

Michael Pebesma
Planning and Building Department
City of Mississauga
300 City Centre Drive
Mississauga, ON, L5B 3C1

September 17, 2024

**RE: Applications for Official Plan Amendment and Zoning By-law Amendment
2463 and 2469 Mimosa Row, Mississauga**

On behalf of the owners, Sajecki Planning Inc. (applicant) is pleased to submit the is pleased to submit the following Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the property known municipally as 2469 Mimosa Row (subject site") and to permit six (6) street townhouses in Mississauga.

1.0 The Site

The subject site includes two (2) underutilized portions occupied by single detached dwellings. The Site is located in Ward 7 in the City of Mississauga, located on the northeast corner of Mimosa Row and Floradale Drive. The Site is less than 100 meters west of the intersection of Hurontario Street and Floradale Drive. The site has an area of 1,438.34 m² (0.14 ha) and a frontage of 36.12 metres and a frontage along Floradale Drive of 28.46 metres. It is designated "Residential Low Density I" in the City of Mississauga Official Plan and zoned "R3" (Residential – Detached Dwellings) under the City of Mississauga Zoning By-law 0225-2007. The legal description for the subject site is LOT 1 AND 2 OF PLAN 500, City of Mississauga, Regional Municipality of Peel.

The subject property is within the Queensway Protected Major Transit Station Area (PMTSA) (HLRT-4). The subject site is located within 1.1 kilometers of the Cooksville GO Station, within 500 metres of the Dundas Street Stop of the Hazel McCallion LRT, and within 600 metres of the Queensway stop of the Hazel McCallion LRT. The existing and planned transit provides connections to Mississauga's major commercial centres and business parks such as Cooksville, Erindale, Meadowvale, and other transit lines via the Hazel McCallion LRT, Kipling Terminal Station (Toronto's subway system), Toronto's Union Station (connects to regional rail services).

The site provides an exceptional opportunity to connect Mississauga residents to amenities and jobs with a transitional, compact development. The concept has evolved through a fulsome design process, including input from technical consultants and ongoing consultation with City of Mississauga planning staff.

2.0 The Proposal

The proposal contemplates making efficient use of an underutilized site with six (6) 3-storey street townhouses. The proposal includes six (6) dwelling units with dedicated rear yard space and two (2) parking spaces per unit. The proposal includes a total GFA of 1,078.75 m² (11,611ft²) with a total Floor Space Index of 1.16 times the area of the lot.

Six (6) side-by-side driveways will be located fronting onto Mimosa Row. These driveways will provide access to the integral garage units located at grade along the midpoint of each dwelling. In total twelve (12) parking spaces will be provided. The proposal will address Mimosa Row as the building frontage. A driving force behind the site layout is its location between the existing plaza and the residential neighbourhood. The townhouses provide a transition between the residential neighbourhood to the west and south, and to plaza to the west.

3.0 Background

A pre-application meeting (DARC 20-272) was held on November 18th, 2020 to gather feedback on the proposed development. A Submission Requirements Checklist for the OPA and ZBA was received following this meeting. Confirmation was received from Michael Pebesma that this checklist was still valid and that a DARC meeting should be submitted in order to move the application forward. The first DARC submission was made in May of 2023 and revisions were made to the submission materials in response to comments received from staff. A subsequent in-person meeting was held with Councillor Dipika Darmela on September 20, 2023 at the Huron Recreation Centre in Mississauga. This application meets all comments provided by City staff as part of the DARC process and should be deemed complete (See Appendix 1).

4.0 Appeal of Application Fees

To date our clients have been charged an exorbitant amount of money for a process that no longer exists. These fees include the following:

- \$8,324.71 for DARC application fees on November 3rd of 2020.
 - \$8,876.00 for DARC application fees on June 27th of 2023.
- \$17,200.71** combined for both.

It should be noted that a DARC 2 meeting was not required and thus the overall DARC 2 application fee was not utilized. In addition to this is the fact that there have been several provincial policy changes (Bill 23, Bill 109, and Bill 185) since the original submission of the application. Furthermore, this project is scoped and only provides six (6) townhouse units. The project needs to save money where possible. We are formally requesting that these application fees be discounted from the overall application fee of **\$58,965.00**. This would result in a total application fee of **\$41,764.29**.

5.0 Enclosures

The revised materials in support of this submission are listed below.

Submission Requirement	Document Name	Consultant	Date
Drawings			
Architectural Drawings	- A100 and A200 Site Plan and Statistics - A250 to A500; Floor Plans - A6 Elevation West and South - A7 Elevation East and North	Pedro Pimental Architect Inc.	August 26, 2024
Civil Drawings	- C101 Site Servicing Plan and General Notes - C102 Site Grading Plan and General Notes	Skira & Associates Ltd.	August 22, 2024
Acoustical Wall Details	- Acoustical Wall Details	ZC Engineering Inc.	July 4, 2024
Survey Plan	- Survey Plan	Tony Stauskas Surveying Inc.	August 20, 2015
Tree Inventory and Preservation Plan	- Tree Inventory and Preservation Plan	Arborist Group	April 7, 2022
Documents			
Draft Official Plan Amendment Table/List of Site-Specific Exemptions	- Draft Official Plan Amendment List	Sajecki Planning	September 2024
Draft Zoning By-law Amendment Table/List of Site-Specific Exemptions	- Draft Zoning By-law Amendment Table	Sajecki Planning	September 2024
Planning Justification Report	- Planning Justification Report	Sajecki Planning	September 2024
Traffic and Parking Utilization Study	- Traffic and Parking Impact Study	Paradigm Transportation Solutions Ltd.	November 2022
Acoustical Feasibility Study	- Acoustical Feasibility Study	Thornton Tomasetti	November 20, 2023
Arborist Report	- Arborist Report	Arborist Group	November 10, 2023
Easements / Restrictions on Title and Parcel Register	- Parcel Register	Foxmar Developments Ltd.	
Stormwater Management Report	- Stormwater Management and Functional Servicing Report	Skira & Associates Ltd.	April 5, 2023
Functional Servicing Report	- Stormwater Management and Functional Servicing Report	Skira & Associates Ltd.	April 5 2023
Phase 1 Environmental Site Assessment	- Phase One Environmental Site Assessment	Bruce A. Brown Associates Ltd.	August 21, 2023

Submission Requirement	Document Name	Consultant	Date
Confirmations from Staff	<ul style="list-style-type: none"> - Email from Andrea Dear Regarding DARC Checklist – July 19, 2024. - Email from Rachel Kim regarding the Acoustic Report - Email from Bo Yang regarding the Traffic Report - Email from Steve Cha regarding the Phase One ESA 	N/A	N/A
Application Forms			
Official Plan Amendment and/or Rezoning Application Form	<ul style="list-style-type: none"> - Official Plan Amendment or Rezoning Application Form (2024) - Official Plan, Rezoning, Subdivision Fee Calculation Worksheet (2024) 	Sajecki Planning Inc.	September 16, 2024
Commenting Agency Collection Form	<ul style="list-style-type: none"> - Commenting Agency Collection Form 	N/A	September 2024
Declaration of Applicant Schedule with Oath	<ul style="list-style-type: none"> - Declaration of Applicant Schedule with Oath OPA and Rezoning 	N/A	September 2024
Environmental Site Screening Declaration	<ul style="list-style-type: none"> - Environmental Site Screening Declaration 	N/A	May 2023
Environmental Site Screening Questionnaire	<ul style="list-style-type: none"> - Environmental Site Screening Questionnaire 	N/A	February 2024
Notice Sign Schedule	<ul style="list-style-type: none"> - Notice Sign Schedule 	N/A	September 2024
Parcel Register Information	<ul style="list-style-type: none"> - Parcel Register – 2463 Mimosa Row - Parcel Register – 2469 Mimosa Row 	N/A	September 2024
Planning Information Schedule	<ul style="list-style-type: none"> - Planning Information Schedule 	N/A	September 2024
Property Owner – Appointment and Authorization	<ul style="list-style-type: none"> - Property Owner – Appointment and Authorization 	N/A	May 2023
Property Owner – Public Information and Permission	<ul style="list-style-type: none"> - Property Owner – Public Information and Permission 	N/A	May 2023
Servicing and Matters of Provincial Interest Schedule	<ul style="list-style-type: none"> - Servicing and Matters of Provincial Interest Schedule 	N/A	September 2024
Site Information Schedule	<ul style="list-style-type: none"> - Site Information Schedule 	N/A	September 2024
Storm Sewer Use By-law Acknowledgement	<ul style="list-style-type: none"> - Storm Sewer Use By-law Acknowledgement 	N/A	February 2024
Tree Injury Destruction Declaration Schedule	<ul style="list-style-type: none"> - Tree Injury Destruction Declaration Schedule 	N/A	May 2023

6.0 Conclusion

We trust that the submission materials meet the City's requirements for a complete application. An application fee payment in the amount of **\$58,965.00**, covering the combined OPA/ZBA application fee, will be transferred following submission.

We look forward to working with the city as we proceed through the review process. If you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 647-497-8000 ext. 9 or morgan@sajeckiplanning.com.

Sincerely,



Morgan Dundas
BURPI
Senior Planner, Sajecki Planning

Project Status Report



PROJECT NUMBER	DARC 23-105 W7
ADDRESS	2463 Mimosa Row
DESCRIPTION	Six (6) 3-storey street townhouses
CURRENT PROJECT STATUS	Resubmit Received

Please refrain from contacting plan reviewers until they have completed their review and you have received comments. Contacting plan reviewers prior to their review adds delays to the review process.

REVIEW CYCLE	REVIEW GROUP	STATUS	REVIEWER NAME	CONTACT INFORMATION
1	DEVELOPMENT ENGINEERING REVIEW	Comments Provided	Markus Eichenbaum	Markus.Eichenbaum@mississauga.ca 905-615-3200
	ENVIRONMENTAL ENG REV STORM	Comments Provided	Walter Copping	Walter.Copping@mississauga.ca 9056153200 x5831
	ENVIRONMENTAL ENG REVIEWER	Comments Provided	Jessica Yong	Jessica.Yong@mississauga.ca 905-615-3200 x3174
	LANDSCAPE ARCH - COMM SERVICES	No Comments	Simon Latam	simon.latam@mississauga.ca 905-615-3200 x5360
	LANDSCAPE ARCH - DEV DESIGN	Comments Provided	Cameron Maybee	cameron.maybee@mississauga.ca 905-615-3200 x4041
	PARKING	Comments Provided	Mark Mueller	Mark.Mueller@mississauga.ca 905-615-3200
	PLANNER - COMM SERVICES	Comments Provided	Sangita Manandhar	sangita.manandhar@mississauga.ca 905-615-3200 x4426
	PLANNER - DEV DESIGN	Comments Provided	Andrea Dear	Andrea.Dear@mississauga.ca 9056153200 x8615
	PUBLIC ART COORDINATOR	No Comments	Michael Tunney	michael.tunney@mississauga.ca 905-615-3200 x4602
	REGION OF PEEL	Comments Provided	Patrycia Menko	Patrycia.menko@peelregion.ca 905-791-7800
	TRAFFIC REVIEW	Comments Provided	Bo Yang Yu	BoYang.Yu@mississauga.ca 9056153200 x4784
	URBAN DESIGNER	Comments Provided	Jiyeon Kim	Rachel.Kim@mississauga.ca 9056153200 x5534

REVIEW STATUS LEGEND	
APPROVED	Review Group has completed the review and has no outstanding conditions.

Project Status Report



COMMENTS PROVIDED	Review Group has completed the review and has provided comments.
IN-REVIEW	Reviewer in the Review Group has accepted the task and is in the process of reviewing the project.
NO COMMENTS	Review Group has completed the review and has no comments.
NO REVIEW REQUIRED	Review Group has determined that no review is required for the project.
NOT REVIEWED THIS CYCLE	Review Group did not review the project for the applicable review cycle.
WITHHELD	Review Group has completed the applicable review cycle and the project has outstanding conditions that need to be addressed.

Outstanding Comments

Please be advised that the information noted below is subject to change until all the required review groups have completed the applicable review cycle. You will not be able to respond to any outstanding comments until you have been assigned a Prescreen Corrections or an Applicant Resubmit task. If you require assistance with your task, please visit: <https://www.mississauga.ca/eplanshelp>

If you require an explanation or would like to discuss the comments found in this report, please contact the reviewer directly.

Please note that further comments may be forthcoming subject to review of new information.

REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
41	1	DEVELOPMENT ENGINEERING REVIEW Markus Eichenbaum 7/10/23 1:11 PM	SUBMISSION REQUIREMENT: Indicate the tenure for the proposed condominium development as described by the Condominium Act.				Info Only
42	1	DEVELOPMENT ENGINEERING REVIEW Markus Eichenbaum 7/10/23 1:11 PM	COMMENT: Should these lands be developed as a multi-family or any condominium, the applicant is advised that internal roads and services are to be constructed to meet the City's minimum condominium standards in accordance with Section 6 of the Development Requirements Manual, Transportation and Works Department, City of Mississauga. http://www.mississauga.ca/portal/business/developmentrequirements				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
43	1	DEVELOPMENT ENGINEERING REVIEW Markus Eichenbaum 7/10/23 1:12 PM	SUBMISSION REQUIREMENT: Acoustical Feasibility Study that includes the following:(i) A technical assessment of the existing and predicted future noise and vibration levels from all transportation (road rail aircraft) and stationary noise sources on the indoor and outdoor environment. Please contact the City's Transportation and Infrastructure Management section at (905) 615-3200 ext 3016 to obtain the ultimate traffic data for municipal roads; (ii) Description of impacts of noise generated by a proposed development on the surrounding environment the impact of noise from the surrounding environment on the proposed development and the impact of noise from the proposed development on itself;(iii) Recommendation of mitigative measures and features (e.g. building materials ventilation requirements noise barrier (berm/fence) design and height building orientation warning clauses) required to meet indoor and outdoor sound level limits in accordance with the applicable Ministry of the Environment and Climate Change and City/Region of Peel Guidelines.				Info Only
44	1	DEVELOPMENT ENGINEERING REVIEW Markus Eichenbaum 7/10/23 1:12 PM	SUBMISSION REQUIREMENT: (i) Grading Plan (ii) Servicing Plan				Info Only
45	1	DEVELOPMENT ENGINEERING REVIEW Markus Eichenbaum 7/10/23 1:20 PM	COMMENT: (a) The Civil drawings, in particular the Grading Plan, are to be prepared in accordance with the terms of reference as follows: https://www.mississauga.ca/wp-content/uploads/2023/05/Grading-Plan-Terms-of-Reference.pdf ; (b) Site drainage is to be self-contained along east property line; (c) All points within the swale are to have sufficient drainage with no ponding		Responded by: Morgan Dundas - 9/6/24 3:37 PM The Site Servicing and Grading Plans have been prepared to the City of Mississauga's Terms of Reference.		Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
76	1	DEVELOPMENT ENGINEERING REVIEW Markus Eichenbaum 7/25/23 12:45 PM	COMMENT: A stormwater drainage easement will be required for the proposed swale extending across the entirety of the lot rear yards.				Info Only
57	1	ENVIRONMENTAL ENG REV STORM Walter Copping 7/13/23 10:59 AM	COMMENT: The applicant is required to implement low impact development measure such as permeable pavement, green roofs, landscape irrigation with stormwater re-use, etc.				Info Only
58	1	ENVIRONMENTAL ENG REV STORM Walter Copping 7/13/23 10:59 AM	COMMENT: Please be advised that the Stormwater Charge has come into effect as of January 2016. Credits of up to 50% are available for on-site stormwater management on non-residential and multi-residential properties. Learn more at www.stormwatercharge.ca				Info Only
59	1	ENVIRONMENTAL ENG REV STORM Walter Copping 7/13/23 10:59 AM	SUBMISSION REQUIREMENT: A Functional Servicing Report with Stormwater Management is required. The site is within the Cooksville Creek watershed. It will be necessary to implement on-site stormwater management techniques into the design to limit the post development stormwater discharge from the 100-year post-development storm event to the 2-year pre-development levels. The first 5mm of runoff shall be retained on site. For a site of this nature, rain barrels can be utilised. If a single real-lot catch basin connecting into the adjacent municipal storm sewer is utilised to service all of the freehold units, a 3.0m wide easement will be required to accommodate for the catch basin and storm connection. Lastly, it should be ensured that post-development flows are not being increased beyond the pre-development levels.		Responded by: Morgan Dundas - 9/6/24 3:37 PM Both reports have been prepared under one cover and submitted with this application.		Unresolved
60	1	ENVIRONMENTAL ENG REV STORM Walter Copping 7/13/23 10:59 AM	COMMENT: The storm sewer outlet for the subject site is the existing 900mm diameter storm sewer on Floradale Dr.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
48	1	ENVIRONMENTAL ENG REVIEWER Jessica Yong 7/12/23 12:48 PM	COMMENT: Environmental Site Screening Questionnaire and Declaration (ESSQD) form, dated May 5, 2023, has been received. It is indicated that an RSC has been filed for the property please confirm as no records were found in the Environmental Site Registry.		Responded by: Morgan Dundas - 9/6/24 3:38 PM Confirmed. This has been filed. There has been considerable back and forth with Andrea Dear on this file and an agreement was reached.		Unresolved

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49	1 ENVIRONMENTAL ENG REVIEWER Jessica Yong 7/12/23 12:49 PM	<p>SUBMISSION REQUIREMENT: The Phase I Environmental Site Assessment (ESA) report, dated April 7, 2022 and prepared by Bruce A. Brown Associates Limited, was completed following the Canadian Standards Association standard, not Ontario Regulation 153/04.</p> <p>Per the Terms of Reference for ESAs, a current Phase One ESA must be submitted to the Transportation and Works Department for review. The report must be prepared in accordance with O. Reg 153/04. If there are land dedications to the City, the Phase One ESA report must show the boundaries of the land dedication(s) within the figures of the report and the location of any identified PCAs and APECs.</p> <p>If the Phase One ESA indicates potential contamination, a Phase Two ESA must be submitted with figures showing the boundaries of the land dedication(s), if any, and the sampling location.</p> <p>All reports must be prepared in accordance with O. Reg. 153/04, signed and dated by a Qualified Person (as defined by section 5 and 6 under Ontario Regulation 153/04, as applicable) and be accompanied by a letter signed by the author of the reports or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the reports. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the last page of the following document: https://www.mississauga.ca/wp-content/uploads/2020/08/03151729/Section-5-Environmental-Requirements.pdf.</p> <p>Environmental reports that are not accompanied with reliance to the City shall be deemed as an incomplete application.</p>	<p>Responded by: Morgan Dundas - 9/6/24 3:39 PM This report has been updated to the recent O.Regs as per the comment. The report is now satisfactory to proceed to a Complete Application.</p>	Unresolved
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50	1 ENVIRONMENTAL ENG REVIEWER Jessica Yong 7/12/23 12:50 PM	SUBMISSION REQUIREMENT: The proposed development may require the discharge of groundwater or accumulated rainwater/snowmelt to the City's storm sewer system. Therefore, please provide the Storm Sewer Use By-law Acknowledgement form to ensure compliance with the City's Storm Sewer Use By-law. A copy of this form can be acquired from the following link: https://www.mississauga.ca/wp-content/uploads/2023/05/Storm-Sewer-Use-ByLaw-Acknowledgement.pdf . If/when the Stormwater Temporary Discharge Approval is required, please visit the following website for more information on the process: https://www.mississauga.ca/services-and-programs/home-and-yard/stormwater/stormwater-temporary-discharge-approval/		Responded by: Morgan Dundas - 9/6/24 3:39 PM This has been included in the submission.		Unresolved
51	1 ENVIRONMENTAL ENG REVIEWER Jessica Yong 7/12/23 12:50 PM	COMMENT: Please be advised that if lands are to be dedicated to the City, they must be in a condition acceptable to the City in its sole and unfettered discretion that such land is environmentally suitable for the proposed use, as determined by the City, and shall be certified as such by a Qualified Person, as defined in Ontario Regulation 153/04 (as amended). All environmental reports submitted to the City must: a) include a specific reference of all lands to be dedicated to the City (provide a written legal description in the letter and as a separate attachment, include an overlay on a plan of survey drawn to scale and signed by a licensed Ontario Land Surveyor that clearly outlines the legal boundaries of the conveyance lands); be completed in accordance with O. Reg. 153/04; b) be signed and dated by a Qualified Person (as defined by section 5 and 6 under O. Reg. 153/04, as applicable); c) include a clear statement that these lands meet the applicable full depth generic site condition standards in accordance with O. Reg. 153/04 and are suitable for the intended land use; d) include confirmation that there				Info Only

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are no well(s) (monitoring/domestic) or include proof of decommissioning of all well(s) on the conveyance lands. The document must reference all applicable guidelines and regulations respecting water wells, including Ontario Regulation 903, RRO 1990, made under the Ontario Water Resources Act, and must provide details of the well(s) decommissioning; e) include confirmation that there is no debris (including buried debris or waste, as defined by Reg. 347) on the lands to be dedicated to the City. If the removal of demolition or buried debris has occurred, the certification letter must include a statement that indicates all demolition debris has been removed in accordance with applicable guidelines and regulations and attach copies of waste manifests and other supporting documentation; f) be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the reports to the same extent as to the property owner. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the last page of the following document: <https://www.mississauga.ca/wp-content/uploads/2020/08/03151729/Section-5-Environmental-Requirements.pdf>

52	1	ENVIRONMENTAL ENG REVIEWER Jessica Yong 7/12/23 12:50 PM	COMMENT: Please be advised that it is the Owner's responsibility to comply with the obligations and requirements of Ontario Regulation 406/19, as amended, which applies to the management of on-site and excess soil during development (e.g., assessment, management, excavation, removal, temporary storage, transportation and reuse or disposal of excess soil), as applicable.				Info Only
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53	1 ENVIRONMENTAL ENG REVIEWER Jessica Yong 7/12/23 12:51 PM	COMMENT: Further comments may be provided upon receipt and review of the requested materials.			Info Only
33	1 LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 7/6/23 7:51 AM	<p>COMMENT: TREE INVENTORY/SURVEY, TREE PRESERVATION PLAN, AND ARBORIST REPORT - A Tree Inventory/Survey and Tree Preservation Plan prepared by Arborist Group dated March 25, 2022 has been submitted and the following observations have been provided in conjunction with the submitted Arborist Report:</p> <p>A) Please note written confirmation is to be prepared by a certified Arborist to confirm the submitted Arborist Report still provides accurate and applicable information related to the site conditions and existing trees based on the initial report being prepared in March 2022.</p> <p>B) The Summary section of the submitted Arborist Report mentions 11 existing trees have been surveyed; however, the submitted Tree Inventory illustrates 13 existing trees have been captured as part of the tree survey. Ensure all submitted documents illustrate consistent information with the next formal submission.</p> <p>C) The Summary section of the submitted Arborist Report mentions removal exemptions based on City's Private Tree By-law, which is not accurate. The City recently updated the Private Tree By-law (#0021-2022), which provides no exemptions for any tree removals on the subject site greater than 15cm dbh. The submitted Arborist Report is to be updated to include a discussion section regarding the Private Tree By-law #0021-2022 with the next formal submission.</p> <p>D) The Summary section of the submitted Arborist Report has not calculated the required compensations trees correctly. Please note that a replacement tree is</p>		<p>Responded by: Morgan Dundas - 9/6/24 3:41 PM</p> <p>A) Report issue date as well as most recent site visit date updated, page 1 and 4.</p> <p>B) Updated summary, page 3</p> <p>C) Updated summary, page 3</p> <p>D) Replacements updated: 2 trees in fair condition with full replacement ratio, 1 tree in poor condition with a 1:1 ratio. Page 3 Table.</p> <p>E) Updated, reflected on the plans. Solid board hoarding is plywood hoarding and framed hoarding as snow fencing.</p> <p>F) With RSE measures undertaken the tree is expected to be safe for retainment.</p>	Unresolved

required for every 15cm dbh to be removed from the subject site. Based on the submitted documentation, it appears an aggregate of 104cm dbh is to be removed from the subject site, which would result in the requirement of 7 replacement trees. The submitted Arborist Report is to be updated to include a discussion section specifically relating to required tree compensation with the next formal submission. Please illustrate conceptual locations for required replacement trees on the submitted Concept Plan with the formal submission.

E) The submitted Tree Preservation Plan is to be revised to illustrate 'solid board hoarding' for any portion of tree preservation hoarding located on the subject site and 'framed hoarding' for any portion of tree preservation hoarding located in the municipal boulevard.

F) The location of the proposed walkway / unit entrance associated with Unit #6 fronting Floradale Drive are to be reconsidered in an effort to further mitigate injury to Tree #1.

Revise the Tree Inventory/Survey, Tree Preservation Plan, and Arborist Report accordingly.

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
34	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 7/6/23 8:27 AM	<p>COMMENT: CONCEPT PLAN - The Concept Plan prepared by Pedro Pimentel Architect Inc. dated March 30, 2023 has been received and the following observations have been provided:</p> <p>A) The submitted Concept Plan illustrates a 1.5m walkway to municipal right-of-way to facilitate maintenance access for interior townhouse units, please confirm if it is the applicant's intent to register an easement over the rear of the property to support maintenance access.</p> <p>B) The submitted Acoustic Feasibility Study has indicated the requirement for a 3m acoustic barrier in order to achieve a 55 dBA within the proposed rear yards, which is undesirable and should be reduced in height if feasible. The submitted Acoustic Feasibility Study is to provide a chart indicating the required barrier height to achieve 55, 56, 57, 58, and 59 dBA within the proposed rear yards.</p> <p>C) The submitted Concept Plan must illustrate the location of all required acoustic barriers with the next formal submission. Please note no acoustic barriers are to be provided along Floradale Drive or Mimosa Row.</p> <p>Revise the Concept Plan accordingly.</p>		<p>Responded by: Morgan Dundas - 9/6/24 3:43 PM We provide the following responses to this:</p> <p>A) Yes.</p> <p>B) This height has been reduced and has been removed from the retaining wall at the rear of the property. A detailed drawing has also been submitted.</p> <p>C) Understood.</p>		Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
77	1	PARKING Mark Mueller 7/26/23 4:15 PM	[COMMENT] The Applicant proposes to build Street Townhouses with a total of 6 units. Per Section 3.1.2.1.1 of Zoning By-law, a minimum of 2 parking spaces are required for each unit of street townhouse. Per Planning Justification Study provided by the Applicant, 12 parking spaces are proposed in total, including 6 integral spaces and 6 spaces in front of the dwellings.		Responded by: Morgan Dundas - 9/6/24 3:43 PM Understood.		Unresolved
78	1	PARKING Mark Mueller 7/26/23 4:20 PM	[SUBMISSION REQUIREMENT] The proposed parking spaces of 2 spaces per street townhouse unit satisfies the minimum parking requirement of the proposed rezoning application. No parking justification is required at this time.		Responded by: Morgan Dundas - 9/6/24 3:43 PM Understood.		Unresolved
75	1	PLANNER - COMM SERVICES Sangita Manandhar 7/18/23 11:34 AM	COMMENT: Please be advised that prior to the issuance of building permit, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the Planning Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.				Info Only
1	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:28 PM	SUBMISSION REQUIREMENT: Planning Justification Report prepared and signed by a Registered Professional Planner (RPP) is required. NOTE: we require the PJR to be signed and stamped by an RPP.		Responded by: Morgan Dundas - 9/6/24 3:43 PM This has been signed by David Sajecki.		Unresolved
3	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:29 PM	IMPORTANT NOTICE The comments provided from all City departments are for preliminary information and/or discussion purposes only and shall not be construed as the City's position on the project. Comments are not comprehensive and additional comments will be provided through a formal application submission review.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
6	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	IMPORTANT NOTICE: The City is currently undertaking a pilot project as a result of process changes made to adhere to Bill 109 application processing timelines. Our process is subject to change as we continue to navigate the changing legislation. Please contact the Planner at anytime should you have any questions about our processes.				Info Only
7	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	IMPORTANT NOTICE: The applicant will be required to submit all materials identified on the Submission Requirements Checklist and satisfy the Terms of Reference for the plan or study in order for a DARC 2 meeting to be scheduled with staff.				Info Only
8	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	PRE-ZONING REVIEW: An independent pre-zoning review must be completed and where required minor variances must be obtained prior to the Site Plan Application submission. Please submit the Pre-Zoning Review report with the Site Plan Application submission. The Pre-Zoning Review request will be submitted separately through ePlans to be reviewed by the City's Zoning Staff.		Responded by: Morgan Dundas - 9/6/24 3:44 PM Understood. This should be obtained ASAP.		Unresolved
9	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	APPLICANT RESPONSE: Please provide a detailed explanation in the "RESPONSE" column indicating how each comment has been addressed and reference the drawing/study/document for the PAM 2 or DARC 2 submission.				Info Only
10	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	EXTERNAL AGENCY COMMENTS: Please refer to the External Agency Comments folder for comments from the (MTO, Alectraetc.) and other external agencies.				Info Only
11	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	ADDITIONAL COMMENTS: Additional comments may be provided upon review of this and any new information.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
12	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	DEVELOPMENT AGREEMENT: Please confirm if an existing Subdivision or Development Agreement is applicable to the property. If so, please confirm that any matters to be addressed via site plan approval are addressed in the proposed development. (ie., warning clauses, on-site/off-site works, etc)		Responded by: Morgan Dundas - 9/6/24 3:44 PM Understood.		Unresolved
13	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	PRE-SUBMISSION COMMUNITY MEETING: Prior to attending DARC 2, a pre-submission community meeting may be required. Please coordinate with the Ward Councillor to arrange the meeting. A Report following the public meeting will be required. The Terms of Reference for this report can be found in the "submissions requirements" folder.		Responded by: Morgan Dundas - 9/6/24 3:45 PM This meeting occurred and this can be checked off the checklist.		Unresolved
14	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	TERMS OF REFERENCE: Please refer to the City's website (https://mississauga.ca/publication/development-application-terms-of-reference) for a list of Terms of References for the required studies and documents. If required, contact the specific reviewer requesting the study to scope the Terms of Reference.				Info Only
15	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	KEY PLAN: A key plan shall be included on the site plan indicating the precise location of the site including a north arrow.				Info Only
16	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	SCALE 1:200: The site plan should be prepared at a scale of 1:200.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
17	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	TITLE BLOCK: Include the following information in the title block: -site plan file application number (to be provided by City) -project name-type of development (eg. residential industrial office etc.) -date -municipal address and legal description of the property -for revised drawings a revision number and date is to be provided -the applicant's and the owner's name address fax number and telephone number				Info Only
18	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	BLDG DIMENSIONS: Indicate overall building dimensions for all buildings and structures on the Site Plan.				Info Only
19	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	BEARINGS & DIMENSIONS: Include all bearings and dimensions of the subject property and reference the origin of the survey information.				Info Only
20	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	METRIC: All measurements must be in metric units.				Info Only
21	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	ADJACENT USES: Show adjacent land use (e.g. residential-type industrial office commercial etc.) zoning existing structures and their setbacks to the subject property.				Info Only
22	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	SETBACKS: Indicate setbacks to the closest point of all buildings and structures to lot lines and designated rights-of-way.				Info Only
23	1	PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM	STREET NAMES: Indicate names of adjacent streets.				Info Only

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24	1	<p>PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM</p>	<p>SHOW ACCESS POINTS: Show access points of properties adjacent to and abutting the subject site.</p>			Info Only
25	1	<p>PLANNER - DEV DESIGN Andrea Dear 7/4/23 3:32 PM</p>	<p>STATISTICS: Include the following site plan/building statistics in chart form on the Site Plan:</p> <ul style="list-style-type: none"> a) building tenure b) zoning (existing and proposed) c) lot number (on-street townhouses singles and semi-detached only) d) lot area (ha.) e) width of lot at street line (m.) (on-street townhouses singles and semi-detached only) f) frontage at 7.5 m (24.6 ft.) (on-street townhouses singles and semi-detached only) g) coverage - permitted (singles and semi-detached only) h) coverage - proposed (singles and semi-detached only) i) floor area - as defined in By-law 0225-2007 "means the area of a building structure or part thereof measured from the exterior of outside walls or from the mid-point of common walls." j) gross floor area (m2) - permitted and proposed k) landscaped area (m2) - required l) landscaped area (m2) - proposed m) landscaped buffer width - required n) landscaped buffer width - proposed o) paved area (m2) p) parking spaces - required q) parking spaces - proposed r) parking spaces for persons with disabilities - required s) parking spaces for persons with disabilities - proposed t) loading spaces - required (commercial and industrial only) 			Info Only

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			<p>u) loading spaces - proposed (commercial and industrial only)</p> <p>v) number and types of units</p> <p>w) suite sizes (apartment only)</p> <p>x) Committee of Adjustment Decisions (file number and variances granted)</p> <p>y) related file numbers (ie. Site Plan Rezoning) for previously approved or concurrent applications on this site</p>			
26	1	<p>PLANNER - DEV DESIGN</p> <p>Andrea Dear</p> <p>7/4/23 3:32 PM</p>	<p>EXISTING CONDITIONS: Identify all existing conditions on the site plan.</p>			Info Only
27	1	<p>PLANNER - DEV DESIGN</p> <p>Andrea Dear</p> <p>7/4/23 3:32 PM</p>	<p>ZONING BY-LAW: The City periodically updates the Zoning By-law. Information on any on-going amendments can be found here: https://www.mississauga.ca/services-and-programs/building-and-renovating/zoning-information/zoning-by-law/#proposed-amendments. To determine whether such changes affect your application please review your proposal with your agent or professional consultant.</p>			Info Only
28	1	<p>PLANNER - DEV DESIGN</p> <p>Andrea Dear</p> <p>7/4/23 3:34 PM</p>	<p>SUBMISSION REQUIREMENT: Provide a chart summarizing the existing versus proposed Zoning By-law regulations (general regulations and zone specific). This will be used for staff to prepare the implementing By-law document. No further staff review or identification of by-law deficiencies will occur through the processing of the application. This should reflect the comments provided through the independent zoning review.</p>		<p>Responded by: Morgan Dundas - 9/6/24 3:44 PM</p> <p>This has been provided.</p>	Unresolved
29	1	<p>PLANNER - DEV DESIGN</p> <p>Andrea Dear</p> <p>7/4/23 3:35 PM</p>	<p>SUBMISSION REQUIREMENT: A Draft Zoning By-law Amendment - reflecting all comments received during the independent zoning review.</p>		<p>Responded by: Morgan Dundas - 9/6/24 3:44 PM</p> <p>Understood. This has been provided.</p>	Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
30	1	PLANNER - DEV DESIGN Andrea Dear 7/5/23 3:26 PM	<p>COMMENT: Is this for Street Townhomes or Condominium? The draft by-law indicates Street Townhouse but certain requirements are not consistent with this model, ie. the lot size is not the block, but instead the proposed lots once the lot lines are established through part lot control. It must be either a block or freehold lots, but not both.</p> <p>If these are freehold, please explain if there will be an easement on the rear walkway for yard equipment.</p> <p>If these are not freehold, then the RM4 would be a more appropriate base zone.</p>				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
63	1	REGION OF PEEL Patrycia Menko 7/17/23 2:23 PM	<p>PUBLIC HEALTH COMMENT: Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. A key policy is to inform decision-makers, in this case Mississauga Council, of the health promoting potential of planning applications. As such, City of Mississauga Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council. Our public health recommendations include the following:</p> <ul style="list-style-type: none"> - Recommend landscape walkways with pedestrian scaled lighting (up to 4.6m in height) - Recommend a variety of street trees that are hardy, resilient and low maintenance, planted at equal intervals adjacent to the streets - If feasible, consider orienting parking to be located at the rear of the units instead of in front, this would help to encourage pedestrian activity and public transit usage 				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
64	1	REGION OF PEEL Patrycia Menko 7/17/23 2:32 PM	<p>WASTE COMMENTS: There is no landfill site within the vicinity of the subject property. The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.</p>				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
65	1	REGION OF PEEL Patrycia Menko 7/17/23 2:32 PM	<p>WASTE REQUIREMENT: For the six (6) 3-storey street townhouses, the Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a Waste Management Site Plan drawing. The drawing must demonstrate the following:</p> <ul style="list-style-type: none"> - Collection vehicle access route must be shown on the drawing. See section 2.0 of the WCDSM for requirements. - Each dwelling unit within a development must have its own identifiable collection point on the drawing. See Appendix 9 of the WCDSM. - A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location <p>For more information, please consult the Waste Collection Design Standards Manual available at: https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf</p>		<p>Responded by: Morgan Dundas - 9/6/24 3:47 PM This was analyzed by our Waste Management consultant and meets that requirement. The notation has been added to the site plan along Mimosa Row.</p>		Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
66	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: An existing 150 mm diameter water main is located on Mimosa Row. An existing 200 mm diameter water main is located on Floradale Drive. An existing 250 mm diameter sanitary sewer is located on Mimosa Row. An existing 300 mm diameter sanitary sewer is located on Floradale Drive. All works associated with the servicing of this site will be at the applicants expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site. All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications. Please review the Regions Water Design Criteria and Sanitary Sewer Design Criteria found on-line.				Info Only
67	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: We are in receipt of the FSR dated 2023-04-05 and prepared by Skira & Associates Ltd. The Report will be sent to Program Plannig for their information as modelling is not required from a Regional perspective.				Info Only
68	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: Prior to Site Plan approval, a satisfactory site servicing submission and the 1st submission fee in the amount of \$420.25 as per the latest Fees By-law. Please be advised that the 2023 Fees By-law update included an increase in some Engineering Fees. All fees may be subject to change on annual basis pending Council approval.				Info Only
69	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: Prior to OPA/OZ approval, please confirm tenure.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
70	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: Prior to issuance of the Region of Peels Site Servicing Connection approval, municipal addresses, confirmed by the City of Mississauga, are required. The approved addresses are entered into the Regions system and included on the receipt once the final payment has been made. Fire protection approval from the City of Mississauga is also required prior to Region of Peel Site Servicing Connection approval. It is the applicants responsibility to provide the Region with the Building Divisions final approved drawing.				Info Only
71	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: All Servicing and Grading drawings shall reflect the Regions and City of Mississaugas road widening requirements.				Info Only
72	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at https://www.ontarioonecall.ca/portal/ . The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called EPAL - External Peel Asset Locator and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Camila Marczuk at camila.marczuk@peelregion.ca to request access. If you require assistance in addition to the information found in EPAL, please contact Records at PWSERVICERequests@peelregion.ca				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
73	1	REGION OF PEEL Patrycia Menko 7/17/23 3:20 PM	SERVICING COMMENT: All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at https://www.peelregion.ca/public-works/design-standards/#procedures . Please refer to Section 3 of our Site Plan Procedure document found on-line. Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws https://www.peelregion.ca/council/bylaws/archive.asp . Please refer to the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval. Please refer to our Standard Drawings on-line to determine which standards are applicable to your project. If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca . Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards.				Info Only
74	1	REGION OF PEEL Patrycia Menko 7/17/23 3:34 PM	PLANNING SUBMISSION: As noted in the PJR, the subject property is located within an MTSA. MTSA's are a critical element in the Region's growth management strategy with the potential to achieve higher densities and compact mixed-use development oriented to higher order transit. Current comments relating to Regional Official Plan MTSA policy 5.6.19.18 throughout the PJR are appreciated, however, please provide statistics about the proposal's specific contribution towards the minimum density (i.e., please provide the ppj/ha for the proposal). Please also provide information about the number of bedrooms per townhouse unit by the DARC 2 meeting.		Responded by: Morgan Dundas - 9/6/24 3:57 PM Understood. This has been provided.		Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
37	1	TRAFFIC REVIEW Bo Yang Yu 7/10/23 8:32 AM	SUBMISSION REQUIREMENT: [TRAFFIC IMPACT STUDY REQUIRED] A scoped Traffic Impact Study representative of the proposed land use and gross floor area is required. The study is to include a Transportation Demand Management component. The traffic consultant should provide a terms of reference (filled out Pre-Study Consultation Checklist - Appendix B of the City's TIS Guidelines) to the City's Traffic Planning Section for review and receive confirmation prior to commencing of the study. The terms of reference can be addressed to Trans.Projects@mississauga.ca.		Responded by: Morgan Dundas - 9/6/24 3:47 PM Yes this study has been submitted and found acceptable by Bo Yang.		Unresolved
38	1	TRAFFIC REVIEW Bo Yang Yu 7/10/23 8:32 AM	COMMENT: [SITE ACCESS] (a)The Owner shall ensure the proposed access provides sufficient sight lines such that views are not obstructed at the intersection (street trees, retaining walls, noise walls etc.); (b) The Owner shall provide for a sufficient corner clearance from the roadway to the access point.;				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
39	1	TRAFFIC REVIEW Bo Yang Yu 7/10/23 8:32 AM	COMMENT: [TRAFFIC NOTES] (i) All damaged or disturbed areas within the municipal right-of-way are to be reinstated at the Owner's expense.; (ii) All landscaping and grading within close proximity to the proposed access points is to be designed to ensure that adequate sight distances are available for all approaching and exiting motorists and pedestrians.; (iii) The portion of the driveway within the municipal boulevard is to be paved by the Owner.; (iv) Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.; (v) Any above ground utilities located within 1.5m of a proposed access are to be relocated at the Owner's expense.; (vi) The cost for any/all road improvements required in support of this development application will be borne by the Owner.; (vii) The Owner shall make satisfactory arrangements with the Transportation and Works Department for the design, construction and payment of all costs associated with works necessary to support access to this site.; (viii) Any access to internal servicing shall be provided internally through the site.;				Info Only
40	1	TRAFFIC REVIEW Bo Yang Yu 7/10/23 8:34 AM	COMMENT: [PEDESTRIAN CONNECTION] Please be advised that the municipal sidewalk will be required to provide pedestrian connections the proposed units.				Info Only
46	1	URBAN DESIGNER Jiyeon Kim 7/10/23 2:16 PM	SITE PLAN - Update the site plan to show: 1) the property line in a thicker, dashed line and all related setbacks 2) main entrance to each unit, any other exterior doors 3) garage door location 4) front porch steps, backyard porch steps 5) Air conditioning unit location		Responded by: Morgan Dundas - 9/6/24 3:48 PM This has been updated.		Unresolved

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56	1	URBAN DESIGNER Jiyeon Kim 7/13/23 10:58 AM	UD02 - Drawing Coordination The orientation of the rear yard steps is not consistent with what is shown on the elevations. Coordinate the drawings for consistency.	C102 - Site Grading Plan and General Notes.pdf	Responded by: Morgan Dundas - 9/6/24 3:49 PM The drawings have been updated for consistency.	Unresolved
61	1	URBAN DESIGNER Jiyeon Kim 7/13/23 11:05 AM	UD03 - Meter Room Meter Room is shown at the main entrance/vestibule. Please clarify if this information is accurate. Meter Room should not obstruct the entrance.	C102 - Site Grading Plan and General Notes.pdf	Responded by: Morgan Dundas - 9/6/24 3:49 PM The meter room does not obstruct the entrance.	Unresolved
62	1	URBAN DESIGNER Jiyeon Kim 7/13/23 11:22 AM	UD01 - Average Grade South and North Elevations have the note "average grade to be calculated". As the grading information is available, could this be updated to show the actual average grade?	A6 - Elevation West and South.pdf	Responded by: Morgan Dundas - 9/6/24 3:49 PM Average grade has been calculated and incorporated into the Site Plan and Elevations.	Unresolved
32	1	URBAN DESIGNER Jiyeon Kim 7/5/23 5:04 PM	DETAILED NOISE STUDY - 1) Please submit a Detailed Noise Study based on the latest floor plan, building envelope information, and elevations. Noise barrier requirement should be refined and confirmed. As the design develops and mechanical equipment is selected, acoustical modelling of the impacts of the equipment should be confirmed to evaluate compliance with MECP limits. 2) Ensure that the exterior wall assembly and glazing meet the STC requirement. Note on the elevation drawings that acoustical glazing (STC 34) will be used for northwest facades, as mentioned in the feasibility study. 3) Include Type A, Type C warning clause in the Development Agreement, and provide forced air heating with the provision for central air conditioning for all units. 4) Shopper's Drug Mart loading area will have backup beepers and indoor alarms. Even though this is not considered as a stationary source, it will be audible from the townhouses. Can this be identified in the Detailed Noise Study as a nuisance noise and be addressed via a		Responded by: Morgan Dundas - 9/6/24 3:47 PM "1) Noise Impact Study has been updated. 2) Noted in Section 5.3.4 of TT's Report. 3) No action required from TT. 4) Section 6.2 of TT's report has been revised to mention these sources. As noted, these sources are not considered to be stationary sources in NPC-300. It is TT's opinion that a warning clause such as the Type E clause noted in NPC-300 is not necessary as the MECP's NPC-300 wording specifies that these clauses are typically for industrial facilities (not commercial facilities). Additionally, the existing residential properties on site receive similar noise exposure from the commercial building and do not have a proximity clause. Ultimately, warning clause requirements would need to be negotiated between the Land Use Planning Authority (LUPA) and the Proponent of the development. 5) Fans require openings for airflow purposes and are significantly more likely to produce noise than enclosed equipment. TT visited the site location and did not find any other significant stationary noise	Unresolved

proximity clause?
Similarly, garbage storage and pickup area behind 2500 Hurontario Street building should be identified in the Study.

5) Mechanical equipment with no visible fans and/or located in an acoustical enclosure are assumed to be negligible sources (page 10). However, equipment within enclosure can still generate a considerable amount of noise, and the close proximity of townhouse units to the commercial plaza warrants a site monitoring/examination to validate the assumption.

6) Prior to site plan approval, include the Standard Noise Note on the site plan:
"The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' site features for noise and vibration control including, but not limited to noise walls and berms, the as constructed buildings, mechanical equipment and ventilation systems for the buildings on-site and the off-site stationary noise sources are in compliance with the Detailed Noise Report as prepared for the particular building and in compliance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines for transportation and stationary noise sources."

sources in the surrounding areas. It is TT's opinion that the significant noise generating sources from commercial land-uses have been accounted for in the noise model.

6) TT can perform this service upon completion of the Project (ideally before occupation)."

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
36	1	URBAN DESIGNER Jiyeon Kim 7/6/23 2:18 PM	<p>UD01 - Noise Barriers</p> <p>Noise barriers:</p> <p>1) 4.5m high noise barrier should be noted at the northeast perimeter (as per noise feasibility study). Provide a cross-section to show retaining wall, noise barrier, and grade relationship.</p> <p>2) Noise barrier at the east perimeter should be considered for site safety (CPTED). There is a space between the Shoppers Drug Mart loading dock and the rear yards of the development that could invite unwanted lingering, trespassing, littering. Providing a barrier to delineate the private property may help deter unwanted activities in the space.</p>	C102 - Site Grading Plan and General Notes.pdf	<p>Responded by: Morgan Dundas - 9/6/24 3:48 PM</p> <p>1) No action required from TT.</p> <p>2) No action required from TT (not acoustics/noise related).</p>		Unresolved

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Project History

CYCLE	TASK	TASK STATUS	REVIEW STATUS	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER
0	Applicant Upload Task	Completed		5/16/2023 4:19:07 PM	5/16/2023 4:37:18 PM	5/16/2023 4:37:27 PM	Applicant	Morgan Dundas
	Prescreen Review Task	Reassigned		5/16/2023 4:37:28 PM	5/18/2023 4:23:31 PM	5/18/2023 4:28:53 PM	Review Coordinator	Mila Yeung
	Prescreen Review Task (Reassigned from Mila Yeung)	Completed		5/18/2023 4:28:55 PM	5/23/2023 9:45:36 AM	5/24/2023 11:20:24 AM	Review Coordinator	Michael Pebesma
	Fee Payment	Completed		5/24/2023 11:20:26 AM	6/12/2023 1:15:56 PM	6/27/2023 10:40:31 AM	Applicant	Morgan Dundas
	Create Application	Completed		6/27/2023 10:40:32 AM	6/28/2023 9:38:01 AM	6/28/2023 1:19:56 PM	Review Coordinator	Michael Pebesma
	Begin Review	Completed		6/28/2023 1:19:57 PM	6/28/2023 1:19:59 PM	6/28/2023 1:23:11 PM	Review Coordinator	Michael Pebesma
1	PLANNER - COMM SERVICES Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:11 PM	7/18/2023 11:32:18 AM	7/18/2023 11:35:07 AM	PLANNER - COMM SERVICES	Sangita Manandhar
	TRAFFIC REVIEW Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	6/29/2023 8:48:34 AM	7/19/2023 11:30:29 AM	TRAFFIC REVIEW	Bo Yang Yu
	PUBLIC ART COORDINATOR Department Review cycle #1	Completed	No Comments	6/28/2023 1:23:12 PM	6/28/2023 1:26:51 PM	6/28/2023 1:27:19 PM	PUBLIC ART COORDINATOR	Michael Tunney
	ENVIRONMENTAL ENG REV STORM Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	7/13/2023 11:47:51 AM	7/13/2023 11:51:23 AM	ENVIRONMENTAL ENG REV STORM	Walter Copping
	LANDSCAPE ARCH - COMM SERVICES Department Review cycle #1	Completed	No Comments	6/28/2023 1:23:12 PM	6/29/2023 8:07:42 AM	7/11/2023 1:46:07 PM	LANDSCAPE ARCH - COMM SERVICES	Simon Latam
	LANDSCAPE ARCH - DEV DESIGN Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	7/4/2023 7:59:58 AM	7/7/2023 7:51:28 AM	LANDSCAPE ARCH - DEV DESIGN	Cameron Maybee
	REGION OF PEEL Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	7/19/2023 4:12:53 PM	7/19/2023 4:14:31 PM	REGION OF PEEL	Patrycia Menko
	DEVELOPMENT ENGINEERING REVIEW Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	6/30/2023 3:50:36 PM	7/25/2023 12:47:19 PM	DEVELOPMENT ENGINEERING REVIEW	Markus Eichenbaum
	PARKING Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	6/28/2023 1:40:55 PM	7/26/2023 4:22:05 PM	PARKING	Mark Mueller

Project Status Report



CYCLE	TASK	TASK STATUS	REVIEW STATUS	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER
1	ENVIRONMENTAL ENG REVIEWER Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	7/10/2023 10:12:05 AM	7/12/2023 12:51:57 PM	ENVIRONMENTAL ENG REVIEWER	Jessica Yong
	URBAN DESIGNER Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	7/17/2023 3:23:50 PM	7/17/2023 3:32:43 PM	URBAN DESIGNER	Jiyeon Kim
	PLANNER - DEV DESIGN Department Review cycle #1	Completed	Comments Provided	6/28/2023 1:23:12 PM	6/28/2023 2:43:32 PM	7/31/2023 2:38:27 PM	PLANNER - DEV DESIGN	Andrea Dear
	Review Complete Task	Completed		7/31/2023 2:38:27 PM	8/1/2023 2:12:59 PM	8/1/2023 2:13:59 PM	Review Coordinator	Michael Pebesma
	Applicant Resubmit Task	Completed		8/1/2023 2:14:00 PM	8/8/2023 2:45:06 PM	9/6/2024 3:58:12 PM	Applicant	Morgan Dundas
	Resubmit Received Task	Accepted		9/6/2024 3:58:12 PM	9/9/2024 2:43:51 PM		Review Coordinator	Mila Yeung