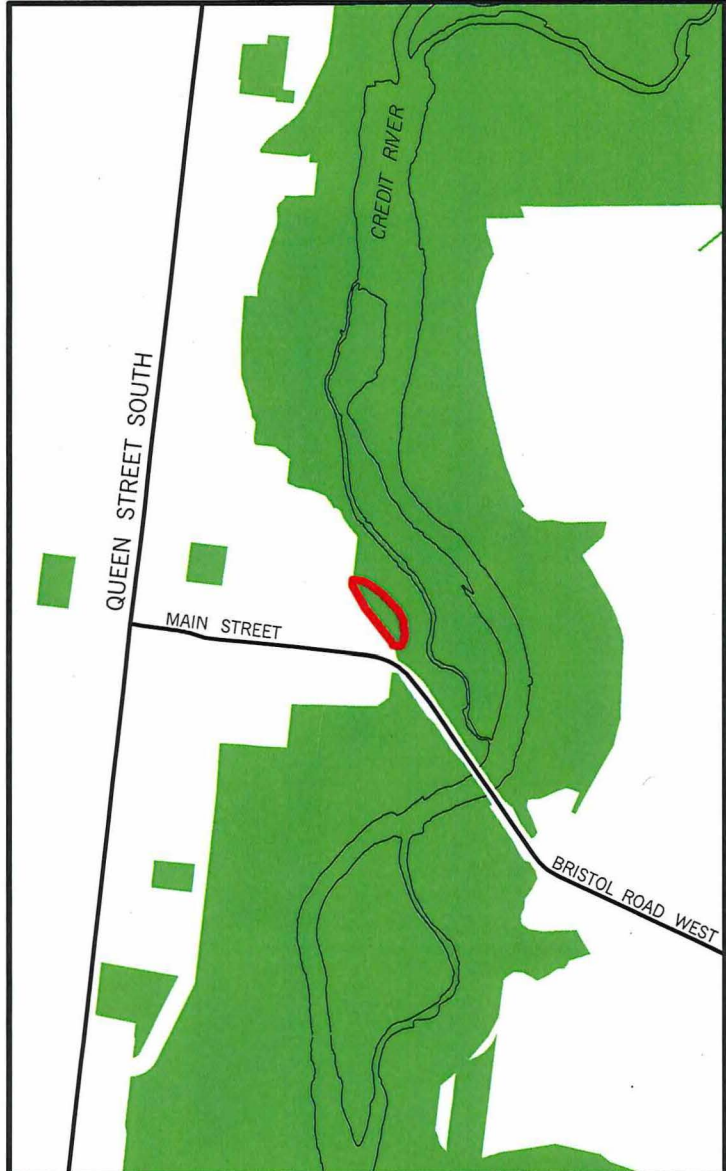
Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

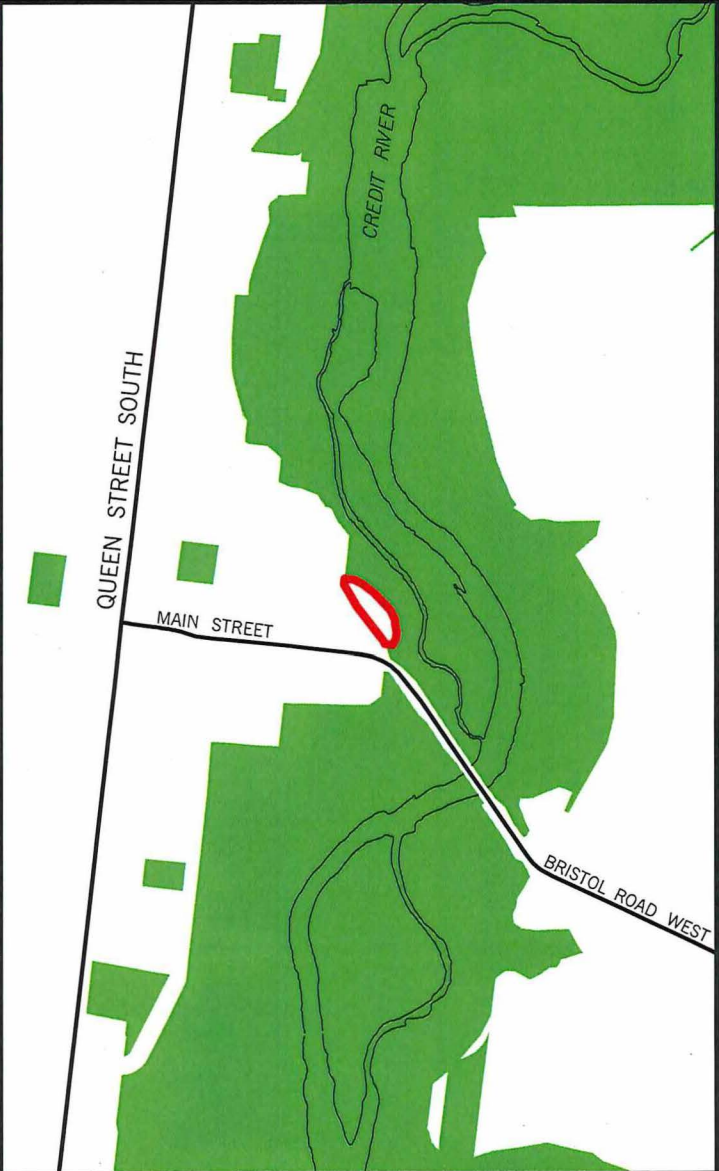


MAP 'A'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan







EXISTING



AMENDED

LEGEND:

-  Green System
-  AREA OF AMENDMENT

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'
 Part of Schedule 1a
 Urban System - Green System
 of Mississauga Official Plan





LEGEND

- Natural Heritage System:**
- Significant Natural Areas and Natural Green Spaces
 - Special Management Areas
 - Linkages
 - Residential Woodlands
 - Provincially Significant Wetlands
 - Other Wetlands
 - Areas of Natural and Scientific Interest Provincial Significance
 - Areas of Natural and Scientific Interest Regional Significance

- Natural Hazards:**
- Natural Hazards
 - Two Zone Floodplain Regulations
 - Special Policy Area Floodplain
 - AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.



MAP 'C'
Part of Schedule 3
Natural System
of Mississauga Official Plan





LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

- Notes:
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

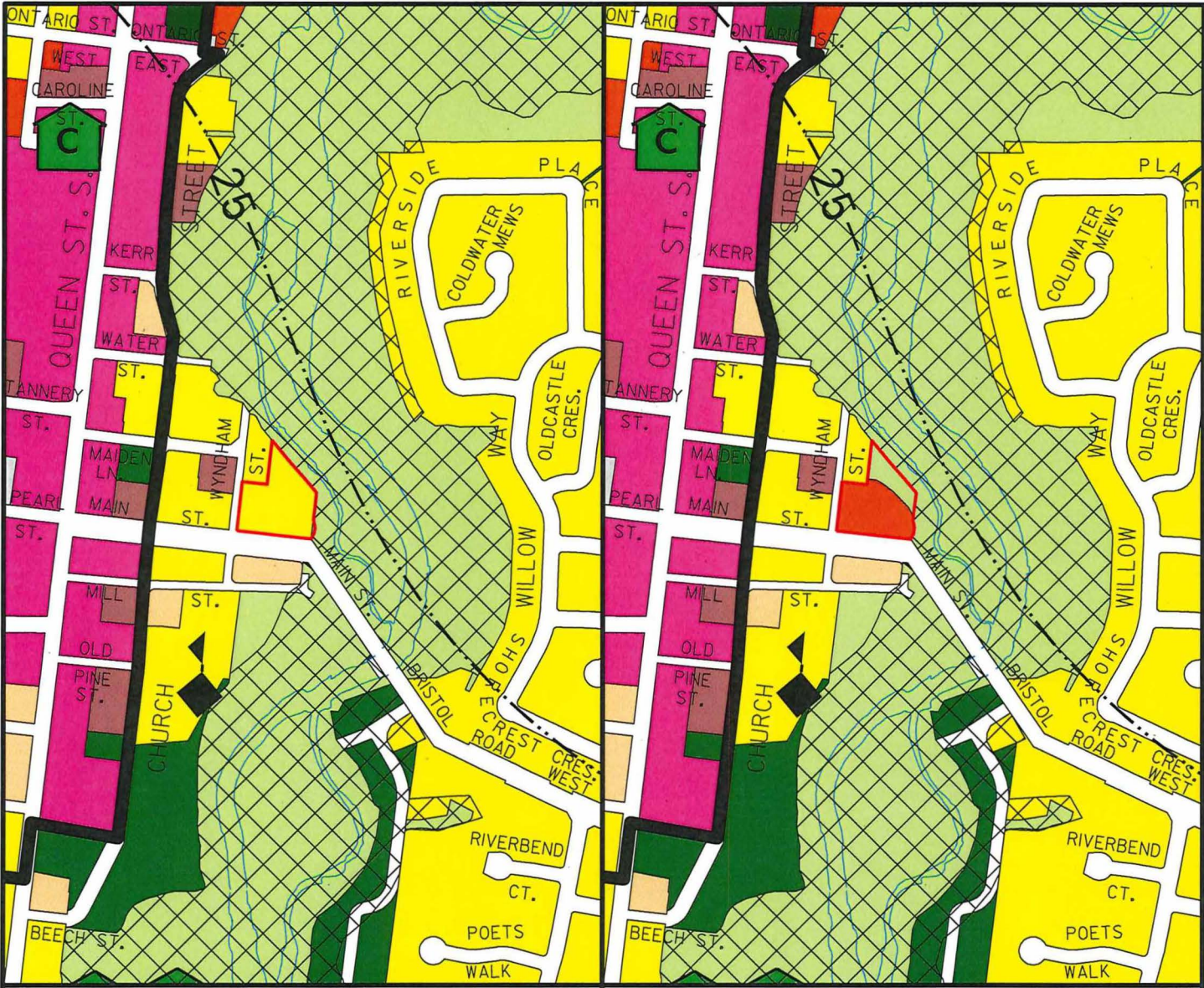


MAP 'D'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



EXISTING

AMENDED



LAND USE DESIGNATIONS

Residential Low Density I	Airport
Residential Low Density II	Institutional
Residential Medium Density	Public Open Space
Residential High Density	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	Special Waterfront
Business Employment	Partial Approval Area
Industrial	

BASE MAP INFORMATION

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

City Structure

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

AREA OF AMENDMENT

FROM:

- RESIDENTIAL LOW DENSITY I
- GREENLANDS

TO:

- RESIDENTIAL MEDIUM DENSITY
- GREENLANDS

0 50 100 150 200 METERS

MAP 'E'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

MISSISSAUGA

EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on February 19, 2019 in connection with this proposed Amendment.

Comments from the public were generally directed toward increased traffic; insufficient parking, tree removal and flooding, and density. These issues have been addressed in the Planning and Building Department's report attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: September 4, 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 files:</p> <p>OZ 17/020 W11 and T-M17007 W11</p>
	<p>Meeting date: September 28, 2020</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan amendment, rezoning and subdivision applications to permit 7 freehold townhomes and 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands

36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wynham Street

Owner: City Park (Main Street) Inc.

Files: OZ 17/020 W11 and T-M17007 W11

Recommendation

1. That the application under File OZ 17/020 W11, City Park (Main Street) Inc., 36, 38, 40, 44 and 46 Main Street to amend Mississauga Official Plan to **Residential Medium Density and Greenlands**; to change the zoning to **H-RM5-57** (Street Townhouses) and **H-RM6-23** (Townhouses on a CEC - Road) and **G1** (Greenlands) to permit 7 freehold townhomes, 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands; and that the draft plan of subdivision under File T-M17007 W11, be approved subject to the conditions referenced in the staff report dated September 4, 2020 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **H-RM5-57** (Street Townhouses) and **H-RM6-23** (Townhouses on a CEC – Road) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that

Originator's files: OZ 17/020 W11 and T-M17007 W11

matters outlined in the report dated September 4, 2020 from the Commissioner of Planning and Building have been satisfactorily addressed.

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and number of townhouses proposed does not increase.

Report Highlights

- The applications are to amend the policies of the official plan, change the zoning by-law and permit a plan of subdivision to allow 7 freehold townhomes, 19 condominium townhomes on a condominium road, and to add lands to the adjacent greenlands.
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff.
- The proposed development is supportable from a planning perspective as it is consistent with the Provincial Policy Statement, the Growth Plan and the Mississauga Official Plan.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on February 19, 2019 at which time an Information Report was received for information.

Recommendation PDC-0010-2019 was then adopted by Council on March 6, 2019.

1. That the report dated January 25, 2019 from the Commissioner of Planning and Building regarding the applications by City Park (Main Street) Inc. to permit 7 freehold townhomes and 19 condominium townhomes, and 2 greenlands blocks; under Files OZ 17/020 W11 and T-M17007 W11, 36, 38, 40, 44 and 46 Main Street, be received for information.
2. That two oral submission made to the Planning and Development Committee at its meeting dated February 19, 2019, be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.

Originator's files: OZ 17/020 W11 and T-M17007 W11

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made modifications to the proposed concept plan including:

- Adding a sidewalk on Wyndham Street from Main Street northward to the common element condominium (CEC) road as well as a pedestrian connection between Main Street and the CEC road between the proposed visitor parking spaces and the condominium townhouses
- Enhancing the Main Street right-in-right-out access by including a centre median on the Main Street right-of-way
- Removing second floor balconies on townhome units which immediately abut the existing detached home on Wyndham Street

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on February 14, 2018. A pre-application community meeting was held by Ward 11 Councillor George Carlson on Tuesday, February 27, 2018. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on February 19, 2019. Two residents made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

Originator's files: OZ 17/020 W11 and T-M17007 W11

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

An official plan-amendment is required to change the designations from Residential Low Density I and Greenlands to Residential Medium Density and Greenlands to permit the development of the townhomes and to add lands to the adjacent greenlands.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing to a choice of housing type for residents which supports the principle of building complete communities to accommodate growth.

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

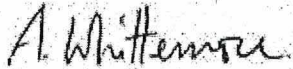
In summary, the proposed development represents an efficient use of vacant land in an established residential neighbourhood. The proposal will not result in any adverse impacts to the community, and is generally consistent with other infill development patterns in the Streetsville Neighbourhood character area.

The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved. Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Originator's files: OZ 17/020 W11 and T-M17007 W11

Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: City Conditions of Approval



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

Prepared by: Matthew Shilton, Development Planner

City of Mississauga
Corporate Report



<p>Date: January 25, 2019</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: OZ 17/020 W11 and T-M17007 W11</p>
<p>From: Andrew Whittlemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2019/02/19</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Applications to permit 7 freehold townhomes and 19 condominium townhomes on a private condominium road and to add additional lands to the adjacent greenlands 36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wyndham Street

Owner: City Park (Main Street) Inc.

Files: OZ 17/020 W11 and T-M17007 W11

Bill 139

Recommendation

That the report dated January 25, 2019 from the Commissioner of Planning and Building regarding the applications by City Park (Main Street) Inc. to permit 7 freehold townhomes and 19 condominium townhomes, and 2 greenlands blocks, under Files OZ 17/020 W11 and T-M17007 W11, 36, 38, 40, 44 and 46 Main Street, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed interpretation and preliminary planning analysis. (Appendix 1)

PROPOSAL

Official plan amendment, rezoning and draft plan of subdivision applications are required to permit 7 freehold townhomes and 19 condominium townhomes on a private condominium road and to add additional lands to the adjacent greenlands. The applicant is proposing to change the **Residential Low Density I** and **Greenlands** designations on the subject property to **Residential Medium Density** and **Greenlands**. The zoning will also need to be changed from **R3** (Detached Dwellings) and **G1** (Greenlands) to **RM5 – Exception** (Street Townhouse Dwellings), **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road) and **G1**

(Greenlands). A plan of subdivision is also required to create the blocks for the townhomes and greenlands.

Through site visits and subsequent environmental studies and reports, it has been determined that the eastern and northeastern portions of the property include environmental features associated with the Credit River Valley which should be protected. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the lands to be protected. The proposal has identified these lands to be protected through a Greenlands designation and zone. The lands shall be dedicated gratuitously to the City for conservation purposes.

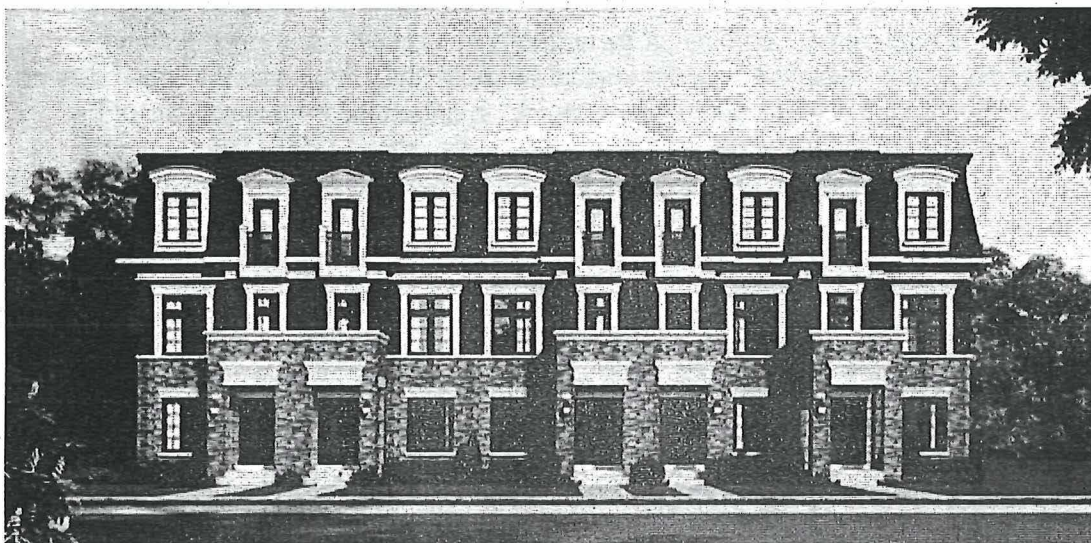
Comments

The property is located at the northeast corner of Main Street and Wyndham Street within the Streetsville Neighbourhood Character Area. The property is currently vacant. The surrounding neighbourhood contains detached homes, with townhomes located to the south and an apartment building located west of the subject property. There are greenlands located to the east and northeast the form part of the Credit River Valley.

Aerial image of 36, 38, 40, 44 and 46 Main Street



Applicant's rendering of proposed townhomes



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement (PPS)*, *Growth Plan for the Greater 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 applicant has requested a change to the land use designation in the official plan. The request will be evaluated against the policies contained in the Mississauga Official Plan.

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

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

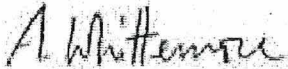
prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. There are technical issues that need to be addressed, including the overall site design, the proposed vehicular access to Main Street, including access for emergency and waste collection vehicles, and the limits of development to the satisfaction of the Credit Valley Conservation. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved.

Attachments

Appendix: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: City Park (Main Street) Inc.****Table of Contents**

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1. Site History

- Applications for an official plan amendment and rezoning under File OZ 07/12 W11 for 38, 40 and 44 Main Street, to permit a three storey retirement building were submitted in May 2007 and cancelled by the applicant in November 2017
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Low Density I** and **Greenlands** in the Streetsville Neighbourhood Character Area
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Residential), which permits detached homes and **G1** (Greenlands) which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

2. Site Context

The property is located at the northeast corner of Main Street and Wyndham Street, within the Streetsville Neighbourhood Character Area. Wyndham Street is a local road that dead ends just north of the site. Main Street is a major collector that runs from Queen Street South to the Credit River where it turns into Bristol Road West. The property abuts the Credit River to the east which is a major north-south watercourse.

The site is currently vacant and was previously occupied by four detached homes that were demolished between 2007 and 2018. The eastern and northeastern portions of the site (abutting the Credit River Valley) include natural hazards and natural heritage features.

The surrounding area consists of detached homes, townhomes and an apartment building located to the west of the subject lands. The site is an approximately five minute walk from the Streetsville Community Node, which has commercial uses including retail stores, personal services and restaurants.

Aerial Image of 36, 38, 40, 44 and 46 Main Street

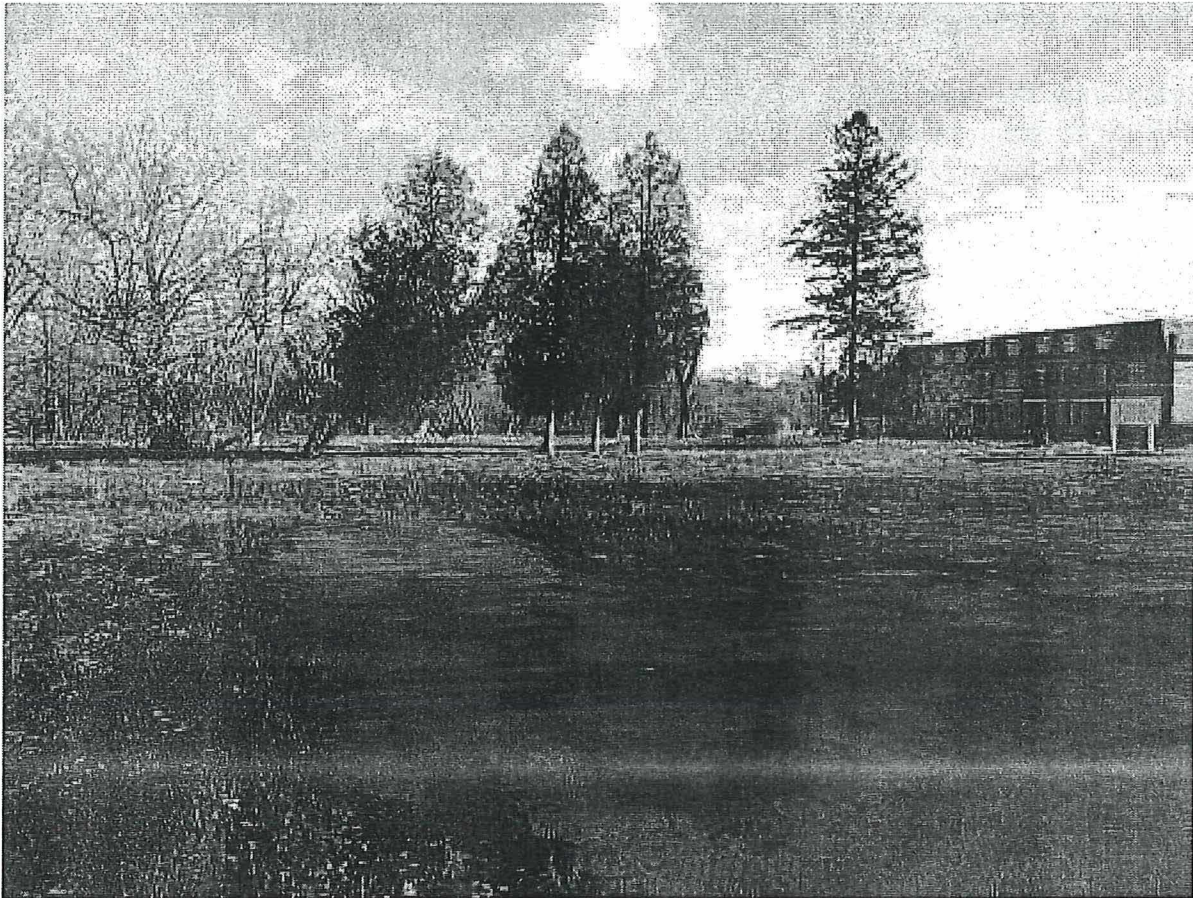


Property Size and Use	
Frontages:	
Main Street	91.94 m (301.6 ft.)
Wyndham Street	60.50 m (198.5 ft.)
Depth:	111.14 m (364.6 ft.)
Gross Lot Area:	0.81 ha (2.01 ac.)
Existing Use:	Vacant

The surrounding land uses are:

- North: Greenlands including the Credit River Valley and detached homes
- East: Greenlands including the Credit River Valley
- South: Townhomes
- West: Detached homes and an apartment building

Image of existing conditions facing southeast



3. Neighbourhood Context

The property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were mostly developed in the 1950s and 1960s. A relatively new townhome development across Main Street was built in 2012.

Based on the 2011 census, the existing population of the Streetsville Neighbourhood Character Area is 10,395 with a population density of 23.6 people/ha and a total of 1,330 jobs for a density of 26 people plus jobs/ha. Seventy percent of the neighbourhood population are of working age (15 to 64 years of age), with 15.5% children (0-14 years) and 13.6% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 12,000 and 12,100 respectively. On average, the total number of persons within a household in the area is 3, with 53% living in detached homes (higher than the City's average of 39%). The mix of housing tenure for the character area is 3,150 units (83.67%) owned and 615 units (16.33%) rented, with a vacancy rate of approximately 0.7%.

There is bus service via routes 9 and 10 providing access to Meadowvale Town Centre and the City Centre Transit Terminal, respectively.

Other Development Applications

There are no other active development applications in the vicinity of the subject property.

Community Services

This application is anticipated to have minimal impact on existing services in the community. The site is adjacent to Timothy Street Park which contains a recreational trail abutting the Credit River. The property is located less than a ten minute walk to Streetsville Memorial Park which contains trails, active sports fields, an outdoor pool and Vic Johnston Community Centre. Streetsville Library is located 650 metres (0.4 mi) to the north. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

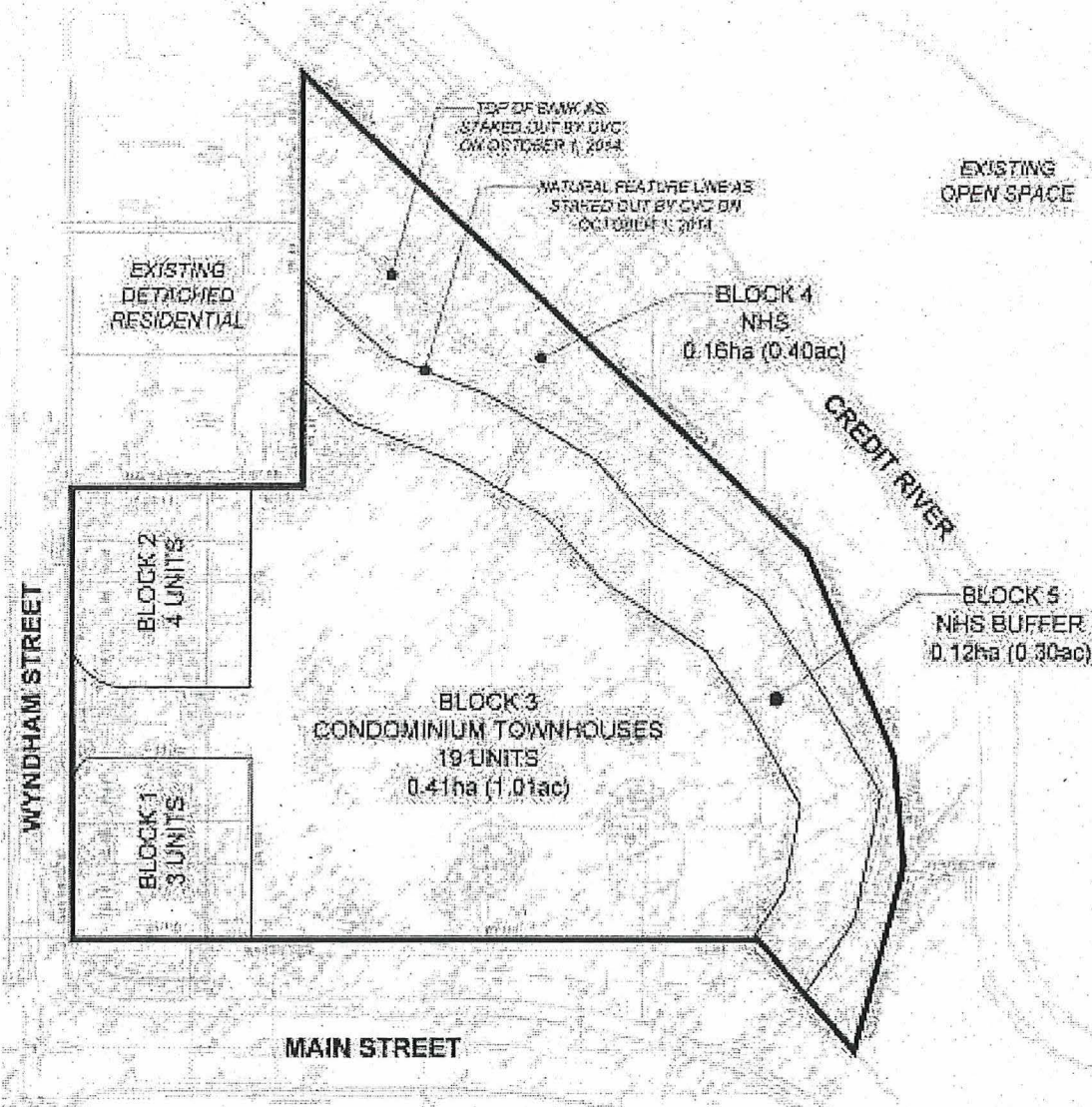
4. Project Details

The applications are to permit 7 freehold townhomes, 19 condominium townhomes and add additional lands to the adjacent Greenlands. Five condominium townhomes will face onto Main Street, while the remaining 14 will front onto a private condominium road. The freehold townhomes will front directly onto Wyndham Street with individual driveways. The eastern and northeastern portions of the property (abutting the Credit River Valley) are proposed to be designated and zoned Greenlands. The applicant is proposing that the private driveway have a right-in-right-out access onto Main Street and a full moves access onto Wyndham Street.

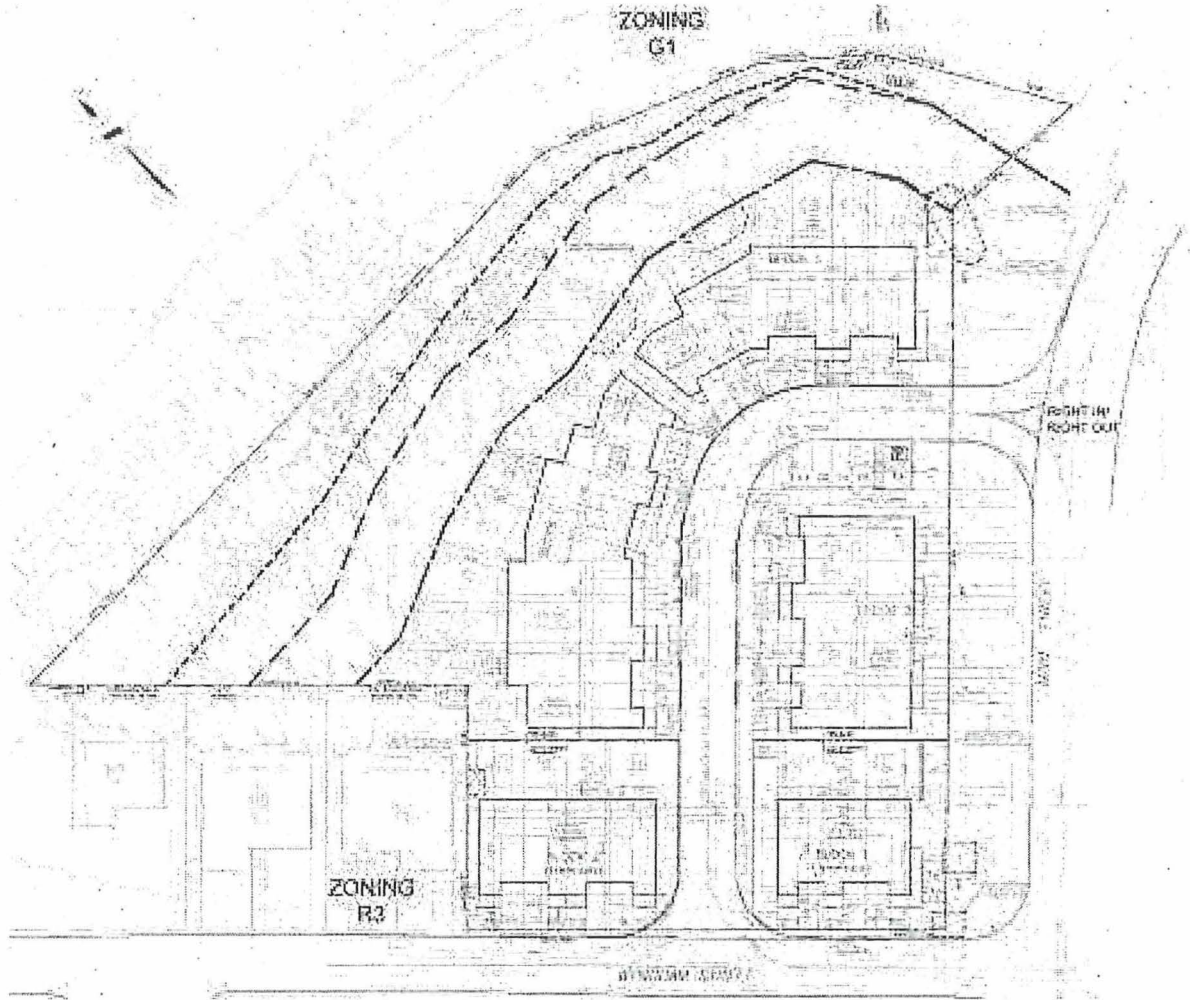
Development Proposal		
Applications submitted:	Received: December 21, 2017 Deemed complete: January 30, 2018 Revised: September 19, 2018	
Developer/ Owner:	City Park (Main Street) Inc.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	26	
Height:	3 storeys	
Landscaped Area:	51.03% (Street Townhouse Dwellings)	
	33.71% (Townhouse Dwellings on a CEC – Private Road)	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	79* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
Resident spaces	52	52
Visitor spaces	5	5
Total	57	57

Draft Plan of Subdivision Concept Plan and Elevations

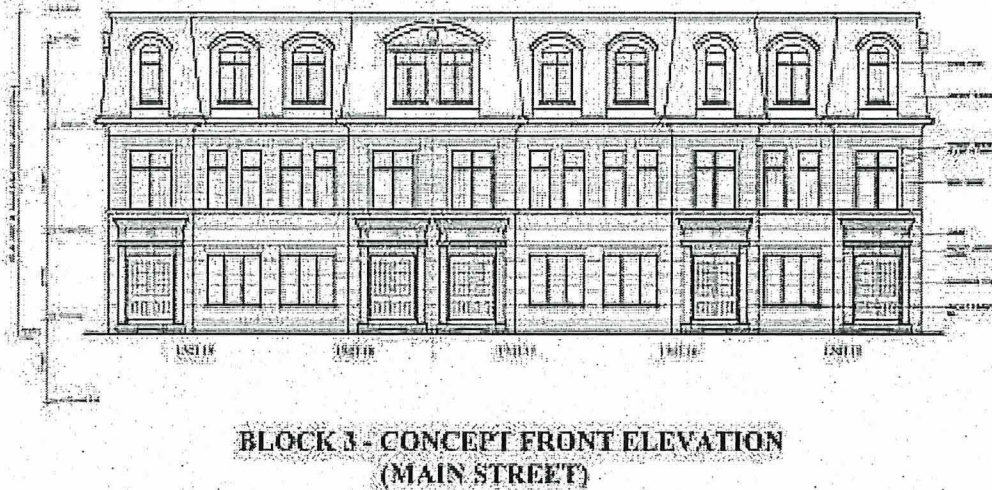
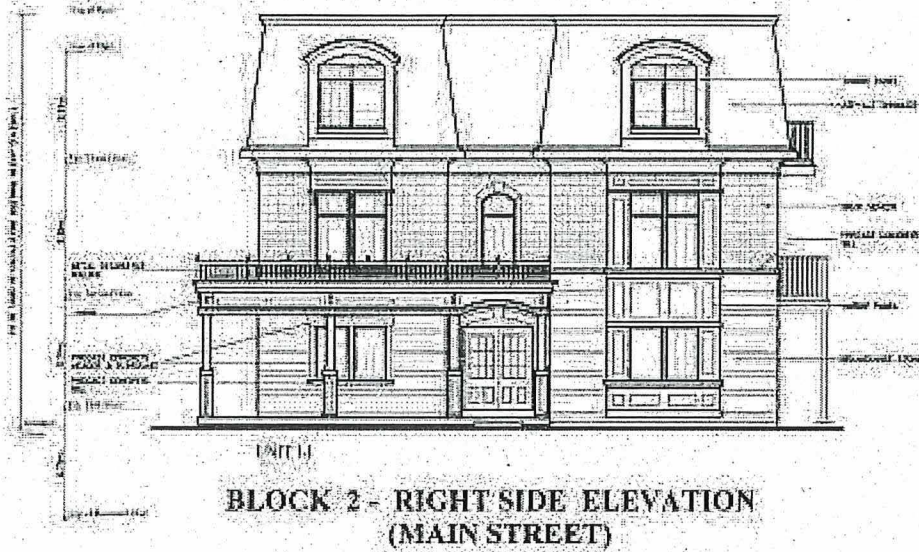
Draft Plan of Subdivision

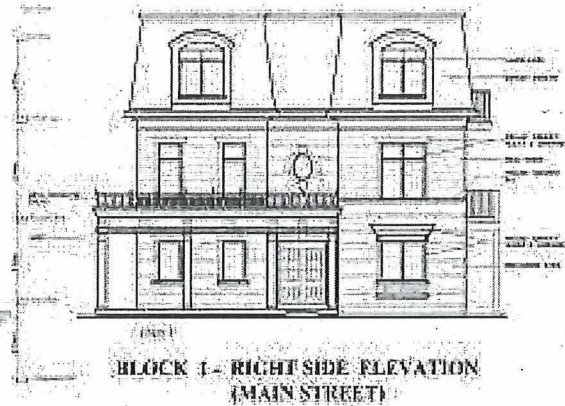
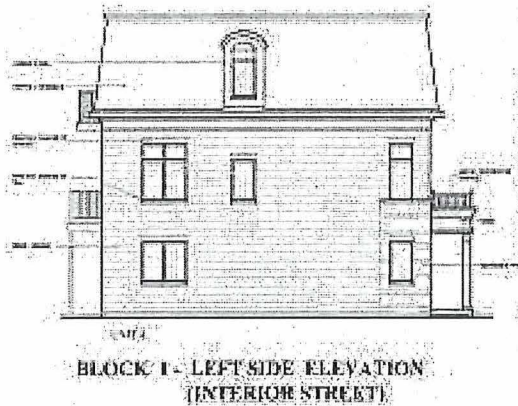
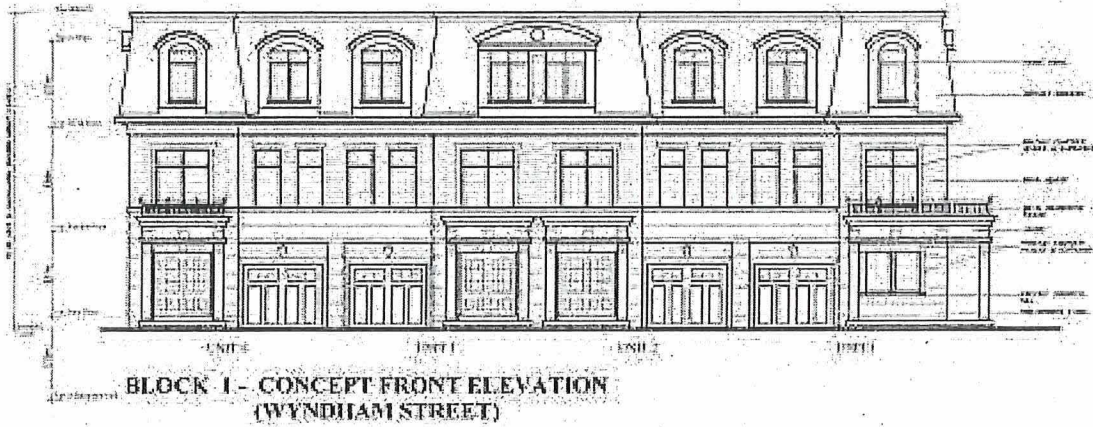


Site Plan

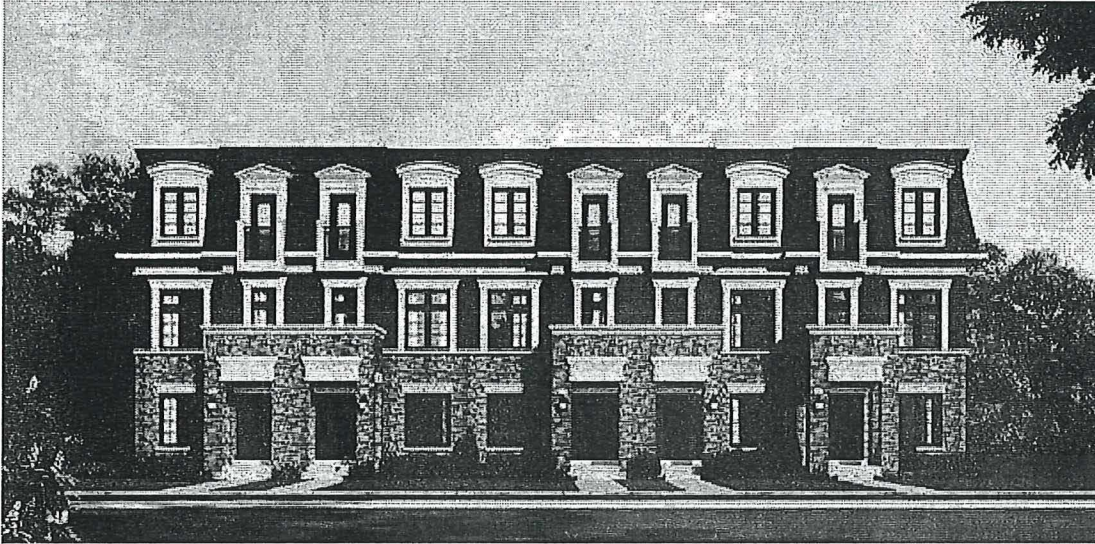


Elevations





Applicant's rendering of proposed townhomes



5. Community Comments

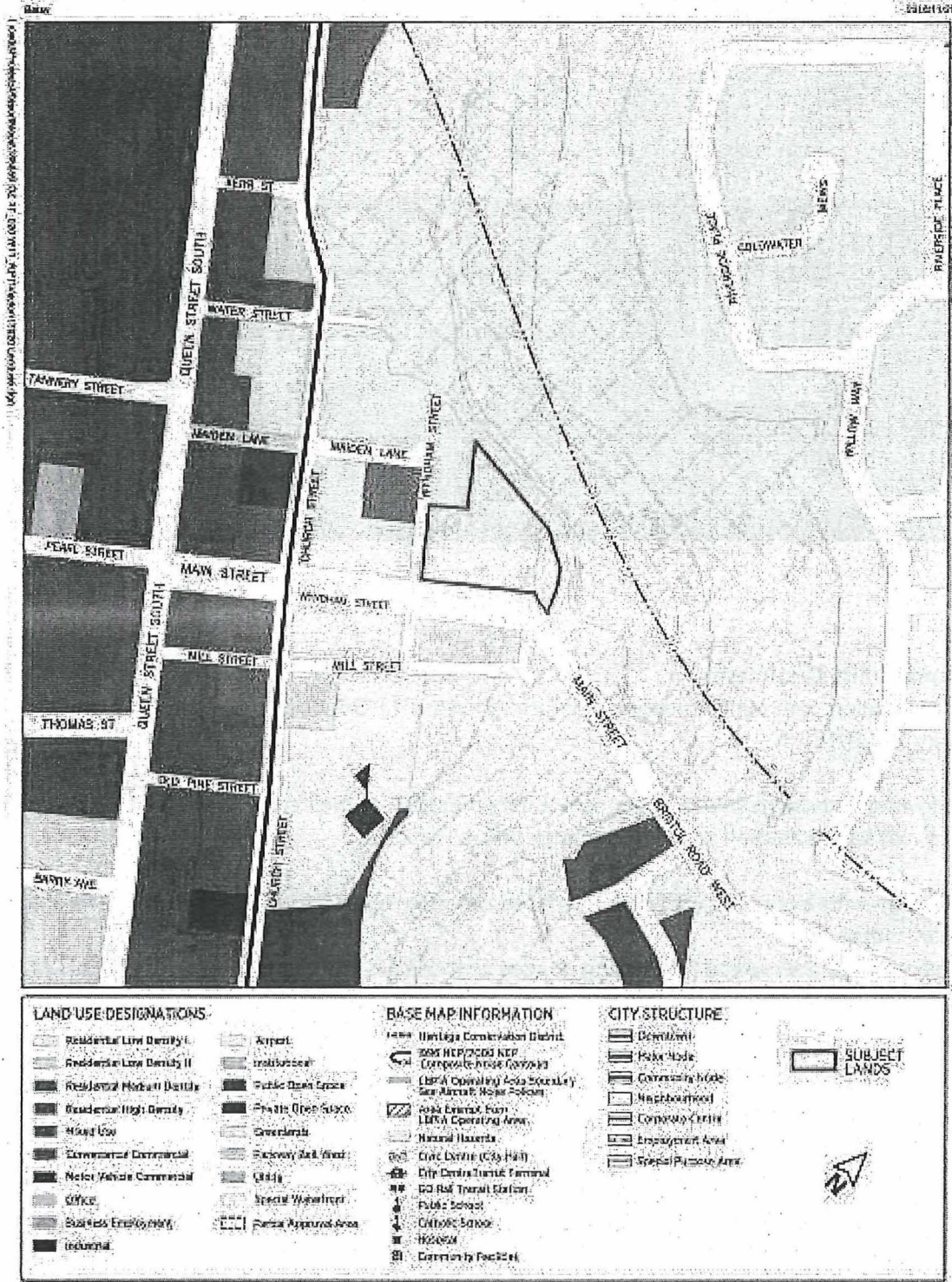
A pre-application community meeting was held by Ward 11 Councillor, George Carlson on February 27, 2018.

The following comments made at the community meeting, as well as others raised at the public meeting, will be addressed in the Recommendation Report.

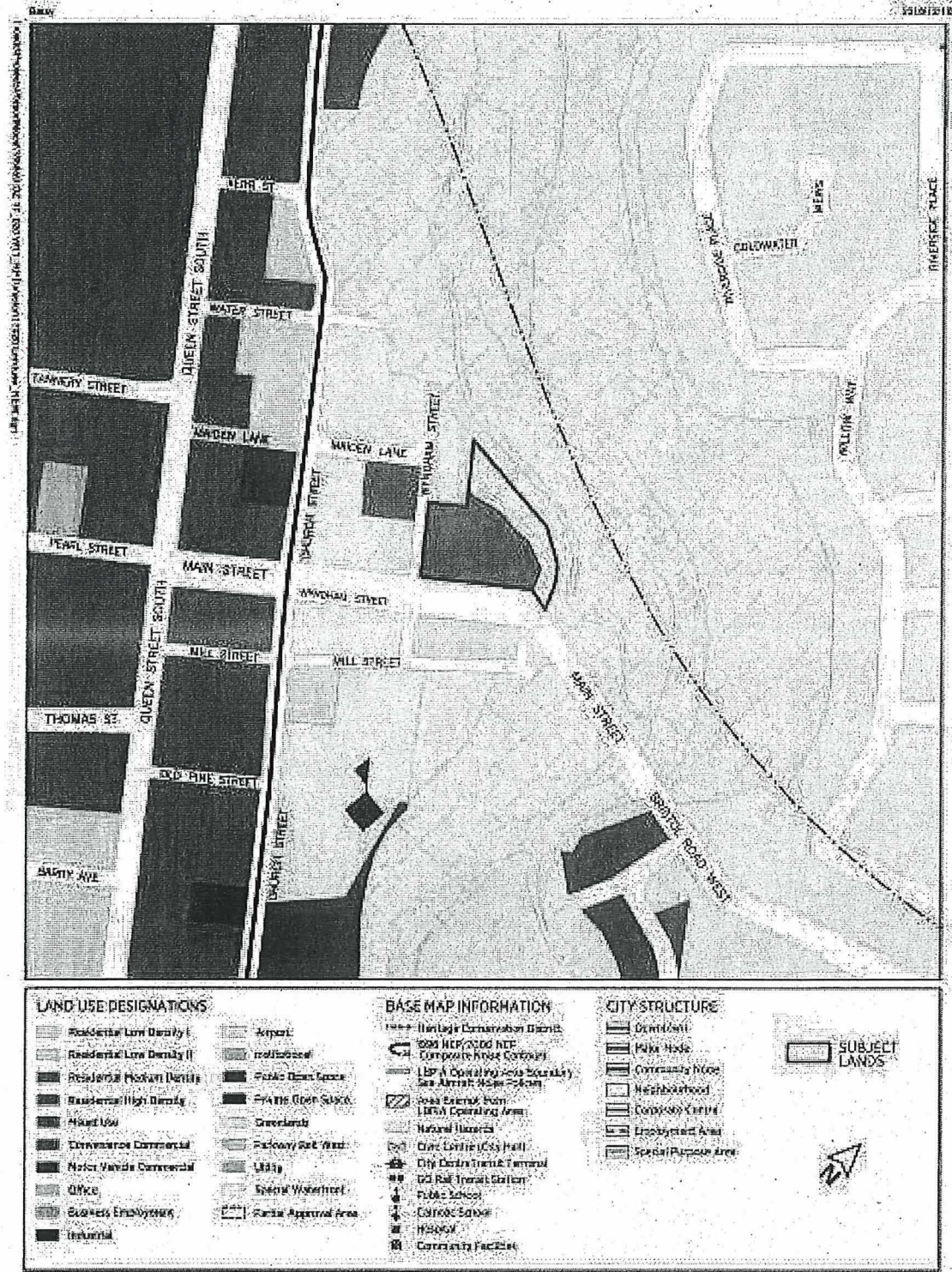
- Concern with increased traffic and traffic safety with regards to a full moves access onto Main Street
- Concern that the number of parking spaces proposed is insufficient
- Removal of trees and greenspace and potential flooding issues
- Concern with proposed density

6. Land Use Policies and Regulations

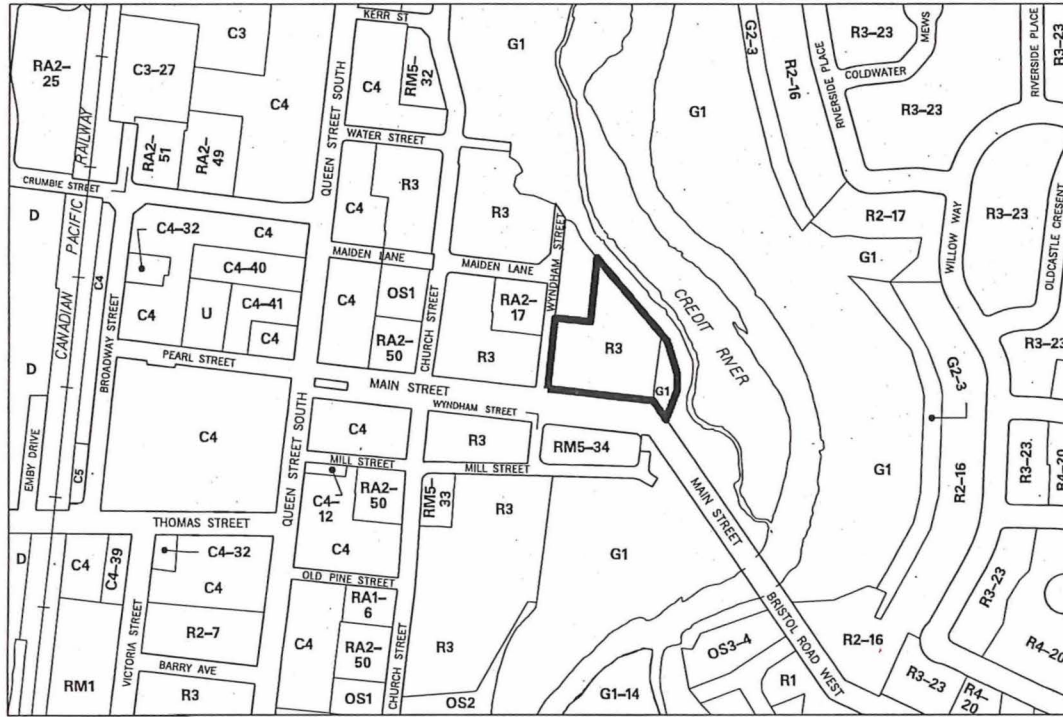
Excerpt of Streetsville Neighbourhood Character Area Land Use



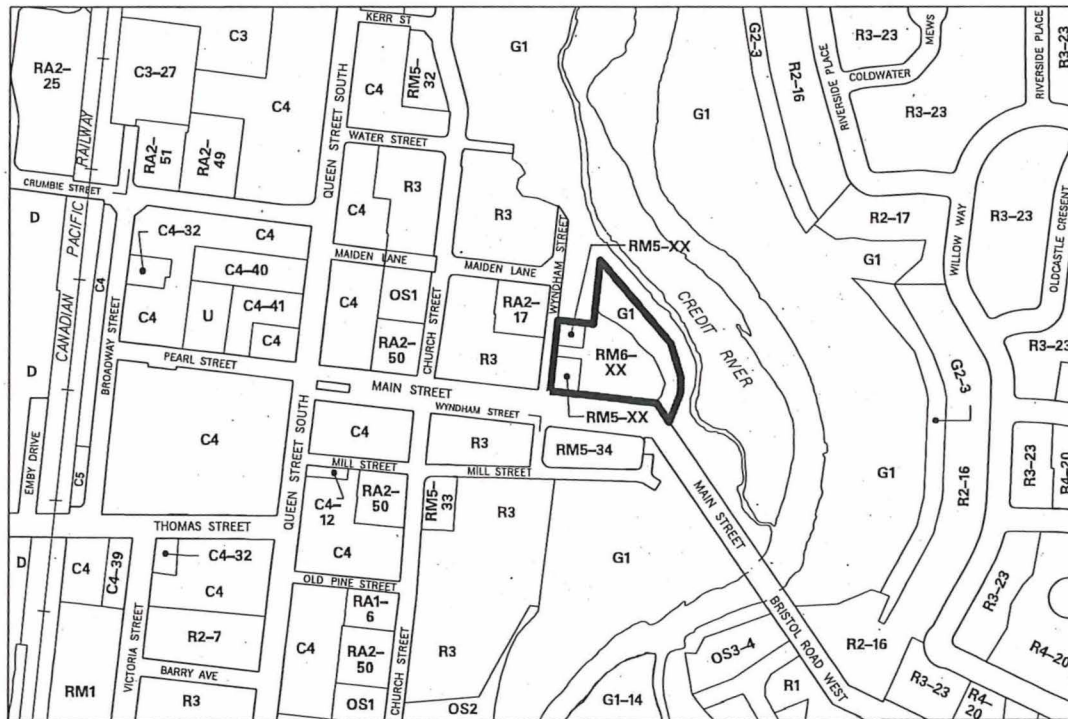
Excerpt of Proposed Streetsville Neighbourhood Character Area Land Use



Existing Zoning and General Context



Proposed Zoning and General Context



Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The relevant existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The relevant existing policies of the MOP conform with the <i>Growth Plan</i> . Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The proposed development is generally in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	Only public lands are subject to the Urban River Valley policies in the <i>Greenbelt Plan</i> . Since this proposal is on privately owned lands it is not subject to these policies.
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	A small portion on the east side of the property is identified as a Core Area of the Greenlands System within the Region of Peel Official Plan.
Mississauga Official Plan	The lands are located within the Streetsville Neighbourhood Character Area and are designated Residential Low Density I which permits detached homes and Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland. Neighbourhood policies are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.	The applicant is proposing to change the designation to Residential Medium Density and Greenlands . These proposed designations conform with the general intent of the MOP.
Zoning By-law 225-2007	The lands are currently zoned R3 (Residential) which permit detached homes and G1 (Greenlands) which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland.	A rezoning is proposed from R3 (Residential) and G1 (Greenlands) to RM5-Exception (Street Townhouse Dwellings), RM6-Exception (Townhouse Dwellings on a CEC – Private Road) and G1 (Greenlands) to permit 7 freehold townhomes and 19 condominium townhomes on a

Policy	Mississauga Official Plan (MOP) Policies	Proposal
		private condominium road and an addition to the adjacent Greenlands system.

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential Low Density I which permits detached, semi-detached and duplex homes
Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

Proposed Designation

Residential Medium Density which permits townhomes
Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

The portion of the subject property to be designated **Greenlands** is also proposed to be zoned **G1** as shown on the "Proposed Zoning and General Context" map (page 11).

Provincial Policy Statement (PPS) and Growth Plan Analysis

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 (as found in "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 (as found in "OZ 17/020 W11 and T-M17007 W11 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 Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable,	The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to	The applications include a development proposal that is generally compatible with the surrounding land uses and a development pattern that

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	maintaining the character of existing neighbourhoods.	supports sustainability while protecting the environment.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs	The Streetsville Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.	The area contains a mix of detached homes, townhomes and an apartment building. The proposal encompasses street townhomes to be accessed from Wyndham Street and condominium townhomes to be located on a private condominium road. The built form is similar to the existing neighbourhood and will be evaluated within the context of the Official Plan policies.
1.1.1 (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns (h) promoting development and land use patterns that conserve biodiversity and consider the impact of a changing climate	As the City continues to grow, it is imperative that growth does not compromise the natural environment.	The relevant portions of the subject property will retain its Greenlands designation and will be zoned G1 (Greenlands).
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 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	Streetsville is identified as a neighbourhood, which is an element in the City's urban structure. Neighbourhoods are non-intensification areas, however, this does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood. As described in Section 5.3.5.5, intensification within neighbourhoods may be	The surrounding area contains a mix of detached homes, townhomes and an apartment building. The proposed development is generally compatible with the existing character of the area, but the appropriateness of the development standards will be evaluated against MOP policies.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
<p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>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 the Plan.</p>	
<p>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.</p>	<p>The Streetsville Neighbourhood is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>	<p>The applications are to redevelop a vacant residential lot that would provide a consistent street frontage along Main Street.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.</p>	<p>The subject property is located within an established neighbourhood. The proposed development will be evaluated against the applicable official plan policies.</p>
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable</p>	<p>Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>	<p>The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.</p>
<p>1.5.1 Healthy, active communities should be promoted by: (d) recognizing provincial parks, conservation reserves, and other protect areas, and minimizing negative impacts on these areas.</p>	<p>Mississauga will promote and protect green infrastructure. Buffers which are vegetated protected areas will provide a physical separation of development and maintain the green system (6.3.7)</p>	<p>The rezoning of a portion of the property to Greenlands provides for the protection and conservation of the Credit River Valleylands.</p>
2.1 Natural Heritage		
<p>2.1.1 Natural features and areas shall be protected for the long term.</p>	<p>The policies in Section 6.3.12 speak to the long term protection of Significant</p>	<p>A portion of the site is identified as a Significant Natural Area.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
<p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</p> <p>2.1.5 Development and site alteration shall not be permitted in:</p> <p>c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;</p> <p>unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated</p>	<p>Natural Areas.</p> <p>In addition to MOP policies, Mississauga undertakes a Natural Areas Survey (NAS) which contains an inventory of natural heritage features. The NAS was last updated in 2018.</p>	<p>Consistency with this policy is under review.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.		
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>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated under MOP policies with respect to development limits and built form.

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 (as found in "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 (as found in "OZ 17/020 W11 and T-M17007 W11 Conformity" column). Only key policies relevant to the application(s) 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 Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 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>People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and healthy urban lifestyle options (section 4.3)</p>	<p>The range of housing types proposed is consistent with the <i>Growth Plan</i> policies.</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. (Chapter 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.</p>	<p>The development proposal provides for protection of greenlands and a small range of housing options.</p>
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: 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 	<p>Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the</p>	<p>The proposal provides a small range of housing options and protects valleylands and a floodplain associated with the Credit River.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
<ul style="list-style-type: none"> 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 	surrounding neighbourhood: (Chapter 5)	
1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	The applications were deemed complete on January 30, 2018.
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	MOP has been reviewed in respect of the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications have been reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
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	Complete communities should meet the day-to-day needs of people throughout all stages of their life.	These applications represent a modest infill development with housing that is generally compatible with the existing neighbourhood.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
for transit and active transportation.		
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>Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living. (Chapter 7)</p>	<p>This development proposal has a similar density and compatible housing form as the surrounding neighbourhood.</p>
<p>Relevant Policies: a. Growth should be primarily directed to settlement areas that: 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:</p>	<p>Streetsville Neighbourhood is an existing stable neighbourhood, which is suitable for infill development that is of similar scale and density as the existing neighbourhood. Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
<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 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 		

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
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>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>The applications represent an infill development. The proposed built form and site layout will be evaluated against the MOP policies.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The application proposes medium density residential development.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	<p>MOP policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.</p>	<p>This development proposal represents a modest intensification of the existing neighbourhood with two housing options.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
3.2.2 Transportation - General		
<p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> a. provide connectivity among transportation modes for moving people and for moving goods; b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation; c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles; d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services; e. accommodate agricultural vehicles and equipment, as appropriate; and f. provide for the safety of system users. 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel. In addition, policies look to encourage redevelopment to support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p>	<p>The proposed development aims to support the modes of traffic currently servicing the site.</p> <p>The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>
4.2 Policies for Protecting What is Valuable		
<p>General Statement of Intent: Natural Heritage Assets must be protected and managed as part of planning for future growth.</p>	<p>Mississauga Official Plan has identified Natural Heritage Features and has policies in section 6.3 for their protection. (MOP Policy 6.3.12)</p>	<p>The applicant has submitted an Environmental Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
Beyond the Natural Heritage System, including within settlement areas, the municipality will continue to protect any other natural heritage features in a manner that is consistent with the PPS. (4.2.2.6)		
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. 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.</p> <p>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.</p>	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of MOP.	Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The eastern portion of the site is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meets the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* 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 9 of this report.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of these applications, some of which are found below.

	Specific Policies	General Intent
Section 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Section 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
Section 5.2 Green System	Section 5.2 Section 5.2.1	Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for 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 initiatives including some of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration.
Section 5.3 Neighbour- hoods	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p>
Section 6 Value the Environment	Section 6.1 Section 6.1.1 Section 6.1.2	Mississauga will: (a) protect, enhance and expand the Natural Heritage System; (b) encourage the stewardship and enhancement of other areas within the Green System,

	Specific Policies	General Intent
	<p>Section 6.1.5 Section 6.1.11 Section 6.1.12</p> <p>Section 6.2.6</p> <p>Section 6.3 Section 6.3.1 Section 6.3.2 Section 6.3.3 Section 6.3.4 Section 6.3.5 Section 6.3.6 Section 6.3.12</p>	<p>particularly where it contributes to the function and linkage of the Natural Heritage System; (c) protect life and property from natural and human made hazards.</p> <p>Mississauga will promote an ecosystem approach to planning.</p> <p>Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.</p> <p>Significant Natural Areas include valleylands associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek.</p>
Section 7 Complete Communities	<p>Section 7.1 Section 7.1.1 Section 7.1.3 Section 7.1.6</p> <p>Section 7.2 Section 7.2.1 Section 7.2.2</p>	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</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"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
Section 9 Building a Desirable Urban Form	<p>Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10</p> <p>Section 9.2 Section 9.2.2 Section 9.2.2.3</p>	<p>MOP will ensure that non-intensification area (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and will generally not allow for tall buildings. New development in neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to represent the existing scale, massing, character and grades of the surrounding area.</p>

	Specific Policies	General Intent
	Section 9.2.3.1 Section 9.3 Section 9.3.1.1 Section 9.3.1.4 Section 9.3.5 Section 9.3.5.3 Section 9.3.5.6 Section 9.4 Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<p>Appropriate infill in non-intensification areas will help to revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that the infill fits within the existing urban context and minimizes undue impacts on the adjacent properties.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
Section 11 General Land Use Designation	Section 11.2 Section 11.2.3 Section 11.2.5	<p>Greenlands are associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System.</p> <p>Residential uses are permitted within the Low Density Residential and Medium Density Residential designations.</p>
Section 16 Neighbour- hood	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	<p>Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.</p>

Section 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.
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Existing and Proposed Zoning

Existing Zone – R3 (Residential) which permits detached dwellings

Proposed Zoning Regulations – RM5 – Exception (Street Townhouse Dwellings); RM6-Exception (Townhouse Dwellings on a CEC – Private Road); and G1 (Greenlands)

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
Minimum Lot Area		
Interior lot	200 m ² (2,152.8 ft. ²)	132 m ² (1,420.8 ft. ²)
Corner lot	280 m ² (3,014 ft. ²)	199 m ² (2,142 ft. ²)
Minimum Lot Frontage		
Interior lot	6.8 m (22.3 ft.)	5.4 m (17.7 ft.)
Corner lot	9.8 m (32.15 ft.)	8.6 m (28.2 ft.)
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	N/A
to a lot line abutting a private road	N/A	3.0 m (9.8 ft.)
Minimum Front Yard		
Interior lot/ CEC – corner lot	4.5 m (14.7 ft.)	2.0 m (6.5 ft.)
Maximum encroachment of a		

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
balcony into a required rear yard	1.0 m (3.2 ft.)	1.5 m (4.9 ft.)
A maximum encroachment of a porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	1.6 m (5.2 ft.)	1.8 m (5.9 ft.)
Maximum Gross Floor Area – Residential	0.75 times the lot area	1.3 times the lot area
Zone Regulations	RM6 Zone Regulations	Proposed RM6-Exception Zone Regulations
Minimum Lot Frontage		
Interior lot	5.0 m (16.4 ft.)	4.7 m (15.4 ft.)
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	4.6 m (15.0 ft.)
Minimum Exterior Side Yard Lot with an exterior side lot line that is a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of the By-law	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Interior Side Yard Where interior side lot line is the rear lot line of an abutting parcel	2.5 m (8.2 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard		
Interior lot/ CEC – corner lot	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Landscaped Area	25% of the lot area	20% of the lot area
The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0m or the required yard/setback	7.5 m (24.6 ft.) (the required yard)	5.0 m (16.4 ft.)
Maximum projection of a balcony into a required rear yard abutting a G1 zone	0 m (Not permitted)	1.5 m (4.9 ft.)
A maximum encroachment of a porch or a deck, located at		

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	1.6 m (5.2 ft.)	1.8 m (5.9 ft.)

7. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 4 Kindergarten to Grade 5 2 Grade 6 to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Ray Underhill PS <ul style="list-style-type: none"> Enrolment: 283 Capacity: 350 Portables: 1 Dolphin Sr. <ul style="list-style-type: none"> Enrolment: 580 Capacity: 555 Portables: 0 Streetsville S.S. <ul style="list-style-type: none"> Enrolment: 866 Capacity: 1,008 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Joseph <ul style="list-style-type: none"> Enrolment: 329 Capacity: 478 Portables: 1 St. Aloysius Gonzaga <ul style="list-style-type: none"> Enrolment: 1,708 Capacity: 1,656 Portables: 0

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (October 15, 2018)	<p>Municipal sanitary sewers consist of a 300 mm (11.8 in.) sewer on Main Street and 250 mm (9.8 in.) sewer on Wyndham Street. Municipal water infrastructure consists of a 400 mm (15.7 in.) watermain on Main Street and 150 mm (5.9 in.) watermain on Wyndham Street.</p> <p>The Region of Peel requires specific conditions related to servicing to be included in the Subdivision Agreement.</p> <p>Prior to servicing the developer shall submit a satisfactory engineering submission for review and approval.</p> <p>The subject property is partially contained within lands designated Core Greenlands by the Region of Peel. The Region defers to the Credit Valley Conservation Authority to delineate the area and provide appropriate comments.</p> <p>The applications will not require a Regional Official Plan Amendment (ROPA).</p>
Dufferin-Peel Catholic District School Board (February 21, 2018) and the Peel District School Board (March 5, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
Credit Valley Conservation (November 15, 2018)	<p>Further information to confirm that the dripline of the existing tree canopy is the greatest of all onsite constraints is required.</p> <p>Further information from the Geotechnical Investigation and Slope Stability Study is required confirming the stability of the staked top of bank and long term stable slope.</p> <p>Further clarification is required with regards to the Stormwater Management Report.</p>

Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (March 22, 2018)</p>	<p>The Community Service Department notes that the subject site is adjacent to the Timothy Street Park (P-127) zoned G1. This 10.76 ha park contains a trail on the east side of the Credit River which terminates at Bristol Road West and continues on the west side of the river south of Main Street. All identified lands below the greatest environmental constraint, including the 10 m (32.8 ft.) buffer, shall be dedicated gratuitously to the City as Greenbelt for conservation purposes.</p> <p>Future residents on this property will be served by Streetsville Memorial Park (P-114), located on the east side of Church Street and south of Main Street, which is less than 100 metres (330 ft.) from the subject lands. This 12.54 ha (30.99 ac) park contains active sports fields, a play site, a pool, picnic areas, a washroom, a bocce court, the Vic Johnston Community Centre and trails.</p> <p>Should this application be approved, hoarding and fencing is required along the boundary of Timothy Street Park.</p> <p>Securities will be required for greenbelt clean-up, restoration and protection, hoarding, and fencing. A cash contribution in the amount of \$9,108.94 is required for street tree planting along Main Street and Wyndham Street.</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 City's Policies and By-laws.</p>
<p>City Community Services Department – Heritage Planning (October 24, 2018)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting any adverse impacts to any significant archaeological resources found.</p>
<p>City Transportation and Works Department (November 27, 2018)</p>	<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>Noise Study The report is to provide additional clarification regarding the noise levels at the Outdoor Living Areas (OLAs), due to traffic sources and changes to the development configuration. All calculations are to be provided in the report. If required, noise mitigation measures will be secured for through the Subdivision Agreement.</p>

Agency / Comment Date	Comment
	<p>Functional Servicing Report (FSR) The report is to provide additional clarification regarding the impact of the proposed development on the Wyndham Street storm sewer. To be more specific, a downstream analysis is required. Also, it is to update the drainage areas, run-off coefficients and to calculate the required volume for the 5 mm (0.2 in.) water balance. Additionally, as stated by the FSR, upgrades on the Main Street storm sewer will be required.</p> <p>Grading/Servicing Plan The engineering drawings are to show that the necessary municipal services can be provided for the proposed development. Clearly depict the freehold townhouses and common element townhouses limits. Additionally, they have to ensure the proposal doesn't negatively impact existing slopes along the Credit River for which a catch basin system on the rear yards of the units along the River should be provided instead of infiltration strategies that could compromise the slope. For all works proposed along the River valley, CVC approval will be required. Further, revisions shall be made to ensure no negative impacts from this development are caused on adjacent properties and, if any, to provide the mitigation measures to counteract those effects.</p> <p>Common Element Condominium (CEC) Townhouses The supporting engineering and landscape drawings are to be revised to clearly depict the minimum 3.0 m (10 ft.) utility corridor within the minimum 4.5 m (14.8 ft.) front yard setback, ensuring that steps and/or any landing/porch area does not encroach within this area and that there is no encroachment of the freehold townhouses services or fences within the CEC utility corridor. Additionally, the private condominium road shall be revised to provide crowned road with 2% cross fall and to clearly show the Parcels of Tied Land (POTL) boundaries.</p> <p>Municipal Works Municipal works will be required to support this development and these works shall form part of the Subdivision Agreement. The extent of the works will be determined prior to the Recommendation Report. Detailed design, securities and insurance will be addressed through the Subdivision Agreement.</p> <p>Traffic The Traffic Impact Study (TIS) is to be updated to show the latest traffic volume counts and to reflect the only permitted access to the site on Wyndham Street and to provide the supporting turning movements templates. As mentioned in the</p>

Agency / Comment Date	Comment
	<p>1st submission of this application, the access via Main Street is not supported. The owner is to provide a turnaround area to facilitate the ingress/egress of emergency/waste collection vehicles through the Wyndham Street access to the site. Additionally, the TIS report is to be revised to incorporate sidewalk connectivity along Wyndham Street and to append the signal timing plans used on the report. Further, a draft plan of subdivision is to be submitted detailing all the required land dedications as required by the Official Plan.</p> <p>Environmental Additional information is required to confirm how potential environmental constraints identified in the Phase I Environmental Site Assessment will be managed. Further, as lands will be dedicated to the City for Greenbelt purposes, the owner is to confirm the presence and quality of fill material on those lands.</p> <p>The above noted issues are to be addressed in detail prior to the Recommendation 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> <p>Canada Post Rogers Cable Greater Toronto Airport Authority Enbridge Peel Regional Police Fire Prevention Community Services - Arborist</p>

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the proposed land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Is the proposed vehicular access onto Main Street acceptable?
- If the access to Main Street is not found to be acceptable, the proposal will need to be redesigned to accommodate emergency and waste collection vehicles
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues
- Have the environmental constraints been addressed to the satisfaction of Credit Valley Conservation

Development Requirements

There are development limit constraints and engineering matters including: grading, 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.

Other Information

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

- Concept Plan
- Draft Plan of Subdivision
- Elevations
- Site Grading & Servicing Plan
- Storm and Sand Tributary Plan
- Erosion and Sediment Control Plan
- Tree Preservation Plan
- Landscape Plan
- Planning Justification Report
- Arborist Report
- Green Site and Building Initiatives
- Environmental Impact Study
- Phase I Environmental Site Assessment
- Reliance Letter
- Traffic Impact and Parking Study
- Noise Feasibility Study
- Functional Servicing & Stormwater Management Report
- Geotechnical Letter
- Archaeological Assessment
- Heritage Impact Assessment

**Recommendation Report
Detailed Planning Analysis**

Owner: City Park (Main Street Inc.)

36, 38, 40, 44 and 46 Main Street

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1. Community Comments

A pre-application community meeting was held on February 27, 2018 and a statutory public meeting was held on February 2, 2019. Comments received from the public were generally directed towards increased traffic, insufficient parking, tree removal, flooding, and the proposed density. Below is a summary and response to the specific comments heard.

Comment

Concern with increased traffic and traffic safety with regards to the access onto Main Street

Response

The traffic impact studies and supplementary memorandum from Cole Engineering advised that a secondary access from the site onto Main Street would improve the Main Street and Wyndham Street intersection operation and safety. A centre median has been proposed along Main Street to ensure that traffic movements from the site to Main Street are limited to right in, right out. The Transportation and Works Department advise that the traffic impact studies are satisfactory

Comment

Concern that the number of parking spaces proposed is insufficient.

Response

The proponent has not proposed a reduction from the City's parking space requirements. Each dwelling unit has two parking spaces (one in the garage and one in the driveway),

as well as a total of five visitor parking spaces (including one accessible parking space), as prescribed by the City's zoning by-law.

Comment

Concern with the proposed density of the development.

Response

The proposed built form is consistent with other infill townhouse projects in Streetsville.

Comment

Concern with the removal of trees and green space.

Response

Tree Removal Permits and satisfactory landscape plans will be required prior to site plan approval.

Prior to execution of the Servicing Agreement, 0.29 ha (0.71 ac.) of natural area at the rear of the property will be transferred to the City for conservation purposes. As part of the approval of the applications, these lands will be redesignated to Greenlands in the Official Plan and rezoned to G1 (Greenlands) to ensure their use for conservation in perpetuity.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were most recently circulated to all City departments and commenting agencies on February 3, 2020. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

The evaluation of noise sources that may have an impact on this development include road traffic. Standard building construction considerations will be sufficient to ensure adequate indoor noise levels, along with acoustical barriers for some outdoor living areas, the details of which will be confirmed through detailed design.

The Functional Servicing Report (FSR) and Stormwater Management Report indicate that an increase in stormwater runoff will occur. In order to mitigate the change in impervious area from the proposed development and impact to the receiving Municipal drainage system, onsite stormwater management controls for the post development discharge will be required. The applicant has demonstrated a satisfactory

stormwater servicing concept. Infiltration onsite is being pursued, and a low impact design feature (open bottom stormwater tank with a storage layer) is being proposed underneath the private common element condominium road. Some additional information is required to clarify the drainage from the freehold units and the finished basement floor elevations but this requirement and overall refinement of the stormwater management report can be addressed at the detailed design stage.

A total of two (2) traffic impact study (TIS) submissions were provided by Cole Engineering in support of the proposed development. Each submission was reviewed and audited by the City's Transportation and Works Department. Based on the second submission, dated August 2018, the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 16 (3 in, 13 out) and 18 (12 in, 6 out) two-way site trips for the weekday AM and PM peak hours in 2022 respectively.

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.

The results of the Environmental Site Assessment indicate that the site is suitable for the intended land use. No further assessment is required.

New municipal infrastructure will be required to support this development, including stormwater and right-of-way

infrastructure. Review of the detailed design, including detailed engineering drawings and reports, will be addressed through a Subdivision Agreement prior to registration of the proposed development.

Transportation and Works is satisfied that the information reviewed to date is satisfactory, and in accordance with City requirements. Any outstanding items required to facilitate the implementation of the zoning by-law and approval of the Draft Plan of Subdivision can be addressed through Draft Plan Conditions, the Subdivision Agreement and the Site Plan review process.

Community Services Department

In comments dated May 2020, Community Services indicated that the proposed development is adjacent to the Timothy Street Park (P-127). This 10.76 ha (26.58 ac.) park contains a trail abutting the east side of the Credit River, and terminates at Bristol Road West. Future residents of this property will also be served by Streetsville Memorial Park (P-114), located south of Main Street on the east side of Church Street, less than 100 m (330 ft.) from the subject lands. This 12.54 ha (30.99 ac.) park contains active sports fields, a play site, a pool, picnic areas, a washroom, a bocce court, the Vic Johnston Community Centre and trails.

Prior to execution of the Servicing Agreement, securities will be required for greenbelt clean-up, restoration and protection, hoarding, and fencing. A cash contribution is required for street tree planting along Main Street and Wyndham Street. All identified lands below the greatest environmental constraint, including the 10 m (32 ft.) variable buffer, will be dedicated

gratuitously to the City as Greenlands for conservation purposes.

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 and in accordance with City's Policies and By-laws.

Region of Peel

Water servicing for the subject development will be provided by a proposed 200 mm (7 in.) diameter watermain located within the proposed 3 m (10 ft.) utility corridor and will connect to an existing 400 mm (15 in.) diameter watermain on Main Street.

Sanitary servicing for the subject development will be provided by the existing sanitary sewers on Wyndham Street (200 mm (7 in.) and Main Street (300 mm (11 in.).

The additional population will not hinder the existing sanitary and water infrastructure in this area.

The Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste for the proposed 26 townhouses.

The Region does not have any objections or concerns regarding proposed subdivision application.

The applications will not require a Regional Official Plan Amendment (ROPA).

Credit Valley Conservation

Credit Valley Conservation (CVC) staff have received and reviewed the latest submission of the above noted applications dated February 2020.

CVC staff are generally satisfied with the Functional Servicing and Stormwater Management Report (prepared by Condeland, last revised January 28, 2020), and defer the detailed stormwater management design review to the City. Additional comments on this development will be provided prior to site plan approval.

3. Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development. Both documents guide the provincial government's plan for growth and development in a manner that balances and supports economic prosperity, environmental protection and ensures communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the Official Plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through Official Plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

4. Consistency with PPS

Section 1.1.1(b) and 1.4.1 of the PPS states that Planning authorities shall provide for an appropriate range and mix of housing tenures and types.

Section 1.1.3.3 of the PPS states that Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites and the availability of suitable existing or planning infrastructure and public service facilities required to accommodate projected needs.

Section 5 of the Mississauga Official Plan (MOP) (Direct Growth) has a range of policies that encourage varying degrees of growth, including intensification, in specific parts of the City.

Section 7.2 of MOP (Housing) has policies that encourage a range of housing choices which vary by type, tenure and price.

Section 9 of Mississauga Official Plan (MOP) (Build a Desirable Urban Form) has policies that encourage an urban

form that respects the urban hierarchy and city structure and provides for appropriate transitions to neighbouring uses.

The relevant MOP policies in this report are consistent with the PPS.

5. Conformity with Growth Plan

Section 2.2.2.3 in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 5.3.5.5 of MOP states that intensification may be considered in neighbourhoods 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.

Section 5.3.5.6 of MOP requires development in neighbourhoods to be sensitive to the existing and planned context and include appropriate transitions in use, built form, density and scale.

The relevant MOP policies in this report conform with the Growth Plan for the Greater Golden Horseshoe.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

6. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3 direct development and redevelopment to the Urban System to conserve the environment, achieve sustainable development, establish healthy complete communities and intensification in appropriate areas that efficiently use land, services and infrastructure, while taking into account the characteristics of existing communities.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. Limited growth can occur in Neighbourhood Character Areas, provided the proposed development is context sensitive and responds to the existing or planned character of the surrounding area.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan policies for the Streetsville Neighbourhood Character Area to permit 7 freehold townhomes and 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands. Section 19.5.1 of MOP provides the following criteria for evaluating site specific Official Plan Amendments:

- *Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*
- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?*

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject site is located in the Streetsville Neighbourhood Character Area, approximately 110 m (360 ft.) east of the Streetsville Community Node Character Area.

The subject site is designated **Residential Low Density I and Greenlands**, which permits detached dwellings, semi-detached dwellings and duplex dwellings, and conservation, flood control and/or erosion management, passive recreational activity and parkland, respectively. The lands are currently vacant, but were at one time occupied by four detached dwellings on large lots that were demolished between 2007 and 2018.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. A range of residential uses are permitted in the Streetsville Neighbourhood Character Area including detached dwellings, townhomes, and apartment buildings. The surrounding lands are designated Residential Low Density I, Residential Medium Density, and Residential High Density which permit detached dwellings, semi-detached dwellings and duplex dwellings; all forms of townhomes; and apartments, respectively. Lands to the north and east of the site are also designated Greenlands, which permits conservation, flood control and/or erosion management, passive recreational activity and parkland use.

- Number 9 Rathburn-Thomas on Queen Street South having direct access to City Centre Transit Terminal and Erin Centre Blvd/Ninth Line.
- Number 10 Bristol-Britannia on Main Street having direct access to City Centre Transit Terminal and Meadowvale Town Centre.
- Number 44 Mississauga Road on Queen Street South having direct access to the Meadowvale Town Centre and the University of Toronto Mississauga campus.

There is a transit stop at the intersection of Queen Street South and Main Street, within 200 m (656 ft.) of the site.

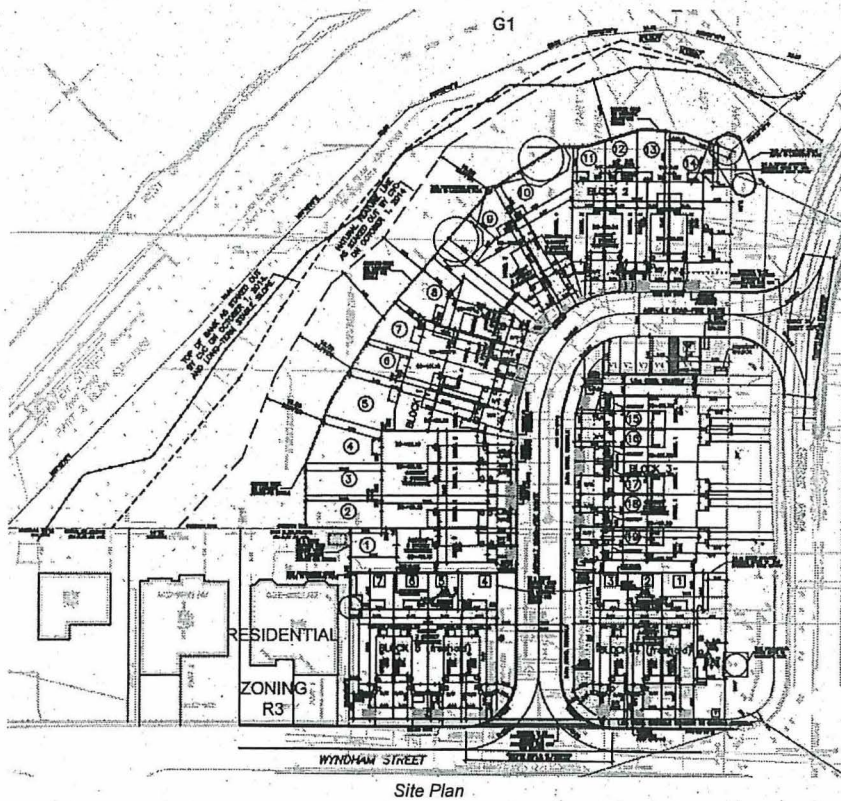
The proposed development is adjacent to the Timothy Street Park, which contains a trail on the east side of the Credit River. Future residents will also be served by Streetsville Memorial Park which contains active sports fields, a play site, pool, picnic areas, and the Vic Johnston Community Centre and trails. The Streetsville Public Library is located on Queen Street South, approximately 450 m (1,476 ft.) from the property. Streetsville Village Square is also located within 100 m (328 ft.) of the property.

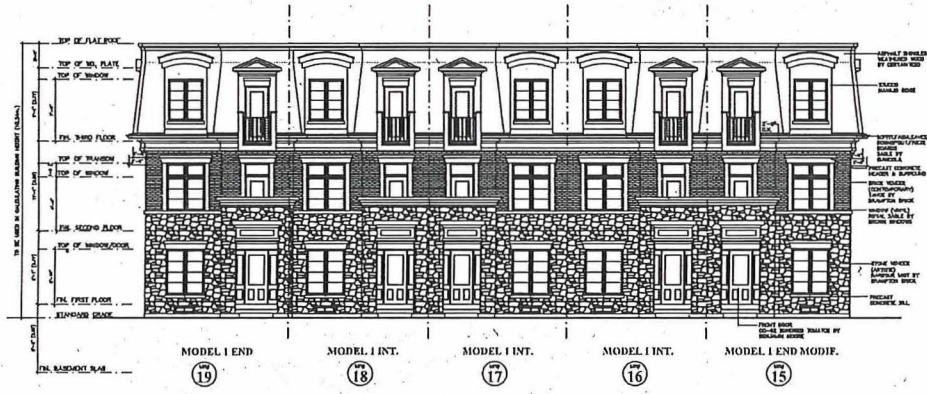
The property is an approximate five minute walk from Streetsville Village, which contains a variety of commercial uses including small retail businesses, personal services, as well as bars and restaurants.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

8. Revised Site Plan and Elevations

The applicant has provided revised site plan and elevations as follows:





Main Street Frontage



Wyndham Street Frontage

9. Zoning

The proposed H-RM5-57 and H-RM6-23 zones and G1 zones are appropriate to accommodate the proposed development.

Below is an updated summary of the proposed site specific zoning provisions for the proposed freehold townhomes which front on to Wyndham Street.

Proposed H-RM5-57 Zoning Regulations

Zone Regulations	RM5 Zone Regulations	Proposed RM5-57 Zone Regulations
Minimum Lot Area		
Interior Lot	200 m ² (2,152.8 ft ²)	129 m ² (1,388.5 ft ²)
Corner Lot	280 m ² (3,014 ft ²)	195 m ² (2,098.9 ft ²)
Minimum Lot Frontage		
Interior Lot	6.8 m (22.3 ft.)	5.4 m (17.7 ft.)
Corner Lot	9.8 m (32.15 ft.)	8.5 m (27.9 ft.)
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	N/A
to a lot line abutting a private road	N/A	3 m (9.8 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	6 m (19.6 ft.)

Below is an updated summary of the proposed site specific zoning provisions for the proposed common element condominium townhomes.

Proposed H-RM6-26 Zoning Regulations

Zone Regulations	RM6 Zone Regulations	Proposed RM6-23 Zone Regulations
Minimum Lot Area		
Corner Lot	190 m ² (2,045f ft ²)	170 m ² (1,829 ft ²)
Minimum Lot Frontage		
Interior Lot	5.0 m (16.4 ft.)	4.7 m (15.4 ft.)
Corner Lot	8.3 m (27.2 ft)	7 m (22.9 ft)
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	4.2 m (15.7 ft.)
Minimum Front Yard	4.5 m (14.7 ft.)	4 m (13.12 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	5 m (16.4 ft.)
Minimum landscaped area	25% of lot area	19% of lot area

10. Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the

Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

The subject lands are currently zoned R3 and G1 which permits detached dwellings, and natural heritage features and areas conservation respectively. The R3 zone allows detached dwellings of 10.7 m (35.1 ft.) in height on lots with minimum frontages of 15 m (49.2 ft.) and minimum areas of 550 m² (5920.1 ft²). Should the applications be approved, the subject lands would be rezoned to permit 7 freehold townhomes, 19 condominium townhomes and an addition to the adjacent greenlands. As the project is larger than 5 000 m² (54,000 ft²) in size, it meets the minimum threshold for a Section 37 contribution.

Should the applications be approved, a Section 37 Agreement for Community Benefits must be executed to the satisfaction of the City.

11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- The execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City.

12. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A Site Plan Application was submitted to the City on December 13, 2019.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as detailed design and landscaping.

13. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Gratuitous dedication of 0.29 ha (0.71 ac.) of greenbelt and buffer lands from the rear of the subject property to the City for conservation purposes
- 40 new trees in addition to replacement trees at a ratio of 3:1, consisting of 4 different species
- Private walkways comprised of permeable pavers
- Energy efficient LED lighting

14. Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 3.

As the lands are the subject of a Draft Plan of Subdivision application, development will be subject to the completion of services and registration of the plan.

15. Conclusions

In conclusion, City staff has evaluated the applications to permit 7 freehold townhomes, 19 condominium townhomes on a condominium road and to add lands to the adjacent Greenlands against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed development represents an efficient use of vacant land in an established residential neighbourhood. The proposal will not result in any adverse impacts to the community, and is generally consistent with other infill development patterns in the Streetsville Neighbourhood Character Area.

Planning Staff recommend that the applications be approved subject to the conditions outlined in this report.



**SCHEDULE A
CONDITIONS OF APPROVAL**

**NOTICE OF DECISION
TO APPROVE:**

FILE: T-M17007 W11

SUBJECT: Draft Plan of Subdivision
Part Lot 1 Main Street, Wyndham Street & Water Street
Part Lot STR4 Streetsville as in RO970163; Mississauga,
Part Lot 1 Main Street, Wyndham Street & Water Street
PL STR4 Streetsville;
Part Lot 2 Water Street & Main Street PL STR4
Streetsville (AKA PT LT 7, PL A92) as in VS113285 and
RO567135; Mississauga
Part Lot 7 PL A92 Streetsville; Part Lot 4 CON 4 WHS
Toronto; PT LT 2 Water Street & Main Street PL STR4
Streetsville; PT LT 2 PL A92 Streetsville PTS 1 & 2,
43R14856, PTS 1, 2, & 3, 43R 16503; S/T VS275355
Mississauga
36, 44 & 46 Main Street
North east corner of Main Street and Wyndham Street
City of Mississauga
City Park (Main St.)

In accordance with By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

1.0 Approval of the draft plan applies to the plan dated April 30, 2020.

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- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
 - 3.0 The applicant/owner shall enter into a Subdivision Agreement including Municipal Infrastructure Schedules, and any other necessary agreements, in a form satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, land dedications, public easements, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals; conservation and environmental matters; phasing and insurance. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION AS CONTAINED IN THE APPLICATION STATUS REPORT DATED AUGUST 28, 2020, THAT CORRESPONDS WITH THE RESUBMISSION DATED JULY 4, 2020 AND REMAIN APPLICABLE. THESE COMMENTS HAVE BEEN PROVIDED TO THE APPLICANT OR THEIR CONSULTANTS AND FORM PART OF THESE CONDITIONS.
 - 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
 - 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
 - 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
 - 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
 - 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
 - 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
 - 10.0 Prior to final approval, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
 - 11.0 The applicant/owner shall make arrangements acceptable to the City with regard to any park issues including park or greenbelt development, buffer planting, or hoarding.

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- 12.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 13.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Subdivision Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 13.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- 13.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 14.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Subdivision Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 14.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 15.0 Prior to final approval, Credit Valley Conservation requires the following:
- 15.1 That a financial contribution in lieu of on-site stormwater management measures be provided in accordance with the recommendations of the Mississauga Storm Water Quality Control Study to the satisfaction of Credit Valley Conservation, or;
- 15.2 That a comprehensive Best Management Practices report be provided to address stormwater management for the subject property in accordance with the Ministry of Environment and Energy Stormwater Management Practice and Design Manual, 1994 and other applicable criteria as provided by Credit Valley Conservation and the City; and
- 15.3 That detailed engineering plans be prepared to the satisfaction of Credit Valley Conservation, which describe the means whereby stormwater will be treated and conducted from the site to a receiving body.
- 15.4 That the Subdivision Agreement between the owner and the City shall contain provisions with respect to the following, and with wording acceptable to Credit Valley Conservation, wherein the owner agrees to carry out or cause to be carried out the works noted above.
- 16.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.

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- 17.0 Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.
 - 18.0 Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
 - 19.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
 - 20.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.