

# Project Status Report



<b>PROJECT NUMBER</b>	SP 24-13 W3
<b>ADDRESS</b>	4859 Tahoe Boulevard
<b>DESCRIPTION</b>	Two industrial buildings
<b>CURRENT PROJECT STATUS</b>	Applicant Resubmit

**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	ALECTRA UTILITIES	Withheld	Samantha Burke	samantha.burke@electrautilities.com 905-798-2971
	ARBORIST - CITY PROPERTY	Withheld	Nick Smith	nick.smith@mississauga.ca 905-615-3200
	ARBORIST - PRIVATE PROPERTY	Withheld	Nick Smith	nick.smith@mississauga.ca 905-615-3200
	DEVELOPMENT ENGINEERING REVIEW	Withheld	Shea Laventure	shea.laventure@mississauga.ca 9056153200 x4694
	ENBRIDGE	Approved	Enbridge Gas Distribution	municipalplanning@enbridge.com
	ENBRIDGE PIPELINE INC	Approved	Debbie Sheffield	debbie.sheffield@mississauga.ca 905-615-3200 x3927
	ENVIRONMENTAL ENG REV STORM	Withheld	Walter Copping	Walter.Copping@mississauga.ca 9056153200 x5831
	ENVIRONMENTAL ENG REVIEWER	Approved	Steve Cha	Steve.Cha@mississauga.ca 905-615-3200 x3068
	FIRE PREV PLAN EXAMINATION	Withheld	Don Casey	don.casey@mississauga.ca 905-615-3200 x4267
	GREATER TORONTO AIRPORT AUTH	Approved	GTAA Planning	landuse.planning@gtaa.com
	IMPERIAL OIL	Approved	Debbie Sheffield	debbie.sheffield@mississauga.ca 905-615-3200 x3927
	LANDSCAPE ARCH - COMM SERVICES	Withheld	Simon Latam	simon.latam@mississauga.ca 905-615-3200 x5360
	LANDSCAPE ARCH - DEV DESIGN	Withheld	Cameron Maybee	cameron.maybee@mississauga.ca 905-615-3200 x4041
	PLANNER - COMM SERVICES	No Review Required	Sangita Manandhar	sangita.manandhar@mississauga.ca 905-615-3200 x4426
	PLANNER - DEV DESIGN	Withheld	Michal Stolarczyk	Michal.Stolarczyk@mississauga.ca 905-615-3200 x5519
PUBLIC ART COORDINATOR	No Review Required	Michael Tunney	michael.tunney@mississauga.ca 905-615-3200 x4602	

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1	REGION OF PEEL	Withheld	Bernie Tom	bernie.tom@peelregion.ca 905-791-7800
	SUN-CANADA PIPELINE	Approved	Debbie Sheffield	debbie.sheffield@mississauga.ca 905-615-3200 x3927
	TORONTO CONSERVATION AUTHORITY	Approved	Debbie Sheffield	debbie.sheffield@mississauga.ca 905-615-3200 x3927
	TRAFFIC REVIEW	Withheld	Yousef Hereich	Yousef.Hereich@mississauga.ca 905-615-3200
	TRANS - NORTHERN PIPELINE	Approved	TRANS-NORTHERN PIPELINE	landroweast@tnpi.ca 289-475-5392
	TRANSIT INFRASTRUCTURE	Approved	Zhao Zhang	Zhao.Zhang@mississauga.ca 905-615-3200
	TRANSIT REVIEWER	Approved	Amma Sarpong	Amma.Sarpong@mississauga.ca 905-615-3200 x4456
	TW - DEVELOPMENT CONSTRUCTION	Withheld	Lweendo Liswaniso	lweendo.liswaniso@mississauga.ca 9056153200 x8239
	URBAN DESIGNER	Withheld	Paul Szywacz	Paul.Szywacz@mississauga.ca 905-615-3200
	ZONING PLAN EXAMINER	No Review Required	Debbie Sheffield	debbie.sheffield@mississauga.ca 905-615-3200 x3927

REVIEW STATUS LEGEND	
APPROVED	Review Group has completed the review and has no outstanding conditions.
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
156	1	ALECTRA UTILITIES Samantha Burke 6/4/24 11:46 AM	Customer will need to provide the load calculations and service sizes for both sites and the system expansion may required depending on the load demand.				Unresolved
28	1	ARBORIST - CITY PROPERTY Nick Smith 5/1/24 9:24 AM	CITY TREE INVENTORY - The following trees are located within the municipal right of way: Red maple DOT 1 4cm fair, DOT 2 maple 12cm good, DOT 3 maple 13cm good, DOT 4 maple 8cm good, DOT 5 Oak 11cm fair, DOT 6 Oak 10cm fair				Unresolved
29	1	ARBORIST - CITY PROPERTY Nick Smith 5/1/24 9:24 AM	MUNICIPAL TREE PROTECTION DEPOSIT - A Municipal Tree Protection Deposit in the amount of \$_5,099.46_____ is required prior to site plan approval. The Municipal Tree Protection Deposit/Securities must be paid by using a separate certified cheque, bank draft, money order, or debit. All Forestry Section fees are payable to the City of Mississauga. Failure to preserve/protect the municipal tree(s) will result in the holdback of this deposit for a number of years following the completion of the project or the forfeit this deposit.				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
30	1	ARBORIST - CITY PROPERTY Nick Smith 5/1/24 9:24 AM	FRAMED HOARDING - Framed hoarding that encompasses the entire dripline area is to be INSTALLED and inspected to the satisfaction of the Urban Forestry section. 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). Should you need to remove or alter the hoarding at any time during construction, please advise Forestry prior to doing so. Failure to meet the above noted requirements may result in the holdback of the municipal tree protection deposit for a number of years following full completion of the project and/or the forfeit of the deposit. For a City Tree hoarding inspection, please contact _____ at 905-615-3200 x_____				Unresolved
31	1	ARBORIST - CITY PROPERTY Nick Smith 5/1/24 9:24 AM	MUNICIPAL HOARDING REMOVAL INSPECTION - Once construction and grading activities have been completed, a hoarding removal inspection is required prior to removing the constructed hoarding. This is to ensure that all preservation areas and trees have been sufficiently protected throughout all activities on site. Failure to comply with the above may result in the hold back of securities for a number of years following full completion of the project. For the hoarding removal inspection, please contact ____Nick Smith_____ at 905-615-3200 x__4139_____				Unresolved
32	1	ARBORIST - CITY PROPERTY Nick Smith 5/1/24 9:24 AM	TREE PRESERVATION & PROTECTION STANDARDS - For information on protecting trees during development/construction, including arborist report and tree inventory requirements, tree protection methods and tree protection zones as well as hoarding guidelines, visit the following link: <a href="https://www.mississauga.ca/publication/tree-preservation-and-protection-standards/">https://www.mississauga.ca/publication/tree-preservation-and-protection-standards/</a>				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
33	1	ARBORIST - PRIVATE PROPERTY Nick Smith 5/1/24 9:30 AM	PRIVATE TREE REMOVAL PERMISSION - The Applicant is advised that Tree Removal Permission is required 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 is to submit a completed Tree Removal Application, Arborist Report, Site Plan and Base Fee to the Forestry Dept. for the proposed tree removal. The application will be reviewed in conjunction with the Site Plan Application. The approval of the application is required prior to the earliest of the Demolition Permit/ the Erosion and Settlement Control Permit / Site Plan / Building Permit approval. The application is to be submitted to the Urban Forestry Section, and will be issued when the drawings are approved, associated fees have been paid, and the protective tree hoarding has been installed, inspected and approved by Urban Forestry. Further information is available at: <a href="https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/">https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/</a>				Unresolved
34	1	ARBORIST - PRIVATE PROPERTY Nick Smith 5/1/24 9:30 AM	TREE REPLACEMENT REQUIREMENTS - Replacement tree planting is required as per the provisions of By-law 0021-2022. Replacement Tree planting shall consist of (one) (1) trees, with a minimum size 60 mm calliper for deciduous and 1.8m height for coniferous. Show these trees on the Site Plan Drawing. Note that if the Planning and Building Department requires upgraded replacement trees, those requirements will take precedence. If there is not sufficient space to replant on the subject site, payment will be collected by Urban Forestry and will be deposited into the City's Corporate Tree Planting Fund.				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
35	1	ARBORIST - PRIVATE PROPERTY Nick Smith 5/1/24 9:30 AM	SOLID HOARDING - Solid hoarding is to be 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). Should you need to remove or alter the hoarding at any time during construction, please advise Forestry prior to doing so. Failure to meet the above noted requirements may result in charges under the Private Tree Protection By-Law (0021-22). For the solid hoarding inspection, please contact ____Nick Smith____ at 905-615-3200 x____4139__				Unresolved
36	1	ARBORIST - PRIVATE PROPERTY Nick Smith 5/1/24 9:30 AM	FRAMED HOARDING - Framed hoarding is to be 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). Should you need to remove or alter the hoarding at any time during construction, please advise Forestry prior to doing so. Failure to meet the above noted requirements may result in charges under the Private Tree Protection By-Law (0021-22). For the solid hoarding inspection, please contact ____Nick Smith____ at 905-615-3200 x____4139__				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
37	1	ARBORIST - PRIVATE PROPERTY Nick Smith 5/1/24 9:30 AM	HOARDING REMOVAL INSPECTION - Once construction and grading activities have been completed, a hoarding removal inspection is required prior to removing the constructed hoarding. This is to ensure that all preservation areas and trees have been sufficiently protected throughout all activities on site. Failure to comply with the above may result in the hold back of securities for a number of years following full completion of the project. For the hoarding removal inspection, please contact _____Nick Smith_____ at 905-615-3200 x__4139_____				Unresolved
38	1	ARBORIST - PRIVATE PROPERTY Nick Smith 5/1/24 9:30 AM	TREE PRESERVATION & PROTECTION STANDARDS - For information on protecting trees during development/construction, including arborist report and tree inventory requirements, tree protection methods and tree protection zones as well as hoarding guidelines, visit the following link: <a href="https://www.mississauga.ca/publication/tree-preservation-and-protection-standards/">https://www.mississauga.ca/publication/tree-preservation-and-protection-standards/</a>				Info Only
39	1	ARBORIST - PRIVATE PROPERTY Nick Smith 5/1/24 9:30 AM	BOUNDARY TREE - If any part of the tree trunk is located on more than one lot, written consent of the impacted property Owner is required when submitting the tree removal permit application.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
10	1	DEVELOPMENT ENGINEERING REVIEW Shea Laventure 4/29/24 8:53 AM	CONDITION: [INSPECTION FEE 2] The applicant is advised that an inspection fee in accordance with the current Transportation and Works Fees and Charges By-law is required prior to Site Plan approval. For inspection fees paid in 2024, the current rate is \$595.00 plus HST. Due to COVID-19 protocols, IN PERSON DROP-OFF IS NOT ACCEPTED. Please follow these instructions to make the payment: (1) Print submission form found in the ePlans 'Documents' folder. The form specifies the total amount of the payment. (2) Fill-in Part 2 of the form. (3) Prepare payment in one of the accepted methods. (4) Include in ONE envelope, the completed form (signed) and the payment. (5) Label the envelope with the application number, construction address, and owner's name. (6) Deliver the payment following one of these options: Option1 - Drop the envelope (containing the form and the payment) into the black mailbox labelled M1, located at 3185 Mavis Road. The mailbox is located outside at the front of the building OR Option 2 - Courier/mail your form including payment to 'City of Mississauga, Transportation & Works Customer Service Counter' at 3185 Mavis Road, 1st floor, Mississauga, Ontario L5C 1T7'. Please note that at this time the City is not accepting Registered Mail or Xpresspost Certified. (7) Once the payment is processed, T&W Counter will email the applicant with the receipt. Upload the receipt into ePlans for clearance of this condition.				Unresolved
40	1	DEVELOPMENT ENGINEERING REVIEW Shea Laventure 5/1/24 1:47 PM	CONDITION: [LEGAL DESCRIPTION] Provide legal description for G2 -Grading Plan and only refer to 4859 & 4861 Tahoe Boulevard.				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
41	1	DEVELOPMENT ENGINEERING REVIEW Shea Laventure 5/1/24 1:49 PM	CONDITION: [SUBMISSION REQUIREMENT] It appears the following drawings are missing; Provide G1 - Grading Plan, S1 - Servicing Plan, and Cross-section A-A as part of the next cycle submission.				Unresolved
43	1	DEVELOPMENT ENGINEERING REVIEW Shea Laventure 5/1/24 3:36 PM	SHORING BUILDING PERMIT - In the event that placement of any shoring and tie-backs systems are to be proposed the owner is to contact the Building Division and apply for a Permit for the required shoring on site. Please see the following link for more information: <a href="http://www.mississauga.ca/portal/residents/planexamination#PES7">http://www.mississauga.ca/portal/residents/planexamination#PES7</a> Please note that a current certified Utility Plan will be required with the Shoring Permit Application. A Utility Plan Terms of Reference can be found at the following link on Appendix C: <a href="http://www7.mississauga.ca/Departments/Marketing/documents/tw/Section-3A-Appendices-Dec-2018.pdf">http://www7.mississauga.ca/Departments/Marketing/documents/tw/Section-3A-Appendices-Dec-2018.pdf</a> Prior to any work being carried out within the municipal right-of-way the owner is to have their Road Occupancy Permit in place. For further information related to the Road Occupancy Permit please contact the PUCC/ Permit Technologist located at 3185 Mavis Road. The owner is further advised that an encroachment agreement may be required and that only tiebacks encroachments (below a certain depth) will be accepted (if any). No other underground encroachments are permitted in the municipal right-of-way. Shoring and associated works are to be wholly within private lands including excavation support such as soldier piles and lagging.				Info Only
44	1	DEVELOPMENT ENGINEERING REVIEW Shea Laventure 5/2/24 11:58 AM	CONDITION: [GRADING CERTIFICATION] Revise the Grading Certification on G2 - Grading Plan by only referring to 4859 & 4861 Tahoe Boulevard.				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
45	1	DEVELOPMENT ENGINEERING REVIEW Shea Laventure 5/3/24 10:41 AM	CONDITION: [CITY BENCHMARK] Revise City of Mississauga Benchmark No. 909 with the correct elevation on G2 - Grading Plan, S2 - Servicing Plan, and A100 - Site Plan.				Unresolved
46	1	DEVELOPMENT ENGINEERING REVIEW Shea Laventure 5/7/24 10:51 AM	COMMENT: This site is subject to the conditions of the Development Agreement for Registered Plan 43M-1503 with regard to grading, drainage, top of bank, noise, municipal services and the restrictions for the issuance of a building permit.				Info Only
149	1	ENBRIDGE PIPELINE INC Debbie Sheffield 5/29/24 12:13 PM	Please see comments dated May 9, 2024 uploaded to the "External Agency Comments" folder.				Info Only
27	1	ENBRIDGE Enbridge Gas Distribution 4/29/24 4:03 PM	Please see attached comments.				Info Only
47	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 11:57 AM	CONDITION FSR – As per the T&W Development Requirements Manual the first 5mm of runoff shall be retained on-site and managed by way of infiltration, evapotranspiration, or re-use. Provide an updated FSR with an irrigation consultant report showing any required water reuse calculations. Ensure the documentation confirming the infiltration rate is appended in the report. Note that the 5mm requirement is only required to be calculated using impermeable surfaces such as paving and building roof.				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
48	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 11:59 AM	CONDITION FSR – 80% TSS removal (enhanced protection) in accordance with the MECP criteria is required. This site drains to an existing stormwater management facility which provides 70% TSS removal. The development will be required to provide pre-treatment to meet the 80% TSS removal requirement in a treatment train approach with the pond. Update the FSR to include discussion of this requirement as well as proposed pre-treatment.				Unresolved
49	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 12:02 PM	CONDITION DRAINAGE PLAN – Provide an updated Post-Development Drainage Plan with overland flow arrows.				Unresolved
50	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 12:02 PM	CONDITION SERVICING PLAN – 80% TSS removal (enhanced protection) in accordance with the MECP criteria is required. This site drains to an existing stormwater management facility which provides 70% TSS removal. The development will be required to provide pre-treatment to meet the 80% TSS removal requirement in a treatment train approach with the pond. Update the Servicing Plan to include any pretreatment.				Unresolved
51	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 12:03 PM	CONDITION SERVICING PLAN – Provide an updated Servicing Plan showing a cross section(s) of any bioswales/infiltration techniques including the water table. Note that the water table must be 1 m below the bottom elevation of any infiltration system.				Unresolved
52	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 12:03 PM	STORM SEWER OUTLET The ultimate storm sewer outlet for the subject site is the existing stormwater management facility (City Ref #2601).				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
53	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 12:04 PM	ESC NOTE - Sediment control works in accordance with City standards are to be implemented during construction. The Development and Design Construction Hoarding standard is to be shown on the site plan. This standard drawing can be found at <a href="http://www7.mississauga.ca/documents/pb/main/2017/HoardingDetail.pdf">http://www7.mississauga.ca/documents/pb/main/2017/HoardingDetail.pdf</a>				Info Only
54	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 12:04 PM	ESC PERMIT - Prior to any land-disturbing activities, the subject site will require an Erosion & Sediment Control Permit in accordance with By-law No. 512-91, as amended. A copy of the plan, including a cost estimate for securities, is to be submitted directly to the Environmental Services section. Please note, there are fees required for an Erosion & Sediment Control Permit, payable at 3185 Mavis Rd. Please consult the most recent version of the Transportation Fees & Charges By-law which is available on the City's website. The Erosion & Sediment Control Permit is required for sites adjacent to a watercourse or one or over one Ha in size. Erosion & Sediment Control Permits are valid for six month time periods and must be renewed prior to expiry. Please contact this section for further assistance. In accordance with the City of Mississauga's Erosion and Sediment By-law No. 512-91 as amended, the discharge of groundwater to the municipal storm sewer system during construction/dewatering at the site requires a separate approval from the City. Should you have any questions concerning the discharge of groundwater, please contact Trevor Swift, Environmental Coordinator, at 905-615-3200 ext. 8358. This can be applied for at the building permit stage.				Info Only

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55	1	ENVIRONMENTAL ENG REV STORM Walter Copping 5/7/24 12:04 PM	SW CHARGE - MULTI RES - Please be advised that the Stormwater Charge has come into effect as of January 2016. Credits of up to 50% will be available for on-site stormwater management on non-residential and multi-residential properties. Learn more at <a href="http://www.stormwatercharge.ca">www.stormwatercharge.ca</a> .				Info Only
64	1	ENVIRONMENTAL ENG REVIEWER Steve Cha 5/16/24 3:16 PM	Based upon the review of the Environmental Site Screening Questionnaire and Declaration (ESSQD) form, dated March 26, 2024, no further action is required at this time.				Info Only
65	1	ENVIRONMENTAL ENG REVIEWER Steve Cha 5/16/24 3:16 PM	COMMENT: Any debris on site, including debris from demolition activities, must be removed in accordance with all applicable guidelines and regulations. COMMENT: Please be advised that any water being discharged into the City's storm sewer system during construction must comply with the Storm Sewer Use By-law No. 0046-2022. The applicant must complete the Storm Sewer Temporary Discharge Approval Form, including all required supporting documentation, and coordinate with the Transportation and Works Department to acquire the necessary approval prior to any discharge. For more information, please visit the following website: <a href="https://www.mississauga.ca/services-and-programs/home-and-yard/stormwater/stormwater-temporary-discharge-approval/">https://www.mississauga.ca/services-and-programs/home-and-yard/stormwater/stormwater-temporary-discharge-approval/</a>				Info Only

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66	1	ENVIRONMENTAL ENG REVIEWER Steve Cha 5/16/24 3:17 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
67	1	ENVIRONMENTAL ENG REVIEWER Steve Cha 5/16/24 3:17 PM	COMMENT: Please be advised if lands will be dedicated to the City as part of this application, this section will provide further comments.				Info Only
7	1	FIRE PREV PLAN EXAMINATION Don Casey 4/24/24 2:12 PM	Changemark #01 The fire department connection for Bldg 2 is to be in this area of the front building face. It is required to be within a 45m unobstructed travel distance to a fire hydrant.	A100 - Site Plan.pdf			Unresolved
8	1	FIRE PREV PLAN EXAMINATION Don Casey 4/24/24 2:12 PM	Changemark #02 The fire department connection for Bldg 2 is required to be at the nearest point of fire department equipment access. Access to the FDC is to be unobstructed.	A100 - Site Plan.pdf			Unresolved
158	1	IMPERIAL OIL Debbie Sheffield 6/5/24 1:55 PM	Please see comments dated June 5, 2024 uploaded to the "External Agency Comments" folder.				Info Only
88	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:02 AM	LABEL GREENBELT/OPEN SPACES ON PLANS- Indicate on all drawings the park name and number (Wood Creek, P-210) for the greenbelt/woodland adjacent to the development site. On the drawings, add the following note to the area of the municipal parkland: "No construction access is permitted from the parkland."				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
89	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:02 AM	CONSTRUCTION RESTRICTIONS - STOCKPILING- The City does not permit the placement of unapproved materials or structures within park blocks, open space blocks, and greenbelt / woodland blocks at any stage of development without the expressed written authorization of the Commissioner of Community Services. This includes, but is not limited to, topsoil stockpiling, construction trailers, construction materials and debris, signage and sales / promotional trailers.				Info Only

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90	1	<p>LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:02 AM</p>	<p>DRAWING NOTES 1 - PARKLAND PROTECTION - The following notes are for information AND are to be 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/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.</p>			Unresolved
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91	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:03 AM	GRADING REQUIREMENTS - GENERAL All surface drainage for the subject site is to be self-contained. All proposed grades must BE SHOWN to meet existing grades along the environmental protection zone/greenbelt/woodland/park block.				Info Only
92	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:03 AM	INVASIVE PLANTS - Invasive landscape plants are not to be used at this site due to the proximity to municipally owned greenbelt/woodland (Wood Creek- P-210).				Info Only
93	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:03 AM	GENERAL COMMENTS - COMMUNITY SERVICES - Abutting the application site to the west is the municipally owned (P-210, Wood Creek. The Community Services - Park Planning Section standards, details and specifications referenced in the comments below are available on-line at: <a href="http://www.mississauga.ca/portal/business/communityservicesstandards">www.mississauga.ca/portal/business/communityservicesstandards</a> Use the "Request for Inspection" form located in the Documents tab to arrange for Community Services - Park Planning Section approvals as noted in the conditions. Please contact the Landscape Architect - Park Planning should you have questions regarding these comments.				Info Only
94	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:03 AM	ADDITIONAL COMMENTS PENDING - Additional comments may be made upon the review of this and any new information.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
95	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:03 AM	INSTALLATION OF HOARDING - Protective hoarding is to be 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 is to be located on private property, 1.0 inside the property line/at or beyond the drip line of the trees. The hoarding is to be 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. Please use Community Services Standard Detail #02830-2 Solid Board Construction Hoarding. The hoarding is to be maintained in good repair throughout all phases of servicing and construction on the site.The hoarding will be installed to the satisfaction of the Community Services Department - Park Planning Section.				Unresolved
96	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:04 AM	INSPECTION OF HOARDING - Prior to the issuance of the Final Site Plan Approval the Community Services Department - Park Planning Section is to inspect and approve the hoarding that must be erected along or beyond the drip line of all vegetation to be preserved, including street trees and trees on private property. The hoarding is to be located 1.0 m inside the property line/at or beyond the drip line of the trees. Note: In the event of a conditional building permit, a hoarding inspection must be completed in advance of construction activities.				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
97	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:04 AM	ILLUSTRATION OF HOARDING - The adjoining municipal park/greenbelt/woodland is to be protected with hoarding for the duration of the proposed site works. The protective hoarding is to be solid board construction hoarding, as per the current Community Services' standard detail #02830-2. The full extent of the hoarding is to be depicted and labelled on the site, tree preservation, grading and servicing plans. The appropriate hoarding detail is to be provided and referenced by name and detail number on the plans. Securities will be required for the hoarding, as outlined in the securities requirement, comment #98.				Unresolved
98	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:04 AM	SUMMARY OF SECURITIES - The Community Services' securities noted in the following comments may be submitted as a single certified cheque/Bank Draft or Letter of Credit for the cumulative value of all noted Community Services - Park Planning securities. The following securities are required 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, as per comment #95. 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.				Unresolved

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99	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:04 AM	SUBMISSION OF SECURITIES - SUBMISSION OF SECURITIES - The Community Services' securities noted in comment #98 may be submitted as a single certified cheque, a Bank Draft, or a Letter of Credit for the cumulative value of \$64,500.00. Community Services Security Submission Form can be found in the Documents tab on ePlans. This form includes instructions on how to submit and acceptable payment options.			Unresolved
100	1	LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:04 AM	CONDITIONS OF SECURITY RELEASE - GENERAL - After construction is complete, confirmation must be submitted to the Community Services Department indicating that no trees designated for preservation were either damaged or removed without the approval of the Community Services Department. Any hazardous trees identified for removal which have not been removed, must be inspected by a certified arborist. A certificate from the consulting arborist will be required prior to releasing securities stating that the trees are not dead or hazardous. Otherwise, trees identified as dead or hazardous are to be removed prior to the release of securities. Prior to the release/reduction of securities, the Community Services Department - Park Planning Section is to inspect and approve the following works, carried out by the applicant/developer at their cost: - acceptably reinstated conditions at the shared property line with the municipal parkland;- the removal and off-site disposal of the hoarding;- the installation of the chainlink fencing;- all restoration, reinstatement and/or clean-up work; and,- all regeneration / slope stability / forest edge management / EIS recommended planting or associated works. At the completion of works on site, use the "Request for Inspection" form in the Documents tab to arrange for approvals, inspections and to request the release of Community Services held securities.			Unresolved
101	1	LANDSCAPE ARCH -	ENVIRONMENTAL IMPACT STUDY COMMENTS 1/3:			Unresolved

COMM SERVICES  
Simon Latam  
5/23/24 10:05 AM

Northeastern Woodland (Etobicoke Creek Valleylands)

As recognized in the provided EIS (GEI, 2024) the rear of this property abuts a significant woodland that is associated with the valleylands of Etobicoke Creek and is identified as a significant natural area in the City's Official Plan. For significant woodlands, the City typically requires a 10m vegetated ecological buffer from the dripline of the feature; however, given the presence of the 10m easement and that construction activities are being contained within the already disturbed open agricultural field, we are open to accepting the proposed variable buffer, provided the following comments are addressed:

- 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 10m 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

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protection and enhancement of Natural Heritage System components that are within or adjacent to proposed developments.

102	1	<p>LANDSCAPE ARCH - COMM SERVICES Simon Latam 5/23/24 10:06 AM</p>	<p>ENVIRONMENTAL IMPACT STUDY COMMENTS 2/3: Wetland Relocation &amp; Bioswale Re-alignment</p> <p>As per the City's Official Plan policies 6.3.14 and 6.3.32, wetlands that do not meet the criteria of significant wetlands are categorized as Natural Green Spaces within the City's Natural Heritage System. Development within or adjacent to these features is only permissible if it is proven that there will be no negative impacts on their ecological functions and that opportunities for their protection, restoration, enhancement, and expansion have been identified.</p> <p>The analysis presented in the Stormwater Management (SWM) Report (Greystone Engineering, 2024), satisfactorily explained that the development will not alter the existing catchment areas of the SWD2-2 and MAM2-2 wetlands within the southern woodland feature adjacent to 4855 Tahoe Blvd. Regarding potential impacts to the wetland located within the Hydro Corridor, Forestry staff conducted a desktop assessment and found that the wetland conditions in the Hydro Corridor appear to not be a result of the previous plugging of the DICB that the section 1.2.2.2 of the EIS (GEI, 2024) hypothesized caused ponding to spill onto the adjacent Hydro Corridor lands. When reviewing available air photos, it is clear that the Hydro Corridor has consistently exhibited wet conditions, which became more widespread since 2018 after the development of a roadway throughout much of its length.</p> <p>Based on the SWM Report and the desktop assessment of the Hydro Corridor lands, Forestry is satisfied that the</p>				Unresolved
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relocation of the MAM2 wetland and realignment of the bioswale will likely not have negative impacts on the remaining wetlands, and we will be willing to support the relocation, provided the following comments are addressed:

- 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 net-ecological-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

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			<p>vegetation).</p> <p>v. Approach to effectively detain water to enhance the ability of the wetland to provide aquatic habitat for wildlife and avoid early drying.</p> <p>vi. Linkage to the adjacent woodland features.</p> <p>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).</p>			
103	1	<p>LANDSCAPE ARCH - COMM SERVICES</p> <p>Simon Latam</p> <p>5/23/24 10:06 AM</p>	<p>ENVIRONMENTAL IMPACT STUDY COMMENTS 3/3:</p> <p>Landscape Plans</p> <p>Once Forestry’s comments regarding clarification on the exact limits of the ecological buffers being applied to adjacent natural heritage features (i.e. the southern woodland, and Northern woodland associated with the valleylands of Etobicoke Creek) have been addressed, the provided landscape plans will need to be revised to reflect these changes. In addition to this requirement, the following comments must also be addressed:</p> <p>1. Inclusion of Cultivar Species</p> <p>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</p>			Unresolved

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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.

			<p>tree and shrub species that are common to the local watershed and suitable to the site conditions.</p> <p>2. Inclusion of Sod</p> <p>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.</p> <p>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.</p> <p>3. Inconsistent Warranty Period</p> <p>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.</p>				
130	1	<p>LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 10:56 AM</p>	<p>LA01 - Site Plan Application Number Include the Site Plan Application Number (SP-24-13 W3) on all submitted plans with the next formal submission.</p>	<p>L2 - Landscspe Plan.pdf</p>			<p>Unresolved</p>

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
131	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 10:56 AM	<p>LA02 - Tahoe Boulevard Frontage Planting Please be advised additional tree plantings are required to be implemented in closer proximity to the Tahoe Boulevard frontage.</p> <p>Further, the Landscape Plans are to be revised to introduce a portion of coniferous tree plantings as part of the proposed development.</p> <p>Revise the submitted Landscape Plan accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved
132	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:31 PM	<p>LA03 - Bicycle Rack Location Please be advised the location of the proposed temporary outdoor bicycle racks to serve the smaller format industrial building should be provided nearer to the entry of the site to ensure they are readily visible and accessible from the walkway connection from Tahoe Boulevard.</p> <p>Revise the location of the temporary outdoor bicycle racks accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved
133	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:31 PM	<p>LA04 - Excessive Hard Surfacing The proposed hard surfaced traffic island has resulted in excessive hard surfacing on the subject site, which does not appear to be necessary.</p> <p>The design of the landscaped traffic island is to be revised to introduce additional soft landscaped areas.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
134	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:31 PM	<p>LA05 - Excessive Hard Surfacing The design of the employee amenity area has resulted in excessive hard surfacing on the subject site, which does not appears to be necessary.</p> <p>The design of the employee amenity area is to be revised to limit the amount of proposed hard surfacing for the proposed picnic tables and introduce additional soft landscaped areas.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved
135	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:31 PM	<p>LA06 - Excessive Hard Surfacing The proposed 9.0m drive aisle servicing the smaller format industrial building appears to be unnecessary and has resulted in excessive hard surfacing on the subject site.</p> <p>The applicant should investigate opportunities to reduce the width of the proposed drive aisle servicing the smaller format industrial building to 7.0m in order to provide additional soft landscaped areas on the subject site.</p> <p>Please clarify why a 9.0m drive aisle is required to service the smaller format industrial building, which is not anticipated to support larger formats of vehicles (i.e tractor trailers, etc.) with the next formal submission.</p> <p>Revise all submitted plans accordingly with the next formal submisison.</p>	L2 - Landscspe Plan.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
136	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:31 PM	<p>LA07 - Painted Lines Please be advised painted lines are not desirable to appropriately delineate vehicular parking stalls abutting drive aisles.</p> <p>The proposed development is to be revised to introduce a landscaped traffic island with a .15m barrier curb in order to adequately delineate the drive aisle from the vehicular parking stalls.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved
137	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:31 PM	<p>LA08 - Seeded Areas Please be advised the proposed seeded ares abutting the loading area at the rear of the site are inappropriate.</p> <p>Please revise these seeded ares to a sodded condition with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved
138	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:36 PM	<p>LA09 - Chain-Link Fence / Maintenance Access Please clearly illustrate and denote maintenance access gates in the proposed chain-link fence to ensure the 10m easement, which is to remain in private ownership can be appropriately maintained in the future.</p> <p>Revise the submitted plans accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
139	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:36 PM	<p>LA10 - Transformer Location Investigate opportunities to relocate the proposed transformer and anchor the location in closer proximity to the proposed built form where is more appropriately services both buildings and reduces the impact of the infrastructure within the parking area design.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved
140	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 2:40 PM	<p>LA01 - Pedestrian Clearway Please dimension the proposed clearway between the extent of the accessible curb ramp and the building face / edge of sidewalk.</p> <p>Please note a minimum 1.22m pedestrian clearway is to be maintained to satisfy accessibility requirements.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>	A100 - Site Plan.pdf			Unresolved
141	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:11 PM	<p>LA02 - Rooftop Mechanical Units LA02 - Rooftop Mechanical Unit Screening Note Please note all rooftop mechanical units must be screened entirely from the municipal street frontages and must be illustrated on the Site Plan and Roof Plan through the Site Plan Application process.</p> <p>Remove General Site Plan #3 Note with the next formal submission.</p>	A100 - Site Plan.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
142	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:14 PM	<p>LA11 - North Property Line Investigate opportunities to revise location of swale and stormwater infrastructure that would allow for large branching deciduous trees to be planted continuously along north property line.</p> <p>If the infrastructure location can not be shifted to accommodate large branching deciduous trees, the applicant should investigate installation of smaller ornamental trees with shallower rooting depths to limit conflicts with the proposed stormwater infrastructure.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>	L2 - Landscspe Plan.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
143	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:16 PM	<p>CONDITION - TREE REMOVAL PERMIT - By-law #0021-2022 as amended (Private Tree Protection By-Law) requires property owners to obtain a Tree Permit to injure or remove trees if 1 or more trees of 150 mm dbh or greater are to be removed in one calendar year on private property. Prior to the issuance of the Tree Removal Permit, applicable Planning &amp; Building Department requirements, including installation of tree preservation hoarding and submission of the site works security, must be satisfied. A replacement tree will be required for every 15 cm dbh removed from the subject site.</p> <p>The applicant is to upload 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: <a href="https://www.mississauga.ca/services-and-programs/forestry-and-environment/trees">https://www.mississauga.ca/services-and-programs/forestry-and-environment/trees</a> or contact (905) 615-4311.</p> <p>The City's Private Tree Protection By-law is available at: <a href="https://www.mississauga.ca/publication/private-tree-protection-by-law/">https://www.mississauga.ca/publication/private-tree-protection-by-law/</a>.</p>				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
144	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:16 PM	<p>CONDITION - SOIL VOLUME - CONDITION - SOIL VOLUME - The submitted Landscape Plan has not illustrated an adequate level of detail related to the amount of soil volume or soil depth to support the implementation of healthy urban trees. As part of the Landscape Plans, a soil volume plan including soil volume calculations will be required as part of the Site Plan Application process.</p> <p>In an effort to satisfy the City of Mississaugas Green Development Standards, initially endorsed by Council in 2012, a minimum of 30 cubic metres of soil should be provided for all proposed trees.</p> <p>Revise the submitted plans accordingly with the next formal submission.</p>				Unresolved
145	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:16 PM	<p>CONDITION - NATIVE VEGETATION - The Landscape Plan and Plant List are required to be revised to denote all proposed native plantings with the next formal submission.</p> <p>In an effort to satisfy the City of Mississaugas Green Development Standards, initially endorsed by Council in 2012, a minimum of 50% of all proposed plantings shall be native species and no invasive species are to be proposed as part of the development.</p>				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
146	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:19 PM	<p>LA01 - Plant List Please be advised all works (construction details, plant lists, etc.) relating to L.1 associated with 4855 Tahoe Boulevard are to be eliminated from the Landscape Plans for SP-24-13 W3 as there are two separate Site Plan Applications filed for the development of these lands.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>	L4 - Details.pdf			Unresolved
147	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:30 PM	<p>CONDITION - TREE PRESERVATION HOARDING - The Site Plan and Landscape Plan must clearly illustrate, label, and denote the type (solid board vs. paige wire) and extent of all required tree preservation hoarding with the next formal submission.</p> <p>Please be advised any tree preservation hoarding within the municipal right-of-way or that comprise the staked dripline of the natural feature adjacent to the east property line will be the responsibility of the Community Services Department.</p> <p>Please refer to Community Services Department comments for additional details.</p>				Unresolved
148	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 3:35 PM	<p>LA01 - Flush Entrances Please be advised the elevations do not accurately reflect the information related to the elevation of the principle entrances that has been provided on the Site Plan or Grading Plan.</p> <p>Please revise the Elevations to illustrate consistent information with the next formal submission.</p>	A211 - Building 2 - Elevations.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
121	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 8:44 AM	COMPLETION PROCESS - Upon completion of the site works, including driveway hard surfacing, the following must be submitted for final inspection: a Landscape Completion Notification Certificate from the Consulting Landscape Architect, a certificate from the Consulting Engineer or Landscape Architect to confirm the installation of low impact development techniques in accordance with the approved plans, a certificate from the Consulting Engineer for any other microclimate studies, including noise and wind, and an initial Site Plan inspection fee based on the current Fees and Charges By-law. An additional fee based on the same Fees and Charges By-law will be applied to any subsequent inspections required for the site works security release. Please contact Daniel Magee at (905) 615-3200 ext. 4161.				Info Only
122	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 8:44 AM	FINAL LANDSCAPE PLANS - The final Landscape Plans submitted for Site Plan Approval must include the OALA Seal w/ signature and all required notes must be fully completed and signed by the registered property owner and consulting Landscape Architect.  Remove all revision clouds from the final Landscape Plans and ensure that the revision number and date have been updated accordingly.				Info Only
123	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 8:44 AM	SITE PLAN APPLICATION MANUAL - The Landscape Plan must adhere to the City of Mississauga Site Plan Application: Process Guidelines and satisfy landscape requirements as outlined in the Project Status Report. The Site Plan Application: Process Guidelines can be found at: <a href="https://www.mississauga.ca/services-and-programs/building-and-renovating/development-applications/apply-for-site-plan-approval/">https://www.mississauga.ca/services-and-programs/building-and-renovating/development-applications/apply-for-site-plan-approval/</a> .				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
124	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 8:44 AM	ADDITIONAL COMMENTS - Additional comments may be made upon the review of this or any new information.				Info Only
125	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 8:47 AM	CONDITION - REQUIRED OWNER'S NOTE - LANDSCAPE PLAN - The required owner's note included on L2 - Landscape Plan and be fully completed and signed by the property owner prior to final Site Plan Approval. The owner's note can be found in the Site Plan Application: Process Guidelines, which are available at: <a href="https://www.mississauga.ca/services-and-programs/building-and-renovating/development-applications/apply-for-site-plan-approval/">https://www.mississauga.ca/services-and-programs/building-and-renovating/development-applications/apply-for-site-plan-approval/</a> .				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
126	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 8:47 AM	<p>CONDITION - SITE WORKS SECURITY DEPOSIT - 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 must be addressed:</p> <p>A) Include the Site Plan Application Number (SP-24-13 W3) on the Landscape Cost Estimate.</p> <p>B) Include the OALA Seal on the Landscape Cost Estimate.</p> <p>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.</p> <p>D) Include a line item to capture the proposed exterior garbage enclosure illustrated on the Landscape Plan.</p> <p>E) Include a \$5,000.00 lump sum allowance to ensure all rooftop mechanical units are adequately screened from the municipal right-of-way.</p> <p>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.</p> <p>G) Please confirm the submitted Landscape Cost Estimate only captures works to occur on 4855 Tahoe Boulevard on L.2 - Landscape Plan. If not, please adjust Landscape Cost Estimate to fully separate works on 4859 Tahoe Boulevard.</p> <p>Revise the Landscape Cost Estimate accordingly with the next formal submission.</p>				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
127	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 8:47 AM	<p>CONDITION - SITE PLAN UNDERTAKING - The Site Plan Undertaking document must be fully completed by the registered property owner and uploaded to ePlans prior to final Site Plan Approval. Item #3 of the Site Plan Undertaking is to include the approved amount of the site works cost estimate, which is determined during the Site Plan Application review and processing of the Landscape Plans. The Site Plan Undertaking must bear an original signature. The name of the registered property owner(s) or signing officers should be printed or typed under the signature line and in the case of corporate execution the position held by the signing officer should also be indicated. The Site Plan Undertaking must also bear the corporate seal of the owner/corporation. The Site Plan Undertaking is available at: <a href="https://www.mississauga.ca/services-and-programs/building-and-renovating/development-applications/apply-for-site-plan-approval/">https://www.mississauga.ca/services-and-programs/building-and-renovating/development-applications/apply-for-site-plan-approval/</a>.</p>				Unresolved
128	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 9:12 AM	<p>CONDITION - NOISE STUDY - The Environmental Noise Assessment prepared by SLR Consulting dated January 19, 2024 has been received and the following comments have been provided:</p> <p>A) Section 6.4 - Recommended Mitigation Measures indicated a privacy fence should be installed along the south property line to block the line of sight between the loading bays / truck travel routes and the residential dwellings to the south. The submitted Site Plan and Landscape Plan must clearly illustrate and denote the location of the recommended privacy fence. Please ensure the recommended privacy fence is also captured in the revised Landscape Cost Estimate.</p> <p>Revise all submitted plans accordingly with the next formal submission.</p>				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
129	1	LANDSCAPE ARCH - DEV DESIGN Cameron Maybee 5/27/24 9:23 AM	CONDITION - ACCESSIBLE PARKING SIGNAGE - CONDITION - ACCESSIBLE PARKING SIGNAGE - The submitted L2 - Landscape Plan must be revised to label and denote all required accessible parking signage and reference the Corporation of the City of Mississauga's Accessible Parking Sign Requirements Accessible Parking By-law #10-2016 Detail, which has been included on L3 - Details. Further, the submitted A102 - Typical Site Details must include the City of Mississauga's Accessible Parking Sign Requirements Accessible Parking By-law #10-2016 Detail. The required detail can be found online at: <a href="https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/apply-for-site-plan-approval/">https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/apply-for-site-plan-approval/</a> .				Unresolved
104	1	PLANNER - COMM SERVICES Sangita Manandhar 5/23/24 12:46 PM	PAYMENT OF CIL - Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(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

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
105	1	PLANNER - DEV DESIGN Michal Stolarczyk 5/23/24 1:56 PM	RESUBMISSION - When revised drawings and/or documents are ready for resubmission, the following drawings and/or documents must be uploaded to the appropriate folders using the SAME FILE NAMES as the original submission: Site Plan, Grading Plan , Elevation Plans, Servicing Plan, Drainage Plan, etc. Revisions to all subsequent drawing submissions must be highlighted or bubbled and numbered, and noted in the drawing revision block. In addition to uploading revised drawings and/or documents, ALL changemarks and checklist items (comments) from the City Departments and External Agencies must be addressed, including providing a response to each changemark or checklist item in the Applicant Response text box provided beside each changemark or checklist item. Additional comments may be forthcoming upon review of the resubmission, including any new information provided. Please note that resubmissions will be pre-screened for quality assurance before circulating to applicable City Departments and External Agencies for review. A resubmission will not be accepted without the above noted revised drawings and/or documents properly uploaded, and an adequate response for each outstanding changemark or checklist item.				Info Only
106	1	PLANNER - DEV DESIGN Michal Stolarczyk 5/23/24 1:56 PM	ZONING COMPLIANCE - As a condition of approval, an independent zoning review will be required for submission to prove the application is compliant with the zoning by-law. If the review finds that the proposal does not meet zoning requirements, a minor variance application is required to be submitted to the Committee of Adjustment. Please be advised that final site plan approval cannot be issued until the Committee of Adjustment advises that the variances have been approved and that the decision is final and binding.				Unresolved

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108	1	<p>PLANNER - DEV DESIGN          Michal Stolarczyk          5/23/24 1:56 PM</p>	<p>TITLE BLOCK - Include the following information in the title block: -site plan file application number (SP 24-13) -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</p>		<p>Reviewer Response: Michal Stolarczyk - 5/23/24 4:34 PM</p>		Unresolved
116	1	<p>PLANNER - DEV DESIGN          Michal Stolarczyk          5/23/24 1:56 PM</p>	<p>STATISTICS - Include the following site plan/building statistics on the Site Plan: a) zoning (existing and proposed) b) lot area (ha.) c) 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." d) gross floor area (m2) - permitted and proposed j) landscaped area (m2) - required e) landscaped area (m2) - proposed f) landscaped buffer width (m) - required g) landscaped buffer width (m) - proposed h) paved area (m2) o) parking spaces - required i) parking spaces - proposed j) parking spaces for persons with disabilities - required k) parking spaces for persons with disabilities - proposed l) loading spaces - required m) loading spaces - proposed n) Committee of Adjustment Decisions (file number and variances granted) o) related file numbers (ie., Site Plan, Rezoning) for previously approved or concurrent applications on this site</p>		<p>Reviewer Response: Michal Stolarczyk - 5/23/24 4:34 PM          Information on loading spaces missing from statistics.</p>		Unresolved
117	1	<p>PLANNER - DEV DESIGN          Michal Stolarczyk          5/23/24 1:56 PM</p>	<p>P&amp;B NOTES -i. I hereby certify that this drawing confirms in all respects to the site development plans. Include Architect or Engineer's Signature (if applicable) and Professional seal ii. The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Mississauga. iii. All exterior lighting will be directed onto</p>		<p>Reviewer Response: Michal Stolarczyk - 5/23/24 4:35 PM          You can exclude the wording "Include Architect or Engineer's Signature (if applicable) and Professional seal".</p>		Unresolved

the site and will not infringe upon the adjacent properties. iv. All rooftop mechanical units shall be screened from view by the applicant. v. Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the By-law Requirements and Building Code Requirements. vi. The applicant will be responsible for ensuring that all plan conform to Transport Canada's restrictions. vii. Grades will be met with a 33% maximum slope at the property lines and within the site. viii. All damaged areas are to be reinstated with topsoil and sod prior to the release of securities. ix. Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign by-law 0054-2002, as amended, and a separate sign application will be required through the Building Division. x. Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line. xi. Only shielded lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m of a residentially zoned property and must conform to the Engineer Certified Lighting Plan. xii. The Engineer Certified Lighting Plan must be signed by the Consulting Engineer. xiii. The Owner covenants and agrees to construct and install shielded lighting fixtures on the subject lands, in conformity with the Site Plan and Engineer Certified Lighting Plan to the satisfaction of the City of Mississauga. xiv. Where planting is to be located in landscaped areas on top of an underground parking structure, it is the responsibility of the applicant to arrange the coordination of the design of the underground parking structure with the Landscape Architect and the Consulting Engineering. Underground parking structures with landscaping area to be capable of supporting the following loads:- 15 cm of drainage gravel plus 40 cm topsoil for sod- 15 cm of drainage gravel plus 60 cm topsoil for shrubs- 15 cm of

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drainage gravel plus 90 cm for trees Or- Prefabricated sheet drain system\* with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod- Prefabricated sheet drain system\* with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs- Prefabricated sheet drain system\* with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees \*Terradrain 900 or approved equal xv. The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading plan for this project and is to be approved by the Consulting Engineer for the project. xvi. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site. xvii. All utility companies will be notified for locates prior to the installation of the hoarding that lies within the site and within the limited of the City boulevard area.

			drainage gravel plus 90 cm for trees Or- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees *Terradrain 900 or approved equal xv. The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading plan for this project and is to be approved by the Consulting Engineer for the project. xvi. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site. xvii. All utility companies will be notified for locates prior to the installation of the hoarding that lies within the site and within the limited of the City boulevard area.			
119	1	PLANNER - DEV DESIGN Michal Stolarczyk 5/23/24 4:33 PM	EXISTING CONDITIONS - Identify all existing conditions on the site plan.			Unresolved
70	1	REGION OF PEEL Bernie Tom 5/22/24 10:41 AM	WASTE COMMENT: There is no landfill site within the vicinity of the subject property.			Info Only
71	1	REGION OF PEEL Bernie Tom 5/22/24 10:41 AM	WASTE COMMENT: Waste collection will be provided through a private waste hauler.			Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
72	1	REGION OF PEEL Bernie Tom 5/22/24 10:46 AM	<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. Please also review our Healthy Communities webpage for further information about how Peel Public Health is reimagining how communities are designed for a healthier, active future: <a href="https://www.peelregion.ca/healthy-communities/">https://www.peelregion.ca/healthy-communities/</a>.</p> <p>Regional Public Health staff wish to offer the following recommendations. Please confirm if any of the following recommendations have been incorporated.</p> <ul style="list-style-type: none"> <li>- Explore preferential and/or carshare parking spaces to discourage single occupant vehicle use</li> <li>- Give consideration for permeable and/or light-coloured paving instead of black asphalt to reduce negative aesthetic and environmental impact of asphalt paving</li> <li>- Recommend bicycle parking near building entrance</li> </ul>				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
73	1	REGION OF PEEL Bernie Tom 5/22/24 10:54 AM	<p>SERVICING COMMENT: An existing 300 mm diameter water main is located on Tahoe Boulevard and a 150mm diameter water main on Audubon Boulevard. An existing 250 mm diameter sanitary sewer is located on Tahoe Boulevard and a 300mm diameter sanitary sewer is located in an easement crossing the land parcel.</p> <p>This proposal requires connection to a minimum municipal watermain size of 300mm (Watermain Design Criteria 2.1). 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 the Regions Sanitary Sewer Design Criteria found on-line.</p>				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
74	1	REGION OF PEEL Bernie Tom 5/22/24 10:57 AM	EASEMENT: There is a Regional easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title. Existing easements dedicated to the Region of Peel for the purpose of sanitary sewer and/or watermain, must be maintained or the existing infrastructure relocated to the satisfaction to the Region of Peel, at the owners cost. The applicant shall notify the Region of any proposed encroachments on the easement, including structures, signs, landscaping, walkways, parking and servicing. The Region strongly encourages applicants to remove all encroachments within the Regional easement. Please note an encroachment review and an encroachment agreement, including associated fees, may be required should any encroachments be proposed within the Region's easement.				Info Only
75	1	REGION OF PEEL Bernie Tom 5/22/24 10:58 AM	FSR REQUIREMENTS: A satisfactory functional servicing report is required prior to Site Plan Approval. Please refer to the Regions Functional Servicing Report requirements found on-line				Unresolved
76	1	REGION OF PEEL Bernie Tom 5/22/24 10:59 AM	FSR REQUIREMENTS: Complete and submit the demand table for the Region to fulfil our modelling requirements and determine the proposals impact to the existing system. This table will be required prior to Site Plan Approval. Please find the latest demand table form on-line at <a href="https://peelregion.ca/public-works/design-standards/pdf/water-wastewater-modelling-demand-table.pdf">https://peelregion.ca/public-works/design-standards/pdf/water-wastewater-modelling-demand-table.pdf</a>				Unresolved

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77	1 REGION OF PEEL Bernie Tom 5/22/24 11:03 AM	<p><b>SITE SERVICING REQUIREMENTS:</b> A satisfactory site servicing submission and the 1st submission fee of \$430.76, as per the latest Fees By-law and are required prior to site plan approval. We are charging the First Submission fee but not the FSR fee as the FSR for this application and the adjacent application are the same, and the FSR includes these addresses</p> <p>Please indicate if the Developer will be pursuing LEED certification</p> <p>Please confirm tenure prior to Site Plan approval.</p> <p>Confirmation that the City of Mississauga Will permit shared servicing, if applicable, is required prior to Site Plan Approval</p> <p>Fire protection approval from the City of Mississauga is 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.</p>			Unresolved
78	1 REGION OF PEEL Bernie Tom 5/22/24 11:36 AM	<p><b>GENERAL SITE SERVICING &amp; INFRASTRUCTURE:</b> Site Plan approval is required prior to Region of Peel Site Servicing Connection approval. Please refer to Section 3 of our Site Plan Procedure document found on-line.</p> <p>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 <a href="https://www.ontarioonecall.ca/portal/">https://www.ontarioonecall.ca/portal/</a>.</p> <p>The Region of Peel has recently released a web application used for locating water, wastewater,</p>			Info Only

transportation and other regional assets 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, please contact [aimsgroup@peelregion.ca](mailto:aimsgroup@peelregion.ca) to request access. Once access has been requested, instructions will be provided in the welcome email.

If you require assistance in addition to the information found in EPAL, please contact Records at [PWSserviceRequests@peelregion.ca](mailto:PWSserviceRequests@peelregion.ca).

Public and private services, appurtenances, materials, and construction methods must comply with the most current Region of Peel standards and specifications, the local municipalitys requirements for the Ontario Building Code and Ontario Provincial Standards. All works shall adhere to all applicable legislation, including Regional By-laws.

Should the tenure change to condominium, please notify us if the servicing drawings are revised to reflect the local municipalitys requirements for the Ontario Building Code. We may have additional comments and requirements.

Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, standards, and specifications.

Proposals to connect to an existing service lateral require approval from a Region of Peel.

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			<p>Please refer to our standard drawings on-line to determine which standards are applicable to your project: All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <a href="https://www.peelregion.ca/public-works/design-standards/#procedures">https://www.peelregion.ca/public-works/design-standards/#procedures</a>.</p> <p>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 <a href="https://www.peelregion.ca/council/bylaws/archive.asp">https://www.peelregion.ca/council/bylaws/archive.asp</a></p>			
79	1	<p>REGION OF PEEL Bernie Tom 5/22/24 11:39 AM</p>	<p>DEVELOPMENT ENGINEERING COMMENTS: PAYMENT PROCESS</p> <p>Please be advised that the approved updated 2024 Fees by-law include increases in some Engineering Fees. All fees may be subject to change on annual basis pending Council approval.</p> <p>Securities will be 100% of the cost estimate which will be provided by the applicant once the servicing design is satisfactory. Servicing connections will provide instructions regarding what should be included in the cost estimate. It will include work subject to Region of Peel approval within the road allowance and at the property line (water valve and chamber and sanitary/storm sewer maintenance hole).</p> <p>Servicing Connections is accepting payments by Electronic Fund Transfers (EFT) and will accept a Letter of Credit as an alternative for collecting securities.</p> <p>Please complete the list below with your information and return the completed table to Alexandra Maria at <a href="mailto:alexandra.maria@peelregion.ca">alexandra.maria@peelregion.ca</a> for payment processing (all fields are mandatory). We will not be able to accept or process the payment without the completed list.</p>			Info Only

# Project Status Report



Once Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

- \* Payers Name (Individual or Company)
- \* Payers Phone Number
- \* Payers Address (Where the securities will be returned to)
- \* Payers Email Address
- \* Company name representing the Payer
- \* Contact person name from company representing the Payer
- \* Contact person representing the Payer - email address

\* Dollar Amount of Payment:  
\$430.76 First submission fee  
Total: \$430.76

- \* Region of Peel File Number: C603861
- \* Credit Card if Under \$1,500.00 (Yes/No)
- \* For Credit Card Person to Call
- \* For Credit Card Phone Number for the Above Person
- \* Owner name
- \* Owner contact person
- \* Owner address
- \* Owner contact person phone number
- \* Owner contact person email

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
80	1	REGION OF PEEL Bernie Tom 5/22/24 11:42 AM	<p>GENERAL SERVICING NOTES: All our Design Criteria, Standards, Specifications, Procedures, Report and Submission requirements are found online at <a href="https://www.peelregion.ca/public-works/design-standards/#procedures">https://www.peelregion.ca/public-works/design-standards/#procedures</a>. Please refer to Section 3 of our Site Plan Procedure document found online. 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 <a href="https://www.peelregion.ca/council/bylaws/archive.asp">https://www.peelregion.ca/council/bylaws/archive.asp</a>. Please refer to our Standard Drawings on-line to determine which standards are applicable to your project. Public and private services, appurtenances, materials, and construction methods must comply with the most current Region of Peel Standards and Specifications, the local municipalitys requirements for the Ontario Building Code and Ontario Provincial Standards. All works shall adhere to all applicable legislation, including Regional By-laws. Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.</p>				Info Only
81	1	REGION OF PEEL Bernie Tom 5/22/24 11:46 AM	<p>DEVELOPMENT ENGINEERING - LEGAL REQUIREMENTS The applicant is required to provide to the Region with copies of the most current PINS prior to Site Plan Approval PINS submitted to Peel shall be dated/prepared within 3 months of submission to Peel. Further comments/requirements will be provided once the PINS are reviewed by a regional Law Clerk</p>				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
82	1	REGION OF PEEL Bernie Tom 5/22/24 11:48 AM	<p>DEVELOPMENT ENGINEERING - LEGAL COMMENTS</p> <p>Private servicing easements may be required prior to Region of Peel site servicing connection approval. This will be determined once the legal review has been completed and the site servicing proposal is reviewed</p> <p>The Region requires review of the Declaration and Description prior to registration of the condominium to confirm registration of required private easements</p> <p>Condominium Water Servicing Agreement may be required prior to Condominium Registration</p> <p>The applicant is required to provide to the Region copies of all registered easements affecting the subject lands prior to Site Plan Approval</p> <p>The applicant is required to submit copies of PINS following the completion of transfers and/or subdivision registration prior to Site Plan Approval</p>				Info Only
120	1	REGION OF PEEL Bernie Tom 5/24/24 10:30 AM	<p>ENCROACHMENT REVIEW:</p> <p>The Encroachment Review related the the easements located on the site (PR184026 &amp; PR184025) are ongoing to determine if encroachments are acceptable within the existing regional easements. The review must be completed prior to site plan approval.</p>				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
4		Review Coordinator Michael Pebesma 4/8/24 10:41 AM	A Site Plan Approval application will only be accepted and deemed complete by the City of Mississauga when the proposal complies with the zoning by-law in accordance with Councils resolution 0238-2022. Certification can be provided by an Ontario licensed architect, Registered Professional Planner or completed by the Citys Preliminary zoning review/Independent Zoning Review. Please provide certification or a report from an Independent Zoning review process. Refer to the Submission Requirements checklist provided through PAM 22-481.		Reviewer Response: Michael Pebesma - 4/10/24 11:31 AM Compliance with the Zoning By-law will be required as a condition of final site plan approval.  ----- Responded by: Tim Jessop - 4/9/24 4:33 PM We don't agree with this requirement and are not doing it.		Info Only
157	1	SUN-CANADA PIPELINE Debbie Sheffield 6/5/24 1:49 PM	Please see comments dated June 4, 2024 uploaded to the "External Agency Comments" folder.				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
9	1	TRAFFIC REVIEW Yousef Hereich 4/25/24 3:09 PM	[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 in support access to this site. (viii) Any access to internal servicing shall be provided internally through the site.				Info Only
60	1	TRAFFIC REVIEW Yousef Hereich 5/10/24 10:53 AM	SUBMISSION REQUIREMENT: [INTERNAL SITE CIRCULATION] (a) Confirmation from Fire and Emergency Services that the internal road is acceptable from an emergency response perspective.; (e) Confirmation from the Region of Peel that the internal road is acceptable from a waste collection perspective.				Unresolved

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61	1	<p>TRAFFIC REVIEW          Yousef Hereich          5/10/24 12:16 PM</p>	<p>CONDITION: [ACCESS MODIFICATION DETAILS]          (a) The Site/Grading Plan shall be revised to dimension the proposed driveway width(s) at both the street line and property line          (b) The Site/Grading Plan shall be revised to dimension the entrance curb radii.          (c) Proposed driveway and entrance curb radii dimensions shall be in accordance with OPSD 350.010.          (d) The Site/Grading Plan shall be revised to indicate the municipal curb and sidewalk continuous through the driveway.          (e) The Site/Grading Plan shall be 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".          (f) The Site/Grading Plan shall be revised to identify the portions of the curb returns at the proposed access as "Curb returns as per City of Mississauga standards".</p>			Unresolved
62	1	<p>TRAFFIC REVIEW          Yousef Hereich          5/10/24 12:29 PM</p>	<p>CONDITION: [TRAFFIC IMPACT STUDY]          A Traffic Impact Study prepared by C.F Crozier &amp; Associates Inc. dated March 2024 was submitted in support of the proposed development. Based on the information provided to date, staff provide the following comments:           A) GENERAL: (i) 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) EXISTING CONDITIONS (i) For V/C ratios exceeding 1.00 under existing conditions, please 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</p>			Unresolved

existing conditions.

C) TRIP DISTRIBUTION Please clarify which routes traffic are assigned to based on the directions indicated.

D) SIGHT DISTANCE (i) 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) FUTURE TOTAL CONDITIONS (i) 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) TERMS OF REFERENCE 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, veh & ped 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) ADDITIONAL COMMENTS (i) As the TIS 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 (iii) A comprehensive, updated TIS addressing all staff comments is required in PDF.

# Project Status Report



REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
63	1	TRAFFIC REVIEW Yousef Hereich 5/10/24 12:41 PM	<p>CONDITION: [ACCESS MODIFICATION PERMIT] As a condition of site plan approval an access modification permit and fee payment is required for the driveway works proposed to the municipal sidewalk, splash pad, and road curb/culvert only (as applicable).</p> <p>Upon finalizing the site plan details; the applicant is to email the Traffic Planning Reviewer with the finalized site plan. Upon approval from the Traffic Planning section, the applicant is to electronically submitting one (1) copy of the site plan drawing and the application form directly to the Transportation and Works Customer Service Counter at <a href="mailto:tw.counter@mississauga.ca">tw.counter@mississauga.ca</a>. The application shall be accompanied by a cover letter that clearly indicates the site plan application number, property address and the purpose of applying for access approval. The applicant/owner will be contacted by the Customer Service Counter upon review and approval to provide payment for the works to be completed by the City. A copy of the signed work order is to be provided to this Section with a future submission for our records and to clear this condition. A copy of the application form can be found online as follows: <a href="https://www.mississauga.ca/publication/access-modification-permitapplication-form/">https://www.mississauga.ca/publication/access-modification-permitapplication-form/</a></p>				Unresolved

# Project Status Report



83	1	TRAFFIC REVIEW Yousef Hereich 5/22/24 1:10 PM	CONDITION: [UTILITY RELOCATION APPROVAL] The Owner shall provide a letter from City of Mississauga Streetlighting staff stating that satisfactory arrangements have been made, including financial, for the relocation of their infrastructure (light standards) at the proposed site accesses.			Unresolved
84	1	TRAFFIC REVIEW Yousef Hereich 5/22/24 1:11 PM	CONDITION: [PLAN REVISIONS] The plans are to be revised to identify locations of all relocated utilities in its proposed location. The proposed location shall allow for a minimum 1.5m setback from access locations and ensure that it will not have any adverse effect on trees within the municipal boulevard.			Unresolved
85	1	TRAFFIC REVIEW Yousef Hereich 5/22/24 1:11 PM	CONDITION [CASH CONTRIBUTION] The submitted Transportation Impact Study by C.F. Crozier has identified the need for new pavement markings and signage on Tahoe Boulevard as a result of the proposed development. A financial contribution will be required to implement these recommendations. All costs are the responsibility of the Owner. Please provide a cost estimate for review.			Unresolved
86	1	TRAFFIC REVIEW Yousef Hereich 5/22/24 1:12 PM	CONDITION [SITE ACCESS] (i) There are outstanding access related comments regarding the TIS. This comment shall be cleared upon a satisfactory TIS addressing all City comments being provided.			Unresolved
87	1	TRAFFIC REVIEW Yousef Hereich 5/22/24 1:12 PM	[ADDITIONAL COMMENTS] Further Traffic comments may be provided subject to the receipt of new or revised information.			Info Only
56	1	TRANS - NORTHERN PIPELINE TRANS-NORTHERN PIPELINE 5/9/24 4:19 PM	Thank you for providing Trans-Northern Pipeline Inc. (TNPI) with the Site plan application for the proposed development to on two abutting parcels of land proposed to construct three (3) industrial buildings with a gross floor area of 352, 038 sq ft. Building 1 is being designed for use as a warehouse/distribution facility, Building 2 designed to service small businesses – each with their own separate units, and Building 3 designed			Info Only

for a warehouse/distribution facility with one small office. TNPI currently operates a high-pressure petroleum products transmission pipeline within a 20 foot right of way (ROW) on the adjacent (Northern) side to the proposed development relating to 4855 & 4859 Tahoe Boulevard.

Please note the following in relation to the proposed development on the two sites:

- &bull; Permanent structures are not allowed within the ROW and are requested to be setback 10 m from the ROW
- &bull; Paving is not allowed within the ROW and is requested to be setback 10 m from the ROW
- &bull; ROW must be kept free and clear of trees and any adjacent landscaping is requested to be light landscaping and shrubs. Trees to be setback 10 m from the ROW to ensure future growth does not obstruct the ROW
- &bull; Visibility of the ROW shall be kept clear. Building heights shall not impact the visibility of the ROW
- &bull; Storage and parking are not allowed on the ROW
- &bull; Any temporary or permanent crossings of the ROW and Prescribed Area require TNPI approval which may be requested by submitting a request to [crossingrequestsest@tnpi.ca](mailto:crossingrequestsest@tnpi.ca)
- &bull; Please update the drawing to label the TNPI pipelines as they are located within the easement limits, confirming with an Ontario One Call locate request. Additionally, you must also label the operators of the other gas pipelines within the Prescribed Area.

Please note, any development plans within the right-of-way will require a permit which can be requested by following the steps described near the end of this response.

Please note that, Trans-Northern is regulated by the Canada Energy Regulator. Section 335 (1) and (2) of the Canadian Energy Regulator Act, provides that:

- It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.
- Prohibition — vehicles and mobile equipment

It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless

- o (a) that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or
- o (b) the vehicle or equipment is operated within the travelled portion of a highway or public road.

Additionally, should the applicant propose to cross the pipeline or right-of-way with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact TNPI prior to commencement of their work to receive the required authorization. This process can be initiated through Ontario One Call (1-800-400-2255). A representative from TNPI will attend on site mark the pipeline location, confirm safe work practices, and advise of any permit requirements.

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Michelle Gruszecki, Property and Right-of-Way Administrator via email at : [mgruszecki@tnpi.ca](mailto:mgruszecki@tnpi.ca)

# Project Status Report



REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
57	1	TRANSIT INFRASTRUCTURE Zhao Zhang 5/10/24 10:24 AM	<p>PEDESTRIAN CONNECTIONS: Convenient and accessible pedestrian linkages are to be provided between the existing sidewalk network and MiWay services/stops. Pedestrian walkway connections to the existing municipal sidewalk are necessary to ensure accessibility, reduce walking time and encourage transit use.</p>				Info Only
58	1	TRANSIT INFRASTRUCTURE Zhao Zhang 5/10/24 10:26 AM	<p>TRANSIT INFRASTRUCTURE COSTS: Please be advised that all costs associated with the removal and reinstatement of existing transit shelters will be the responsibility of the proponent with the work being completed by MiWay's Shelter Contractor. Payment for the cost of relocating a transit shelter shall be arranged directly with the shelter contractor prior to the shelter being removed and/or relocated.</p> <p>MiWay's Infrastructure Management Team coordinates stop and shelter relocations and must be contacted at least two weeks prior to the commencement of construction.</p> <p>The applicant is advised that all costs associated with the relocation and/or reinstatement of the transit infrastructure mentioned above (bus bay, shelter) will be the responsibility of the proponent. Please refer to the MiWay Notification Requirements comment.</p> <p>Due to an update in the General Fees and Charges By-Law, please note that MiWay will be charging a fee of \$415.30 + HST for each bus stop impacted by road work. This fee is associated with relocating bus stops, placing temporary bus stops and reinstating stops during construction when needed. By-Law Number associated with MiWay transit impact fee can be found from By-Law 0251-2020.</p>				Info Only

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
59	1	TRANSIT INFRASTRUCTURE Zhao Zhang 5/10/24 10:28 AM	<p>MIWAY NOTIFICATION REQUIREMENTS: Should any road/boulevard works (including lane disruptions) impact existing transit infrastructure (stops/shelters) or service (routes), the applicant is required to mark off the check box on the ROP/PUCC Application and contact MiWay’s Infrastructure Management Team at 905 615-3200 ext. 3825 at least two weeks prior to submission of the Road Occupancy Permit (ROP), and include information on proposed traffic management plans. In-addition, kindly note the following timelines:</p> <ul style="list-style-type: none"> <li>• 1 week notice is required to create a detour plan in the event of a road closure is needed</li> <li>• 2 week notice is required in the event of a shelter removal is needed</li> <li>• 2 business days notice for stop removal/relocation</li> </ul> <p>Please refer to MiWay Construction Notification Schedule which outline notification time required for transit impacts.</p>				Info Only
26	1	TRANSIT REVIEWER Amma Sarpong 4/29/24 10:57 AM	Existing MiWay Service: The site is served by MiWya Route 35 operating on Eglinton Avenue ( approx. 300m north).				Info Only
25	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 10:19 AM	<p>MUNICIPAL ACCESS APPROVAL - Your application requires an Access Modification Approval (ie. Curb, sidewalk, or culvert modification). Application packages can be submitted via email to tw.counter@mississauga.ca, fax, or mail. For application packages and details, please see the following link: <a href="https://www.mississauga.ca/publication/access-modification-permit-application-form/">https://www.mississauga.ca/publication/access-modification-permit-application-form/</a> .</p> <p>UPLOAD a copy of the ACCESS MODIFICATION PERMIT into the documents folder once it has been received. Please note, Development Construction does not issue access modification approvals, all application forms must be submitted as per the above website link.</p>				Unresolved

# Project Status Report



REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
11	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #01 Easement must be clearly labelled	G2 -Grading Plan.pdf			Unresolved
12	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #02 Easement must be clearly labelled	G2 -Grading Plan.pdf			Unresolved
13	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #03 Easement must be clearly labelled with number	G2 -Grading Plan.pdf			Unresolved
14	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #04 percentage of grades, slope ratios and directional area of flow must be labelled on landscape area	G2 -Grading Plan.pdf			Unresolved
15	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #05 Show existing and proposed grades around the perimeter and within the site; please include percentage of grades, slope ratios and directional areas of flow	G2 -Grading Plan.pdf			Unresolved
16	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #07 Show existing and proposed grades around the perimeter and within the site; please include percentage of grades, slope ratios and directional areas of flow	G2 -Grading Plan.pdf			Unresolved
17	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #08 Please indicate type of inlet	G2 -Grading Plan.pdf			Unresolved
18	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #09 Easement must be labelled stating "Existing easement drainage pattern will be maintained"	G2 -Grading Plan.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
19	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:28 AM	Changemark note #16 Show existing and proposed grades around the perimeter; please include percentage of grades, slope ratios for soft surface landscaped area	G2 -Grading Plan.pdf			Unresolved
20	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:46 AM	Changemark note #20 City of Mississauga benchmark elevation is incorrect; please verify	G2 -Grading Plan.pdf			Unresolved
21	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 4/29/24 9:59 AM	Changemark note #01 Please revise note to include company that prepared grading plan and the drawing number	A100 - Site Plan.pdf			Unresolved
68	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 5/21/24 3:09 PM	Changemark note #05 Show existing and proposed grades around the perimeter and within the site; please include percentage of grades, slope ratios and directional areas of flow	G2 -Grading Plan.pdf			Unresolved
69	1	TW - DEVELOPMENT CONSTRUCTION Lweendo Liswaniso 5/21/24 3:17 PM	Please be advised a Lot Grading Deposit and Municipal Services Protection Deposit will be required prior to the issuance of the building permit.				Info Only
153	1	URBAN DESIGNER Paul Szywacz 5/31/24 10:04 AM	UD01 - EV TRANSFORMER Identify the location of the dedicated electric vehicle transformer.	A100 - Site Plan.pdf			Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
154	1	URBAN DESIGNER Paul Szywacz 5/31/24 10:18 AM	<p>The detailed noise and vibration study has been reviewed and recommendations have been made in section 6.4. These following measures must be implemented and represented in the following drawings:</p> <p>A100 Site Plan: Installation of a privacy fence along the south side of the property, to block the line of site between loading bays/truck travel routes and the residential dwellings to the south. Show this privacy fence on the site plan and provide information on materials for the fence for the purpose of durability and information.</p>				Unresolved
155	1	URBAN DESIGNER Paul Szywacz 5/31/24 10:24 AM	<p>UD02 - REDUCE HARD SURFACE Reduce the length of the walkway to terminate just after the door, introduce softscaping where the walkway will be removed.</p>	A100 - Site Plan.pdf			Unresolved
150	1	URBAN DESIGNER Paul Szywacz 5/31/24 9:29 AM	<p>ROOF TOP UNITS - The location and size of all roof top mechanical units must be shown on the elevation and site plan drawings as well as the proposed method of screening. An acceptable appearance is required from all directions and the design/or screening of the units should complement the architecture of the building with respect to form, materials and colour. See link to document: <a href="http://www.mississauga.ca/portal/residents/urbandesign">http://www.mississauga.ca/portal/residents/urbandesign</a></p>				Unresolved

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REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
151	1	URBAN DESIGNER Paul Szywacz 5/31/24 9:33 AM	PLACEMENT OF SIGNS - Remove all references to signs on the drawings, other than the barrier free parking sign. Please note that the Sign By-law may not permit the placement of signs as shown on the drawings as proposed. Please contact the Sign Unit of the Planning and Building Department at 311 or 905-615-4311 outside Mississauga for a preliminary review of your proposal.				Unresolved
152	1	URBAN DESIGNER Paul Szywacz 5/31/24 9:58 AM	LOCATE UTILITIES - Accurately indicate all on-site and boulevard utilities, such as gas metres, hydro (electrical) metres, electrical transformers, light standards, fire hydrants, catch basins etc. in order to ascertain where possible conflicts could arise between the utilities and the functioning of the site.				Unresolved

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## Project History

CYCLE	TASK	TASK STATUS	REVIEW STATUS	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER
0	Applicant Upload Task	Completed		3/21/2024 10:09:44 AM	4/3/2024 8:56:41 AM	4/4/2024 3:22:13 PM	Applicant	Tim Jessop
	Prescreen Review Task	Completed		4/4/2024 3:22:14 PM	4/5/2024 11:20:23 AM	4/8/2024 10:49:38 AM	Review Coordinator	Michael Pebesma
	Prescreen Corrections Task	Completed		4/8/2024 10:49:40 AM	4/8/2024 11:06:38 AM	4/9/2024 4:34:36 PM	Applicant	Tim Jessop
	Prescreen Review Task	Completed		4/9/2024 4:34:37 PM	4/10/2024 9:27:14 AM	4/10/2024 11:35:59 AM	Review Coordinator	Michael Pebesma
	Fee Payment	Completed		4/10/2024 11:36:01 AM	4/15/2024 9:27:54 AM	4/15/2024 9:28:09 AM	Applicant	Tim Jessop
	Create Application	Completed		4/15/2024 9:28:10 AM	4/16/2024 10:01:35 AM	4/17/2024 8:50:14 AM	Review Coordinator	Michael Pebesma
	Deeming Review Task	Completed		4/17/2024 8:50:14 AM	4/17/2024 2:49:35 PM	4/18/2024 3:55:21 PM	Project Coordinator	Debbie Sheffield
	Deeming Review Corrections Task	Completed		4/18/2024 3:55:23 PM	4/18/2024 4:10:46 PM	4/23/2024 9:52:13 AM	Applicant	Tim Jessop
	Deeming Review Task	Completed		4/23/2024 9:52:14 AM	4/23/2024 10:29:06 AM	4/24/2024 8:43:55 AM	Project Coordinator	Debbie Sheffield
	Begin Review Task	Completed		4/24/2024 8:43:57 AM	4/24/2024 8:44:06 AM	4/24/2024 10:05:39 AM	Project Coordinator	Debbie Sheffield
1	FIRE PREV PLAN EXAMINATION Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:40 AM	4/24/2024 1:16:08 PM	4/24/2024 2:15:12 PM	FIRE PREV PLAN EXAMINATION	Don Casey
	TORONTO CONSERVATION AUTHORITY Department Review cycle #1	Reassigned		4/24/2024 10:05:40 AM	4/26/2024 10:23:00 AM	5/24/2024 2:21:42 PM	TORONTO CONSERVATION AUTHORITY	Peel TRCA
	ZONING PLAN EXAMINER Department Review cycle #1	Completed	No Review Required	4/24/2024 10:05:40 AM	5/1/2024 3:30:06 PM	5/1/2024 3:30:39 PM	ZONING PLAN EXAMINER	Debbie Sheffield
	ARBORIST - CITY PROPERTY Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:40 AM	5/1/2024 9:03:23 AM	5/1/2024 9:26:17 AM	ARBORIST - CITY PROPERTY	Nick Smith
	ENBRIDGE Department Review cycle #1	Completed	Approved	4/24/2024 10:05:40 AM	4/29/2024 3:57:44 PM	4/29/2024 4:03:21 PM	ENBRIDGE	Enbridge Gas Distribution

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CYCLE	TASK	TASK STATUS	REVIEW STATUS	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER
1	DEVELOPMENT ENGINEERING REVIEW Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:40 AM	4/25/2024 10:42:37 AM	5/23/2024 9:47:34 AM	DEVELOPMENT ENGINEERING REVIEW	Shea Laventure
	IMPERIAL OIL Department Review cycle #1	Completed	Approved	4/24/2024 10:05:40 AM	6/5/2024 1:46:58 PM	6/5/2024 1:56:03 PM	IMPERIAL OIL	Debbie Sheffield
	LANDSCAPE ARCH - COMM SERVICES Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:40 AM	4/25/2024 9:05:04 AM	5/23/2024 10:37:09 AM	LANDSCAPE ARCH - COMM SERVICES	Simon Latam
	PLANNER - COMM SERVICES Department Review cycle #1	Completed	No Review Required	4/24/2024 10:05:40 AM	5/23/2024 12:46:28 PM	5/23/2024 12:47:38 PM	PLANNER - COMM SERVICES	Sangita Manandhar
	ENVIRONMENTAL ENG REV STORM Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:40 AM	5/8/2024 2:31:54 PM	5/8/2024 2:36:16 PM	ENVIRONMENTAL ENG REV STORM	Walter Copping
	ENVIRONMENTAL ENG REVIEWER Department Review cycle #1	Completed	Approved	4/24/2024 10:05:40 AM	4/30/2024 9:06:20 AM	5/16/2024 3:18:15 PM	ENVIRONMENTAL ENG REVIEWER	Steve Cha
	PLANNER - DEV DESIGN Department Review cycle #1	Reassigned		4/24/2024 10:05:40 AM		4/24/2024 11:19:03 AM	PLANNER - DEV DESIGN	Michal Stolarczyk
	TW - DEVELOPMENT CONSTRUCTION Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:40 AM	5/9/2024 7:54:39 AM	5/21/2024 3:18:53 PM	TW - DEVELOPMENT CONSTRUCTION	Lweendo Liswaniso
	URBAN DESIGNER Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:41 AM	5/31/2024 10:21:29 AM	5/31/2024 10:25:07 AM	URBAN DESIGNER	Paul Szywacz
	LANDSCAPE ARCH - DEV DESIGN Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:41 AM	5/27/2024 8:29:50 AM	5/27/2024 3:36:45 PM	LANDSCAPE ARCH - DEV DESIGN	Cameron Maybee
	REGION OF PEEL Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:41 AM	5/24/2024 10:30:01 AM	5/24/2024 10:30:55 AM	REGION OF PEEL	Bernie Tom
	ARBORIST - PRIVATE PROPERTY Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:41 AM	5/1/2024 9:26:32 AM	5/1/2024 9:31:15 AM	ARBORIST - PRIVATE PROPERTY	Nick Smith
	PUBLIC ART COORDINATOR Department Review cycle #1	Completed	No Review Required	4/24/2024 10:05:41 AM	4/26/2024 3:40:58 PM	4/26/2024 3:41:21 PM	PUBLIC ART COORDINATOR	Michael Tunney
	TRAFFIC REVIEW Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:41 AM	4/24/2024 10:36:23 AM	5/22/2024 1:25:41 PM	TRAFFIC REVIEW	Yousef Hereich
	TRANS - NORTHERN PIPELINE Department Review cycle #1	Completed	Approved	4/24/2024 10:05:41 AM	5/1/2024 10:20:18 AM	5/9/2024 4:25:56 PM	TRANS - NORTHERN PIPELINE	TRANS-NORTHERN PIPELINE
	TRANSIT REVIEWER Department Review cycle #1	Completed	Approved	4/24/2024 10:05:41 AM	4/29/2024 10:48:53 AM	4/29/2024 10:58:20 AM	TRANSIT REVIEWER	Amma Sarpong
	ALECTRA UTILITIES Department Review cycle #1	Completed	Withheld	4/24/2024 10:05:41 AM	4/24/2024 10:16:09 AM	6/4/2024 11:48:51 AM	ALECTRA UTILITIES	Samantha Burke
	GREATER TORONTO AIRPORT AUTH Department Review cycle #1	Completed	Approved	4/24/2024 10:05:41 AM	5/21/2024 12:17:18 PM	5/23/2024 3:18:46 PM	GREATER TORONTO AIRPORT AUTH	GTAA Planning

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CYCLE	TASK	TASK STATUS	REVIEW STATUS	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER
1	SUN-CANADA PIPELINE Department Review cycle #1	Completed	Approved	4/24/2024 10:05:41 AM	6/5/2024 1:46:56 PM	6/5/2024 1:50:05 PM	SUN-CANADA PIPELINE	Debbie Sheffield
	PLANNER - DEV DESIGN Department Review cycle #1 (Reassigned from Michal Stolarczyk)	Reassigned		4/24/2024 11:19:03 AM	4/24/2024 11:19:10 AM	4/24/2024 11:27:51 AM	PLANNER - DEV DESIGN	Debbie Sheffield
	Assign Requested Reviews for Department Review for review cycle #1	Completed		4/24/2024 11:21:22 AM	4/24/2024 11:23:31 AM	4/24/2024 11:26:57 AM	Project Coordinator	Debbie Sheffield
	ENBRIDGE PIPELINE INC Department Review cycle #1	Completed	Approved	4/24/2024 11:24:34 AM	5/29/2024 12:11:00 PM	5/29/2024 12:13:48 PM	ENBRIDGE PIPELINE INC	Debbie Sheffield
	TRANSIT INFRASTRUCTURE Department Review cycle #1	Completed	Approved	4/24/2024 11:24:34 AM	5/10/2024 10:13:05 AM	5/10/2024 10:29:45 AM	TRANSIT INFRASTRUCTURE	Zhao Zhang
	PLANNER - DEV DESIGN Department Review cycle #1 (Reassigned from Debbie Sheffield)	Completed	Withheld	4/24/2024 11:27:51 AM	5/6/2024 12:45:17 PM	5/23/2024 4:37:45 PM	PLANNER - DEV DESIGN	Michal Stolarczyk
	TORONTO CONSERVATION AUTHORITY Department Review cycle #1 (Reassigned from Peel TRCA)	Completed	Approved	5/24/2024 2:21:42 PM	5/24/2024 2:23:01 PM	5/24/2024 2:24:16 PM	TORONTO CONSERVATION AUTHORITY	Debbie Sheffield
	Review Complete Task	Completed		6/5/2024 1:56:03 PM	6/6/2024 8:49:36 AM	6/6/2024 4:41:17 PM	PROJECT MANAGER - DEV DESIGN	Michal Stolarczyk
	Applicant Resubmit Task	Accepted		6/6/2024 4:41:18 PM	6/19/2024 10:21:29 AM		Applicant	Tim Jessop