



File: SP 24-13 W3

Tim Jessop  
Creekside Industrial LP  
tim@montcrest.com

June 20, 2024

Re: Notice of Approval Conditions  
SP 24-13 Ward 3  
Creekside Industrial LP  
4859 and 4861 Tahoe Boulevard

Dear Mr. Jessop,

This is to inform you that the City's Development and Design Division has completed a review of your proposal for the development of two industrial buildings and is hereby granting site plan approval of the plans and drawings subject to conditions. The proposal consists of a total of 13909.71 square meters of non-residential GFA and a height of one storey as outlined in the following plans and drawings:

Drawing No.	Drawing Name	Drawn By	Drawing Date & Revision	Date Received
A100(2)	Site Plan	Ware Malcomb	April 3, 2024	April 9, 2024
A102	Typical Site Details	Ware Malcomb	April 3, 2024	April 9, 2024
A211	Building 2 – Exterior Elevations	Ware Malcomb	April 3, 2024	April 9, 2024
A212	Building 3 – Exterior Elevations	Ware Malcomb	April 3, 2024	April 9, 2024
G2	Grading Plan	Greystone Engineering	March 15, 2024	April 9, 2024
L2	Landscape Plan	Baker Turner Inc.	November 2023 April 2, 2024	April 9, 2024
L3	Landscape Plan	Baker Turner Inc.	November 2023 April 2, 2024	April 9, 2024
L4	Landscape Plan	Baker Turner Inc.	November 2023 April 2, 2024	April 9, 2024

The issuance of the Conditions of Site Plan Approval does not constitute final site plan approval. The Director of Development and Design Division will be in a position to issue final approval of the plans and drawings listed herein to satisfy applicable law requirements of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, once the owner has satisfied all of the conditions identified in this notice.

It is the Owner's responsibility to work with the respective City divisions and agencies to satisfy the conditions set out in the attached Schedule A, as provided on the circulation dated April 24, 2024 and the Project Status Report dated June 20, 2024. Additional information links and references can be found in the Project Status Report. These conditions are to be cleared by submitting required information and materials through the ePlans portal. The Development Manager responsible for overseeing planning matters in this area is copied

on this letter. She is available to provide assistance to you through the processing of your application and can be consulted directly at any time.

If you have any questions or require further clarification, please contact Michal Stolarczyk, Planner at 905-615-3200 ext. 5519.

Sincerely,



Chris Rouse  
Director of Development and Design  
905-615-3200 ext. 5729  
[chris.rouse@mississauga.ca](mailto:chris.rouse@mississauga.ca)

Attachment: Schedule A, Conditions of Site Plan Approval  
Project Status Report dated June 20, 2024

- c: Yashar Fatehi, Creekside Industrial LP ([info@montcrest.com](mailto:info@montcrest.com))  
Ashlee Rivet-Boyle, Development Central  
A. Farouque, Development Services (Mississauga) - Public Works, Region of Peel  
([zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca))  
A. Andreana, Manager, Building & Business Services, Planning and Building Department  
K. Barry, Permit Administration, Planning and Building Department  
V. Phuong, Permit Administration, Planning and Building Department  
R. Conard, Building Division, Planning and Building Department  
J. Alava, Transportation and Works Department  
D. Casey, Fire Prevention, Mississauga Fire and Emergency Services  
G. Belmonte, Legal Services  
S. Manandhar, Parks Planning, Community Services  
R. Mustachi, Alectra Utilities  
Councillor Chris Fonseca, Ward 3



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5. Confirmation from the Planner, Development and Design Division of the Planning and Building Department that all existing conditions have been identified on the site plan.
  6. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that additional tree plantings required in closer proximity to the Tahoe Boulevard frontage have been implemented and that a portion of coniferous tree plantings have been introduced as part of the proposed development.
  7. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the location of the temporary outdoor bicycle storage is appropriate.
  8. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the design of the landscaped traffic island has been satisfactorily revised to introduce additional soft landscaped areas.
  9. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that all comments related to the proposed Amenity Area(s) have been addressed and is satisfactory to the Development & Design Division.
  10. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the proposed drive aisle, servicing the smaller format industrial building, has been acceptably revised to provide additional soft landscaped areas on the subject site.
  11. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a landscaped traffic island with a .15 metre barrier curb has been introduced to adequately delineate the drive aisle from the vehicular parking stalls.
  12. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a sodded treatment is used abutting the loading area at the rear of the site.
  13. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that maintenance access gates have been satisfactorily illustrated and denoted in the proposed chain-link fence to ensure the 10 metre easement can be appropriately maintained.
  14. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that they are satisfied with the location of the transformer.

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15. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the Site Plan, Grading Plan, and Landscape Plan illustrate the proposed walkways and satisfy the minimum accessibility requirements.
  16. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that all rooftop mechanical units are appropriately screened.
  17. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that they are satisfied with the location of the swale and stormwater infrastructure and associated tree planting along the north property line.
  18. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that a Tree Permit to injure or remove trees has been obtained according to By-law #0021-2022 as amended (Private Tree Protection By-Law) and that required tree replacement has been provided.
  19. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the applicant has provided a 'Tree Injury or Destruction Questionnaire and Declaration' form and an 'Application to Permit the Injury or Destruction of Trees on Private Property' form. Tree Permit applications are to be submitted to the Urban Forestry Section at 950 Burnhamthorpe Road West. For additional information, please refer to: <https://www.mississauga.ca/services-and-programs/forestry-and-environment/trees> or contact (905) 615-4311.
  20. Confirmation from the Landscape Architect, Development and Design Division that the applicant has submitted an acceptable soil volume plan including soil volume calculations.
  21. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the Landscape Plan and Plant List denote 50% of all plantings are native species and no invasive species are proposed.
  22. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that all works (construction details, plant lists etc.) relating to 4855 Tahoe Boulevard have been eliminated from the Landscape Plans for the application under file SP 24-13 W3.
  23. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the tree preservation hoarding on the subject site has been installed, inspected, and approved by the Development & Design Division, and that the Site Plan and Landscape Plan clearly illustrate, label and denote the type and extent of all required tree preservation hoarding.

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24. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the Elevation Drawings provided accurately reflect the information related to the elevation of the principle entrances as indicated on the Site Plan and Grading Plan.
  25. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the required owner's note has been included on the Landscape Plan and has been fully completed and signed by the registered property owner.
  26. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the site works security deposit as outlined in the Landscape Cost Estimate prepared by Baker Turner Inc. dated March 18, 2024 in the amount of \$349,020.00 has been received and the following comments have been provided and addressed: a) Include the Site Plan Application Number (SP-24-13 W3) on the Landscape Cost Estimate; b) Include the OALA Seal on the Landscape Cost Estimate; c) Include a line item to capture the required Landscape Architect's Administration and Supervision Allowance, which is to be calculated at 10% of the total cost of the Landscape Cost Estimate; d) Include a line item to capture the proposed exterior garbage enclosure illustrated on the Landscape Plan; e) Include a \$5,000.00 lump sum allowance to ensure all rooftop mechanical units are adequately screened from the municipal right-of-way; f) Include a \$5,000.00 lump sum allowance for the required noise certification to be completed as part of the site works inspection process; g) Confirm the submitted Landscape Cost Estimate only captures works to occur on 4855 Tahoe Boulevard on L.2 - Landscape Plan. If not, adjust Landscape Cost Estimate to fully separate works on 4859 Tahoe Boulevard.
  27. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the fully completed Site Plan Undertaking document signed by the registered property owner has been provided
  28. Confirmation from the Landscape Architect, Development and Design Division of the Planning & Building Department that a satisfactory Noise Study has been provided and demonstrates all Outdoor Amenity Areas achieve an appropriate sound level and provide appropriate noise mitigation techniques, and that the recommended privacy fence is appropriately illustrated on the Site Plan and Landscape Plan and captured on the revised Landscape Cost Estimate.
  29. Confirmation from the Landscape Architect, Development and Design Division of the Planning and Building Department that the submitted Site Plan and Landscape Plan label and denote all accessible parking signage locations and include the Corporation of the City of Mississauga's Accessible Parking Sign Requirements Accessible Parking By-law #10-2016 Detail as amended.
  30. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that the location of the dedicated electric vehicle

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transformer has been identified.

31. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that the installation of a privacy fence along the south side of the property, as recommended in Section 6.4 of the noise and vibration study, is appropriately implemented and represented on the Site Plan drawing, and that information on fence materials has been provided.
32. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that the length of the walkway has been reduced to terminate just after the door and softscaping has been implemented where the walkway was removed.
33. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that the location and size of roof top mechanical unit(s) are shown on the site plan and building elevations, are screened from all municipal street frontages and complement the architecture of the building with respect to form, materials and colour.
34. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that all references to signs on the drawings have been removed, other than the barrier free parking sign.
35. Confirmation from the Urban Designer, Development and Design Division of the Planning and Building Department that all on-site and boulevard utilities, such as gas metres, hydro (electrical) metres, electrical transformers, light standards, fire hydrants, catch basins etc. are adequately located.

#### **DEVELOPMENT ENGINEERING, TRANSPORTATION AND WORKS DEPARTMENT**

36. Confirmation from the Development Engineering Section of the Transportation and Works Department that the inspection fee in accordance with the current Transportation and Works Fees and Charges By-law has been provided.
37. Confirmation from the Development Engineering Section of the Transportation and Works Department that the legal description has been provided on the G2 Grading Plan and references only 4859 and 4861 Tahoe Boulevard.
38. Confirmation from the Development Engineering Section of the Transportation and Works Department that an acceptable G1 Grading Plan, S1 Servicing Plan, and Cross-section A-A have been received as part of this application.
39. Confirmation from the Development Engineering Section of the Transportation and Works Department that the Grading Certification on G2 Grading Plan has been revised and refers only to 4859 and 4861 Tahoe Boulevard.

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40. Confirmation from the Development Engineering Section of the Transportation and Works Department that the City of Mississauga Benchmark No. 909 has been revised with the correct elevation on G2 Grading Plan, S2 Servicing Plan, and A100(2) Site Plan.
  41. Confirmation from the Stormwater Section of the Transportation and Works Department that, as per the Transportation and Works Development Requirements Manual, the first 5mm of runoff shall be retained on-site and managed by way of infiltration, evapotranspiration, or re-use and that a satisfactory and updated Functional Servicing Report with an irrigation consultant report showing any required water reuse calculations has been provided.
  42. Confirmation from the Stormwater Section of the Transportation and Works Department that a satisfactory and updated Functional Servicing Report has been provided including discussion on meeting the 80% TSS removal requirement in a treatment train approach with pond as well as the proposed pre-treatment.
  43. Confirmation from the Stormwater Section of the Transportation and Works Department that a satisfactory Post-Development Drainage Plan with overland flow arrows has been provided.
  44. Confirmation from the Stormwater Section of the Transportation and Works Department that a satisfactory Servicing Plan has been provided with 80% TSS removal (enhanced protection) in a treatment train approach with the pond and any proposed pre-treatment.
  45. Confirmation from the Stormwater Section of the Transportation and Works Department that a satisfactory Servicing Plan has been provided showing a cross section(s) of any bioswales/infiltration techniques including the water table.
  46. Confirmation from the Traffic Section of the Transportation and Works Department that Fire and Emergency Services are satisfied that the internal road is acceptable from an emergency response perspective, and the Region of Peel is satisfied that the internal road is acceptable from a waste collection perspective.
  47. Confirmation from the Traffic Section of the Transportation and Works Department that (a) The Site/Grading Plan have been revised to dimension the proposed driveway width(s) at both the street line and property line; (b) The Site/Grading Plan have been revised to dimension the entrance curb radii; (c) The proposed driveway and entrance curb radii dimensions are in accordance with OPSD 350.010; (d) The Site/Grading Plan indicate the municipal curb and sidewalk continuous through the driveway; (e) The Site/Grading Plan are revised to identify the portions of the municipal sidewalk and curb across the proposed access as "Heavy Duty Curb and Sidewalk as per City of Mississauga standards"; and (f) The Site/Grading Plan identify the portions of the curb returns at the proposed access as "Curb returns as per City of Mississauga standards".

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48. Confirmation from the Traffic Section of the Transportation and Works Department that the following changes have been made to the Traffic Impact Study prepared by C.F Crozier & Associates Inc. dated March 2024:
- a) The capacity analysis summary tables are to be revised to indicate all measures of effectiveness (e.g. LOS, delay, v/c, 95th Q) for each individual movement at all study area intersections;
  - b) For V/C ratios exceeding 1.00 under existing conditions, adjust lost time, saturation flow rate, and/or left-turn factor to calibrate base year conditions. The Transportation Consultant must justify and document any proposed deviations from typical values to calibrate traffic models to match existing conditions.
  - c) Please clarify which routes traffic are assigned to based on the directions indicated;
  - d) It appears that the sightline assessment does not consider in-field obstructions (e.g. landscaping/trees, boulevard grades, etc) and other variables that could impact the available sight distance measurements. Please supplement the sightline assessment with actual in-field measurements using appropriate methodologies. Confirm that the sightline measurements meet the minimum decision sight distance values outlined in the TAC Geometric Design Guide for Canadian Roads (2017). Please recommend how any sightline deficiencies are to be mitigated and if the proposed access locations are suitable from a traffic operations and safety perspective;
  - e) It appears that the site accesses were modelled assuming left-turn lanes being place. However, the section of Tahoe Blvd. fronting the site does not have designated left-turn lanes (only a painted median). Please confirm if left-turn lanes are warranted/proposed and update the analyses as may be applicable;
  - f) The following items were identified in the approved Terms of Reference and were erroneously omitted from the report: (i) Access Review - Ensure that the proposed site accesses conform to all TAC standards (e.g. corner clearances, clear throat lengths, vehicle & pedestrian sight line distances for ingress/egress, proximity/alignment to other driveways/roads, etc.); Provide confirmation and technical justification of whether the site access locations and designs are safe for all roadway users and why. (ii) Traffic Control Warrants: (e.g. all-way stop, traffic control signals): Traffic Control Warrants are to be provided, where applicable, for all three scenarios (existing, future background, future total) for non-signalized study area intersections. (iii) Left-Turn Lane Warrants Auxiliary Left-Turn Lane Warrants based on the MTO Design Supplement for the TAC Manual are to be provided for the site accesses. PCUs are to be based on the Canadian Capacity Guide;
  - g) (i) As the Traffic Impact Statement recommends new signage be installed, a Pavement Marking and Signage Plan stamped by a Licensed Professional Engineer

(P.Eng) plus a cash contribution is required. Should Left-Turn Lanes be warranted at the accesses, this plan shall include the appropriate pavement markings and signage to reflect this. Signs should be mounted on light standards, wherever possible; ii) in Appendix K [FUTURE TOTAL SYNCHRO REPORTS] missing "2028 PM Future Total" header on top right corner for pages 1 to 21; and (iii) A comprehensive, updated Traffic Impact Statement addressing all staff comments is required in PDF.

49. Confirmation from the Traffic Section of the Transportation and Works Department that an access modification permit has been obtained and fee payment has been provided for the driveway works proposed to the municipal sidewalk, splash pad, and road curb/culvert only (as applicable).
50. Confirmation from the Traffic Section of the Transportation and Works Department that satisfactory arrangements have been made with the City of Mississauga's Streetlighting staff, including financial, for the relocation of their infrastructure (light standards) at the proposed site accesses.
51. Confirmation from the Traffic Section of the Transportation and Works Department that the plans have been revised to identify locations of all relocated utilities in its proposed location and that the proposed location allows for a minimum 1.5 metre setback from access locations and ensures it will not have any adverse effect on trees within the municipal boulevard.
52. Confirmation from the Traffic Section of the Transportation and Works Department that as a result of the submitted Transportation Impact Study by C.F. Crozier, which identified the need for new pavement markings and signage on Tahoe Boulevard as a result of the proposed development, a cost estimate has been provided for review and a financial contribution has been received to implement these recommendations. All costs are the responsibility of the Owner.
53. Confirmation from the Traffic Section of the Transportation and Works Department that access related comments have been cleared as a result of a satisfactory Traffic Impact Study being provided.

#### **DEVELOPMENT CONSTRUCTION, TRANSPORTATION AND WORKS DEPARTMENT**

54. Confirmation from the Development Construction Section of the Transportation and Works Department that an Access Modification Approval has been obtained.
55. Confirmation from the Development Construction Section of the Transportation and Works Department that a satisfactory grading plan has been submitted in accordance with the Grading Plan - Terms of Reference.
56. Confirmation from the Development Construction Section of the Transportation and Works Department that the Site Plan has been revised to include the company that prepared the Grading Plan and the drawing number.

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**PARKS & CULTURE PLANNING SECTION, COMMUNITY SERVICES DEPARTMENT**

57. Confirmation from the Parks & Culture Planning Section of the Community Services Department that the park name and number (Wood Creek, P-210) for the park/greenbelt/woodland adjacent to the development site are indicated on all drawings. The following note to the area of the municipal parkland is included: "No construction access is permitted from the parkland."
58. Confirmation from the Parks & Culture Planning Section of the Community Services Department that the following notes are provided on the site, grading, tree preservation and landscape plans as notes to the contractors:
- a. No grading, structures, retaining walls, construction or site/construction access are permitted on or from the municipal parkland.
  - b. The placement of unapproved materials or structures within municipal greenbelt/woodland blocks is not permitted by Community Services at any stage of development. This includes, but is not limited to, topsoil stockpiling, construction trailers and vehicles, construction materials and debris, sales/promotional trailers and signage.
  - c. The contractor is responsible for maintaining park and tree preservation hoarding in an approved and functioning condition as required by the Community Services Department through all phases of construction.
  - d. Inform the Community Services Dept. of the Construction Schedule as it pertains to the municipally owned parkland, its protective hoarding, clean ups, reinstatement and issues affecting parkland use, construction and maintenance. It is the responsibility of the applicant to arrange for Community Services – Park Planning Section inspections and approvals as required.
  - e. Remove construction related debris or litter that has migrated or has the potential to migrate into the adjacent municipally owned Wood Creek, P-210. Should the contractor/a applicant fail to do so, arrangements will be made to draw on the submitted park protection and reinstatement securities to fund park clean up activities.
  - f. Prior to the release of securities, the Community Services Department is to inspect and approve any required restoration, reinstatement and/or clean up works including hoarding removal and off-site disposal, conducted at the shared property line with and within Wood Creek, P-210.
59. Confirmation from the Parks & Culture Planning Section of the Community Services Department that protective hoarding has been installed along the greenbelt/ woodland boundary and/or along the drip line of any vegetation within the greenbelt/woodland/overhanging the property line and along or beyond the drip line of any vegetation indicated for preservation or transplantation. The hoarding has been located on private property, 1.0 metre inside the property line/at or beyond the drip line of the trees. The hoarding has been supplied, installed and maintained in good condition by the developer at his own cost prior to any demolition, topsoil stripping, preservicing, or any construction activities on site. The hoarding has been installed to the satisfaction of the Community Services Department - Park Planning Section.

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60. Confirmation from the Parks & Culture Planning Section of the Community Services Department has inspected and approved the hoarding that was erected along or beyond the drip line of all vegetation to be preserved, including street trees and trees on private property. The hoarding is located 1.0 m inside the property line/at or beyond the drip line of the trees. In the event of a conditional building permit, the hoarding inspection has been completed in advance of construction activities.
61. Confirmation from the Parks & Culture Planning Section of the Community Services Department they are satisfied that the adjoining municipal park/greenbelt/woodland will be protected with hoarding for the duration of the proposed site works, and that the protective hoarding is solid board construction hoarding, as per the current Community Services' standard detail #02830-2. The full extent of the hoarding is depicted and labelled on the site, tree preservation, grading and servicing plans. The appropriate hoarding detail is provided and referenced by name and detail number on the plans. Securities have been provided for the hoarding.
62. Confirmation from the Parks & Culture Planning Section of the Community Services Department that the securities noted in the following comments have been submitted as a single certified cheque/Bank Draft or Letter of Credit for the cumulative value of \$64,500.00 (all noted Community Services - Park Planning securities). The following securities have been received by Community Services prior to the granting of the earliest of the following approvals: Erosion & Sediment Control Permit/ Final Site Plan Approval:
1. Securities, in the amount of \$30,000.00 to ensure the protection and preservation of the integrity of the adjacent greenbelt/woodland blocks.
  2. Securities, in the amount of \$19,500.00 (390 metres @ \$50.00/m), to ensure the installation and maintenance of the protective hoarding.
  3. Securities, in the amount of \$15,000.00, are to be provided to ensure the required reinstatement/clean-up of the adjacent greenbelt/woodland by the developer, at his cost, to the satisfaction of the Community Services' Department.
63. Confirmation from the Parks & Culture Planning Section of the Community Services Department that the following comments have been addressed with respect to the Northeastern Woodland (Etobicoke Creek Valleylands):
1. Clarity on Ecological Buffer Placement a. The current site plans do not clearly distinguish between the woodland buffer area and the long-term stable top of slope (LTSTOS) buffer. Please revise the plans to clearly distinguish the two in relation to the boundaries of the 10m easement.
  2. Vegetation Plantings outside Easement Areas a. In section 5.2 of the EIS (GEI, 2024), it's stated that no incremental ecological benefits are seen by providing woody vegetation plantings beyond the easement to support the woodland buffer. It's the City's recommendation that native trees and shrubs should be planted within the available areas outside of the 10 metre easement, particularly along the parking area located in the northeastern corner, to achieve at least some reduced buffer functions that would typically be provided by a fully vegetated buffer (e.g., erosion

control, attenuation of stormwater run-off, reduced human intrusion, habitat connectivity with the planting along the eastern boundary, etc). This would also support satisfying policies 6.3.24, 6.3.26, 6.3.27, and 6.3.32 of the City's Official Plan, regarding the protection and enhancement of Natural Heritage System components that are within or adjacent to proposed developments.

64. Confirmation from the Parks & Culture Planning Section of the Community Services Department that the following comments have been addressed with respect to the Wetland Relocation and Bioswale Re-alignment:

1. Clarification on Bioswale Re-Alignment a. Based on the existing drainage system mapping (see Figure DR1) in Appendix A of the SWM Report (Greystone Engineering, 2024), it appears that the wetland proposed for relocation receives surface water from the catchment area located in the southwestern corner of the woodland adjacent to 4855 Tahoe Blvd. Please clarify why the re-aligned bioswale proposed in Figure 5.4 of the EIS (GEI, 2024) does not extend further towards the southwestern catchment area instead of the catchment area associated with the SWD2-2 wetland.

2. Detailed Design Brief Requirement a. To comply with the City's Official Plan policies 6.3.14 and 6.3.32 regarding unevaluated wetlands, we require a more detailed design brief for the relocated wetland than what is currently provided in the landscape plans. This brief should include design considerations that will help ensure the relocated wetland provides netecological-gains for the City's Natural Heritage System (e.g., wildlife habitat creation). Design considerations could include:

- i. Selection of a wetland depth that will support amphibian breeding habitat.
- ii. Provide more detailed riparian plantings that include a greater diversity of species (the current plans only include three species).
- iii. Inclusion of emergent and submergent vegetation in wetland design.
- iv. Consideration of soils characteristics (e.g., soil texture, permeability, and organic content) and whether they will support the wetland relocation (e.g., water retention, nutrient availability, establishment of native vegetation).
- v. Approach to effectively detain water to enhance the ability of the wetland to provide aquatic habitat for wildlife and avoid early drying.
- vi. Linkage to the adjacent woodland features.
- vii. Development of a monitoring plan within the warranty period to assess the success of the wetland relocation, identify any potential issues, and inform an adaptive management plan to support the ecological function of the feature. This monitoring could include parameters such as water quality, vegetation growth/health, wildlife utilization (e.g., amphibians), and hydrological conditions (e.g., seasonal variation in water level).

65. Confirmation from the Parks & Culture Planning Section of the Community Services Department that acceptable revised landscape plans have been provided and the following comments have been addressed:

1. Inclusion of Cultivar Species a. In reviewing the provided landscape plans, it appears that in some buffer area locations, cultivar species are being proposed (e.g.

Autumn Blaze Maple, Arctic Fire). To prevent any potential dispersal of non-native species into the neighbouring natural heritage features (e.g., significant natural areas, special management areas, natural green spaces), we will require that restoration plantings for the ecological buffer areas and the associated landscape buffers should only include native tree and shrub species that are common to the local watershed and suitable to the site conditions.

2. Inclusion of Sod a. There are instances in the current landscape plans for 4855 Tahoe Blvd (e.g., near southwestern corner of the woodland feature, and along the northern boundary adjacent to the special management area associated with the SWM pond) and 4859 Tahoe Blvd. (e.g. along the eastern boundary adjacent to the special management area associated with the SWM pond), where sod has been utilized in the planting areas instead of the naturalized seed mix being implemented in other areas. b. Forestry requests that ecological and landscape areas adjacent to the identified natural heritage features should not include sod in their planting plans. Sod creates a uniform, non-native monoculture that lacks biodiversity and does not provide habitat or support ecological functions characteristic of natural vegetation. Please revise the planting plan for these areas to only include native seed mixes common to the local watershed and appropriate for the site conditions.

3. Inconsistent Warranty Period a. Within the L3 and L4 landscape plan details for 4855 and 4859 Tahoe Blvd, the warranty period for monitoring the success of vegetation plantings varies between 1 and 2 years. Please clarify which is the correct warranty period and ensure it is consistently communicated.

## **URBAN FORESTRY SECTION, COMMUNITY SERVICES DEPARTMENT**

66. Confirmation from the Urban Forestry Section, that the following trees are located within the municipal right of way: Red maple DOT 1 4 cm fair; DOT 2 maple 12 cm good; DOT 3 maple 13 cm good; DOT 4 maple 8 cm good; DOT 5 Oak 11 cm fair; and DOT 6 Oak 10 cm fair.
67. Confirmation from the Urban Forestry Section that a Municipal Tree Protection Deposit in the amount of \$5,099.46 was provided.
68. Confirmation from the Urban Forestry Section that framed hoarding has been installed and inspected to their satisfaction and encompasses the entire dripline area. The owner is responsible for ensuring the constructed hoarding remains in its approved condition throughout all major construction and grading activities. No construction activity is permitted within the tree preservation zones (TPZ).
69. Confirmation from the Urban Forestry Section that an application for Tree Removal Permission has been made as per the Private Tree Protection By-law (0021-2022) to remove one (1) or more trees 15cm DBH or greater per lot per calendar year. If applicable, the Applicant has submitted a completed Tree Removal Application, Arborist Report, Site Plan and Base Fee to the Forestry Dept. for the proposed tree removal.

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70. Confirmation from the Urban Forestry Section that the replacement tree planting required as per the provisions of By-law 0021-2022 consisting of one (1) tree, with a minimum size 60 mm caliper for deciduous and 1.8 metre height for coniferous, has been shown on the Site Plan drawing. Note that if the Planning and Building Department required upgraded replacement trees, those requirements would take precedence. If there is not sufficient space to replant on the subject site, payment has been collected by Urban Forestry and was deposited into the City's Corporate Tree Planting Fund.
71. Confirmation from the Urban Forestry Section that the required hoarding has been installed on private property as indicated on the Site Plan Drawing and must be inspected prior to the approval of the tree removal permission/permit. The owner is responsible for ensuring the constructed hoarding remains in its approved condition throughout all major construction and grading activities. No construction activity is permitted within the tree preservation zones (TPZ).

#### **FIRE PREVENTION & LIFE SAFETY, FIRE AND EMERGENCY SERVICES, COMMUNITY SERVICES DEPARTMENT**

72. Confirmation by the Fire Prevention Section of Mississauga Fire and Emergency Services, Community Services Department that the fire department connection for Building 2 is located at the nearest point of fire department equipment access, that access to the fire department connection is unobstructed, and the location of the fire department connection has been provided to their satisfaction.
73. Confirmation by the Fire Prevention Section of Mississauga Fire and Emergency Services, Community Services Department that the fire department connection for Building 2 is located to their satisfaction in the area of the front building face and is within a 45 metre unobstructed travel distance to a fire hydrant.

#### **REGION OF PEEL**

74. Confirmation from the Region of Peel that a satisfactory Functional Servicing Report has been provided according to the Region's Functional Servicing Report requirements.
75. Confirmation from the Region of Peel that the demand table has been submitted for the purpose of fulfilling modelling requirements and determining the proposal's impact to the existing system.
76. Confirmation from the Region of Peel that a satisfactory site servicing submission and the first submission fee as per the latest Fees By-law, have been provided.
77. Confirmation from the Region of Peel that the applicant has advised if LEED certification will be pursued and that tenure has been confirmed.
78. Confirmation from the Region of Peel that the City of Mississauga will permit shared

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servicing, if applicable.

79. Confirmation from the Region of Peel that fire protection approval from the City of Mississauga has been obtained prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to provide the Region with the City's Building Division's final approved drawing.
80. Confirmation from the Region of Peel that copies of the most current PINS dated/ prepared within 3 months of the submission have been provided.
81. Confirmation from the Region of Peel that the encroachment review related to the easements located on the site (PR184026 & PR184025) has been completed to their satisfaction.

## **ALECTRA**

82. Confirmation from Alectra Utilities that the load calculations and service sizes for both sites and the system expansion have been provided if required.

## **ADMINISTRATION**

83. Any revisions required to the plans stamped approved subject to conditions on June 20, 2024 are required to be submitted and reviewed by applicable departments/agencies.
84. That prior to stamping of approved plans, all other policies, procedures, requirements, by-laws, and standards of the appropriate agencies and the City of Mississauga, financial, technical, operational or otherwise, in relation to the development, construction, servicing, use and occupation of the building(s) and facilities, including any requirements or conditions contained in any agreements between the applicant and the City of Mississauga, be satisfied and complied with by the applicant.