



## **AGENDA**

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### **PLANNING & DEVELOPMENT COMMITTEE**

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, OCTOBER 15, 2013 - 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1  
<http://www.mississauga.ca>

#### Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10 (Chair)
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 5425 / Fax 905-615-4181  
email: [mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)



Please note that the Planning and Development Committee meetings will be  
streamed live and archived at <http://www.mississauga.ca/videos>

## **PLANNING & DEVELOPMENT COMMITTEE – OCTOBER 15, 2013**

### **CALL TO ORDER**

### **DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

### **APPROVAL OF PREVIOUS MINUTES**

Planning and Development Committee Meeting of September 30, 2013

### **MATTERS TO BE CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended  
File: BL.03-SIG (2013)
2. Mississauga Growth Forecasts 2011 - 2041  
File: CD.15.GRO
3. **SUPPLEMENTARY REPORT**  
Official Plan Amendment and Rezoning Applications to permit a crematorium within the existing funeral home on 3263 Derry Road East, north of Derry Road East, east of Airport Road  
Owner: 1429036 Ontario Inc. (Benisasia Funeral Home Inc.)  
Applicant: Glen Schnarr and Associates Inc., **Bill 51**, (Ward 5)  
File: OZ 09/012 W5

### **ADJOURNMENT**



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2013)

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**DATE:** September 24, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 15, 2013

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Sign By-law 0054-2002, as amended**  
**Sign Variance Applications**

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**RECOMMENDATIONS:** That the Report dated September 24, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 13-04183  
Ward 5  
Prologis  
255 Courtneypark Dr. W.

To permit the following:

- (i) One (1) directional sign with a sign area of 2.79 sq. m. (30.0 sq. ft.) and a height of 2.44m (8.0 ft.).

- (b) Sign Variance Application 13-05258  
Ward 5  
L & T Infotech  
2810 Matheson Blvd. E.

To permit the following:

- (i) Two (2) additional fascia signs located between the limits of the upper floor and the parapet along with two (2) existing fascia signs plus four (4) art logos on the office building.
- (c) Sign Variance Application 13-05415  
Ward 11  
Cyncorp Developments Inc.  
100 Queen St. S.

To permit the following:

- (i) Two (2) fascia signs on the side elevation that does not face a parking lot or a driveway located on the property.
  - (ii) Eleven (11) fascia signs that project 0.91m (3.0 ft.) from the building face.
2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 12-01757  
Ward 1  
Starlight Investment Ltd.  
206 Lakeshore Rd. E.

To permit the following:

- (i) One (1) ground sign for each street line where the building is set back 2.16m (7.09 ft.) from the street line.
  - (ii) One (1) ground sign to encroach onto the City road allowance.
- (b) Sign Variance Application 13-01759  
Ward 1  
Starlight Investment Ltd.  
212 Lakeshore Rd. E.



To permit the following:

- (i) One (1) ground sign located within a sight triangle.
- (ii) One (1) ground sign for each street line where the building is setback 3.0m (9.84 ft.) from the street line.

**BACKGROUND:**

The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

**COMMENTS:**

The Planning and Building Department has received five (5) Sign Variance Applications (see Appendices 1 to 5) for approval by Council. The application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

**FINANCIAL IMPACT:**

Not applicable.

**CONCLUSION:**

Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

**ATTACHMENTS:**

Prologis  
Appendix 1-1 to 1-6

L & T Infotech  
Appendix 5-1 to 5-9

Cyncorp Developments Inc.  
Appendix 2-1 to 2-10

Starlight Investment Ltd.  
Appendix 3-1 to 3-8

Starlight Investment Ltd.  
Appendix 4-1 to 4-7



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Darren Bryan, Supervisor Sign Unit*





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

September 24, 2013

**FILE:** 13-04183

**RE:** Prologis  
255 Courtney Park Dr. W. – Ward 5

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**The applicant requests the following variance to section 18 of Sign By-law 0054-2002, as amended.**

<b>Section 18</b>	<b>Proposed</b>
A directional sign is permitted a maximum sign area of 0.75 m. sq. (8.07 ft. sq.) and a maximum height of 1.2m (3.94 ft.).	One (1) directional sign with a sign area of 2.79 sq. m. (30.0 sq. ft.) and a height of 2.44m (8.0 ft.).

**COMMENTS:**

The proposed sign is to replace an existing sign which was approved, with a variance, under file 08-1182.

The applicant requests a larger directional sign to address the high volume of truck traffic through their site. The increased height of the sign is needed for the drivers, who are in an elevated position in the trucks. The proposed sign is well designed and will not detract from the aesthetic of the street. In this regard, the Planning and Building Department finds the proposed sign acceptable from a design perspective.



**RE: Prologis – Mississauga, ON – Variance request**

**Address: 255 Courtney Park Drive West**

To Whom It May Concern:

There are two main reasons why we are applying for a variance for these signs:

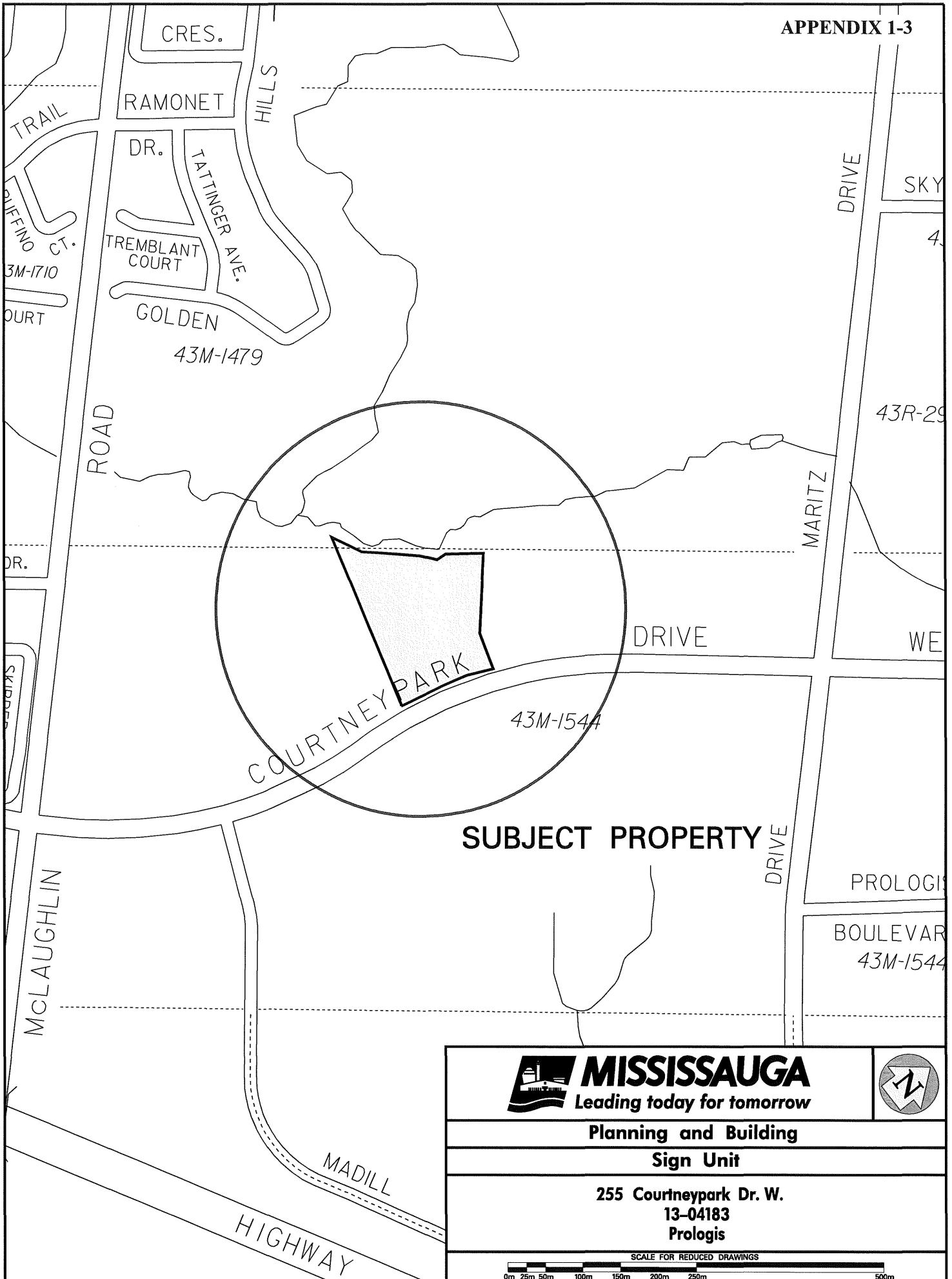
One, we are seeking to improve visibility for the tenant monument and/or directional signs at a warehouse in an industrial area where the traffic is predominantly tractor trailers.

Two, we would like to increase the Prologis brand awareness and customer traffic to the area, thus improving vacancy rates. Prologis has recently rebranded their logo and developed a standard family of signs to be used in all of North America. We would like to install the standard signs in order to maintain and project the Prologis brand image. This logo and brand is identifiable by our tenants and their customer base and is extremely important to the success of Prologis in attracting tenants in the Toronto, ON area.

Thank you for your consideration.

  
\_\_\_\_\_  
John Drake, VP Market Officer, Prologis

JUNE 26/2013  
Date



**SUBJECT PROPERTY**



**MISSISSAUGA**  
Leading today for tomorrow



**Planning and Building**

**Sign Unit**

**255 Courtney Park Dr. W.**  
**13-04183**  
**Prologis**

SCALE FOR REDUCED DRAWINGS

0m 25m 50m 100m 150m 200m 250m 500m

# Prologis Mississauga Gateway Centre

Mississauga, Ontario

## MASTER PARK PLAN

### SITE STATISTICS

#### SITE AREAS:

GROSS SITE AREA:	97.76 AC
GROSS SITE COVERAGE:	42.80%
BUILDING FOOTPRINT (TOTAL):	1,803,998 SF

#### BUILDING STATISTICS:

<b>NO. 200</b>	
AREA:	649,914 SF
AUTO STALLS:	255 STALLS
TRAILER STALLS:	87 STALLS
<b>NO. 205</b>	
AREA:	93,306 SF
AUTO STALLS:	134 STALLS
<b>NO. 255</b>	
AREA:	110,255 SF
AUTO STALLS:	92 STALLS
TRAILER STALLS:	11 STALLS
<b>NO. 300</b>	
AREA:	412,413 SF
AUTO STALLS:	198 STALLS
TRAILER STALLS:	37 STALLS
<b>NO. 425</b>	
AREA:	244,115 SF
AUTO STALLS:	150 STALLS
TRAILER STALLS:	60 STALLS
<b>NO. 450</b>	
AREA:	293,995 SF
AUTO STALLS:	170 STALLS
TRAILER STALLS:	44 STALLS

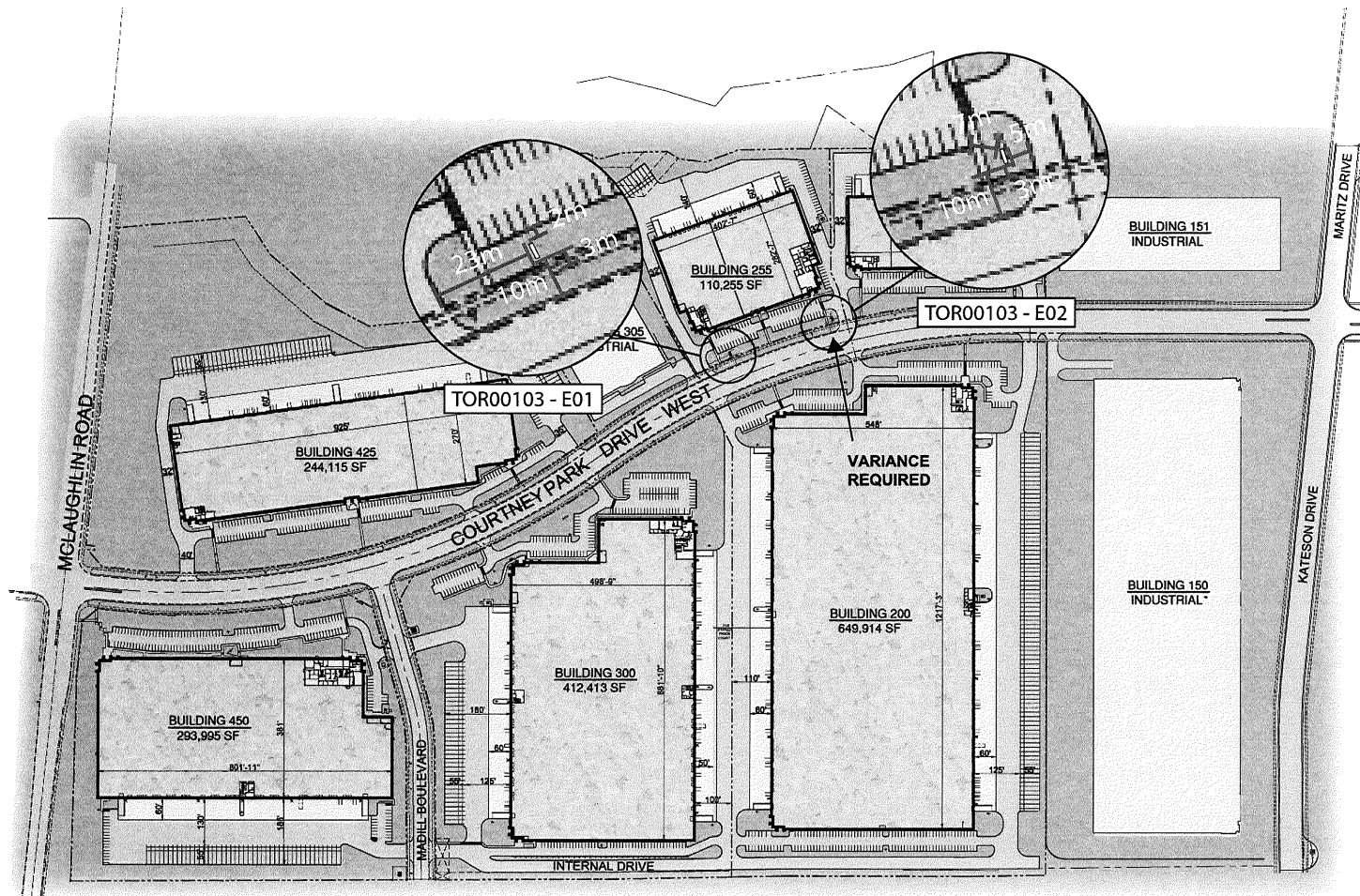


**PROLOGIS**



185 The West mall, Suite 700  
Toronto, Ontario M9C 5L5  
Telephone (647) 258.2600  
Facsimile (647) 258.2601

October 17, 2012



**NOTE:**  
THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY, AND HAD BEEN PREPARED BASED UPON PRELIMINARY AND/OR PARTIAL SITE INFORMATION DEEMED AS RELIABLE. SITE AND BUILDING DESIGN AND DIMENSIONS ARE SUBJECT TO VERIFICATION FOR COMPLIANCE TO SITE CONDITIONS AND TO APPLICABLE LOCAL, REGIONAL, PROVINCIAL AND FEDERAL LAWS AND REGULATIONS.

#### DOOR LEGEND:

- ▲ DOCK DOOR
- △ DRIVE IN DOOR

SCALE = 1:3700

7/18/2012



## INVENTORY RECOMMENDATION DETAIL

E02

INVENTORY



Comments

Sign Type	
Pole Mounted Identifier	
Sign Text	
Rogue Transport D&H Canada	
Overall Height	Overall Width
60"	32"
Letter Height	Illumination
4"	NON
Wall Color	Wall Material
MP13552 / MP1541	ALUMINUM
Available Height	Available Width
N/A	N/A

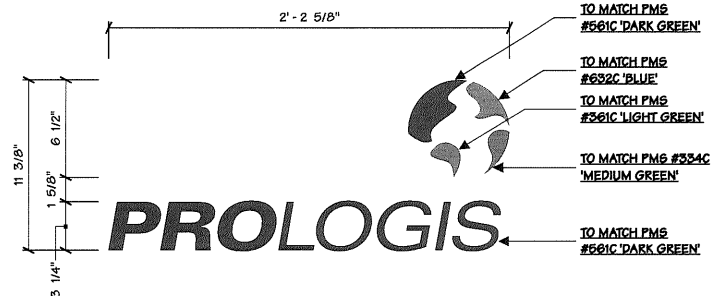
RECOMMENDATION



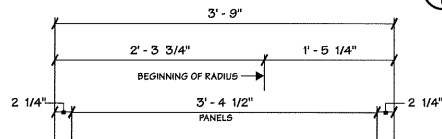
Comments

Proposed Action	Proposed Sign Type
Remove & Replace	BVM-30
Description	
Building Vertical Monument (BVM)	
Sign Text	
Sign Text in Univers LT	
Restoration SOW	Square Feet
Backfill to grade, small signs	10
Electrical SOW	
N/A	
Landscaping SOW	
Small Landscaping Package	

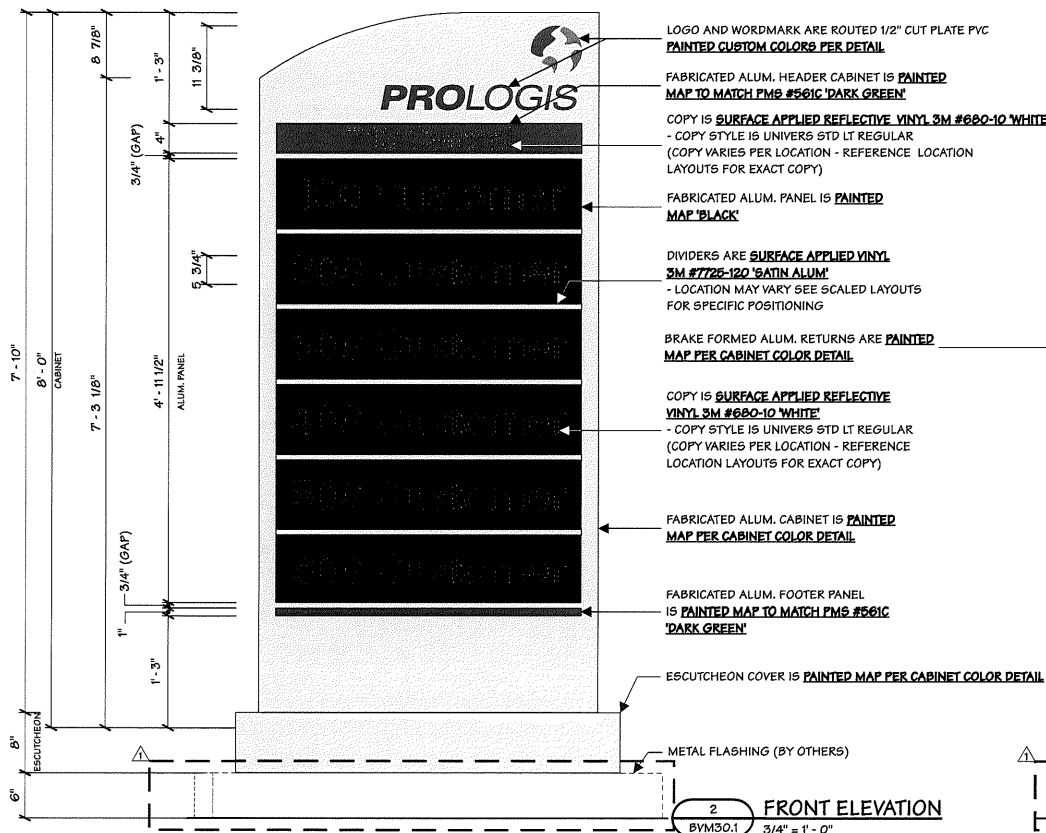
TOR00103  
Prologis Mississauga Gtwy Ctr.  
255 Courtney Park Drive West  
Mississauga, ON L5W 1Y6



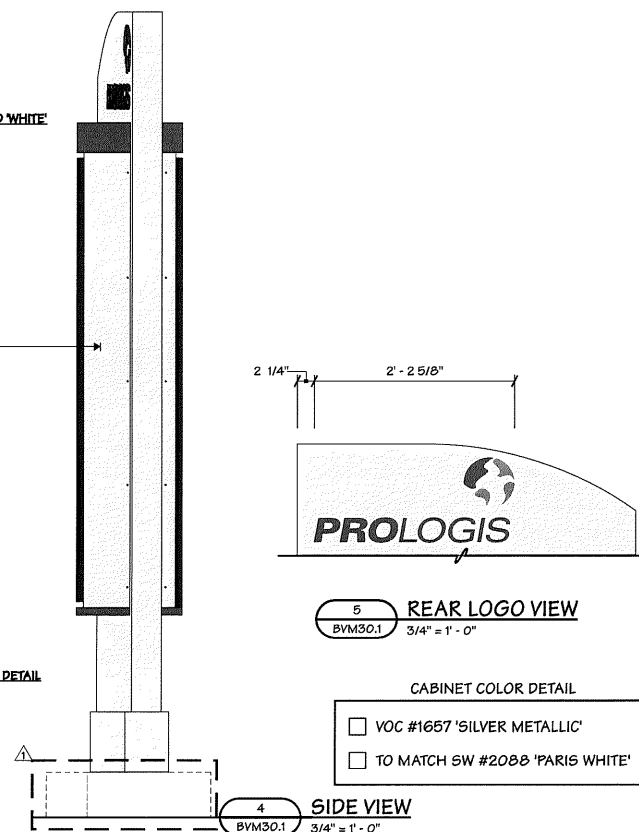
1 PLAN VIEW  
BYM30.1 3/4" = 1' - 0"



3 GRAPHIC DETAIL  
BVM30.1 1/8" = 1"



2 FRONT ELEVATION  
BYM30.1  $3/4" = 1' - 0"$



4 SIDE VIEW  
BVM30.1  $3/4" = 1' - 0"$





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

September 24, 2013

**FILE:** 13-05258

**RE:** L & T Infotech  
2810 Matheson Blvd. E. - Ward 5

**The applicant requests the following variance to section 13 of Sign By-law 0054-2002, as amended.**

Section 13	Proposed
To permit two (2) fascia signs located between the limits of the upper floor and the parapet of an office building.	Two (2) additional fascia signs located between the limits of the upper floor and the parapet along with two (2) existing fascia signs and four (4) art logos on the office building.

**COMMENTS:**

The requested variance is to permit two additional fascia signs, located between the limits of the upper floor and the parapet of this office building, where two fascia signs (proposed to remain) and four art logos currently exist. The previous signs were approved under variance applications (Four (4) fascia signs, art logos #89-7988, two (2) fascia signs, #94-6274).

The proposed fascia signs are in support of a significant new tenant and are well designed which will not distract from the aesthetic of the street. In this regard and without prejudice the Planning and Building Department finds the proposed signs acceptable from a design perspective.



DUNDEE REALTY MANAGEMENT CORP.  
401 The West Mall, Suite 1000  
Toronto, Ontario, Canada M9C 5J5  
Telephone 416 351-7878  
Facsimile 416 907-6028  
Website [www.dundeerealty.com](http://www.dundeerealty.com)

July 4, 2013

City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Attention Jeffery Grech/Sign Bylaw Plan Examiner::

**Re: L&T Infotech – Sign Permit Application SGNBLD 13 5258  
Property Owner's Rationale for Variance Approval**

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In regards to the above referenced sign permit application and subsequent request by the City of Mississauga for a variance application; we respectfully submit the following rationale for approval of the variance. Please be advised that irrespective of previous sign allowances for signage on the upper parapet wall for the Credit Union tenancy, we have approved in the written lease agreement that signage rights are included in the tenancy of L&T Infotech for the exclusive right to 3 sides of the top of the building. Two (2) sides to be available now and the 3rd side as it come available December 31, 2014.


Please also be advised that L&T Infotech is the new primary tenant of this building having leased 37,973 sq. ft. of office space compared to the Credit Union which currently leases 30,429 sq ft. of office space.

We are requesting that the City of Mississauga will consider the importance of supporting the investment L&T Infotech has made as a global business partner with the decision to locate this business in the City of Mississauga and the commitment L&T Infotech is making to the long term impact their business will make to this community and the Greater Toronto Area.

If you have any further question, please do not hesitate to contact me directly at 416.642.4740.

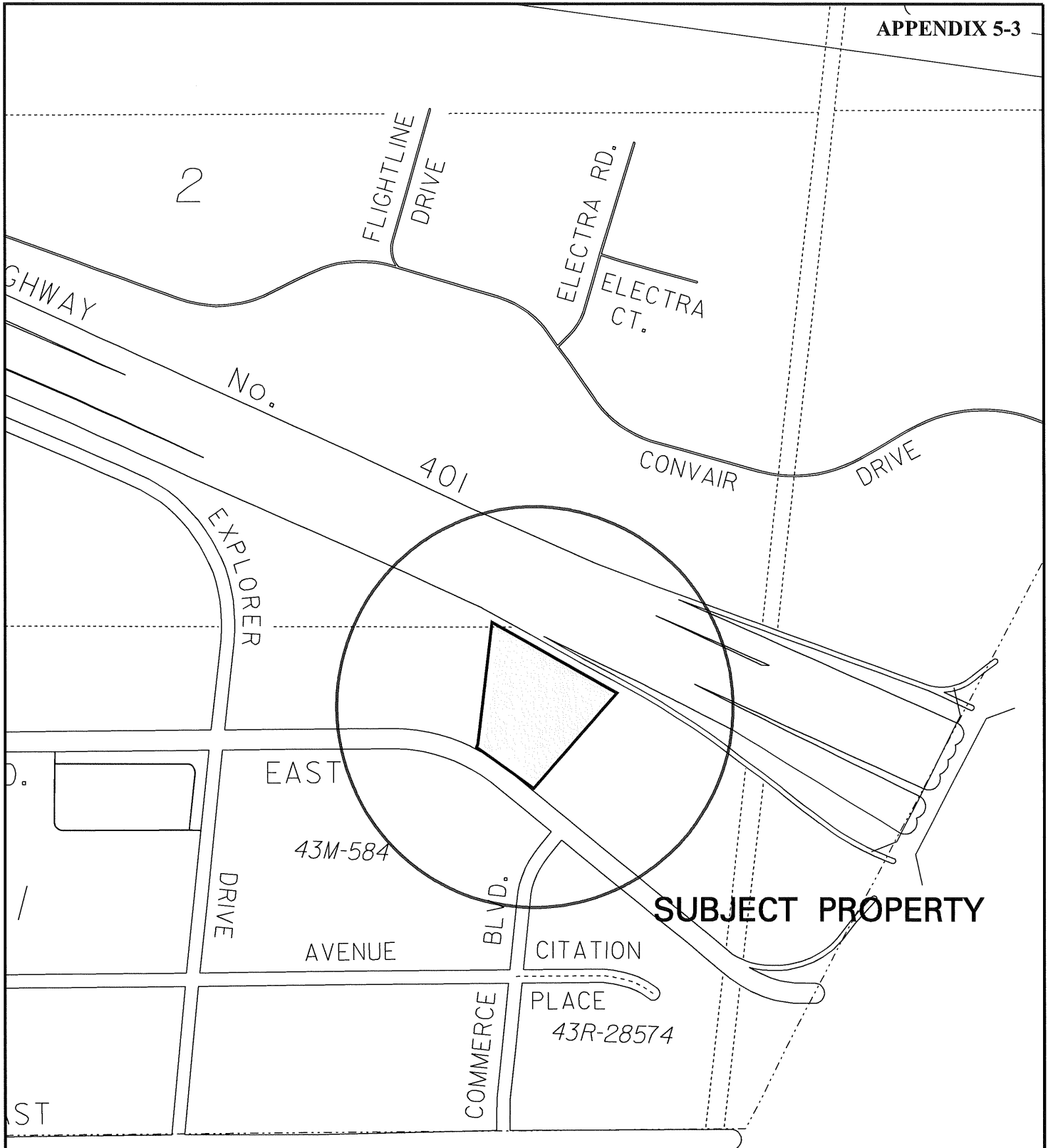
Sincerely,

**Dundee Realty Management Corp., on behalf of the Owner, Whiterock 2810 Matheson  
Boulevard Mississauga Inc.**



Susan Vertes Dutton, RPA  
Senior Property Manager

Cc: Norm Almeida, Construction Manager, Dundee Realty Management Corp.



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**Planning and Building**

**Sign Unit**

**2810 Matheson Blvd. E.**

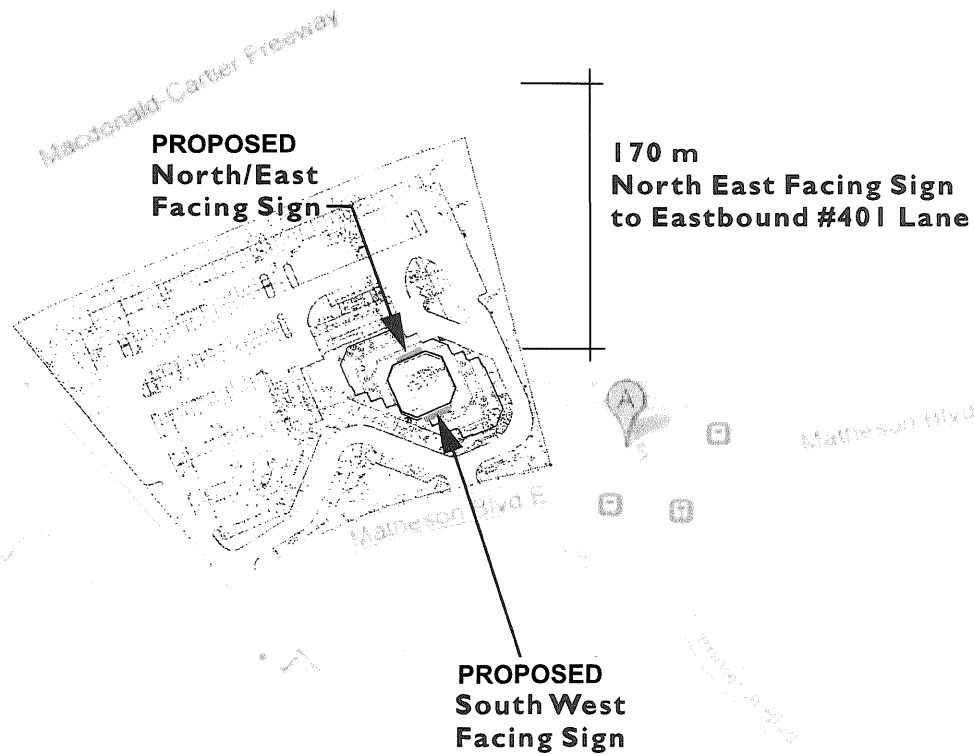
**#13-05258**

**L&T Infotech**

SCALE FOR REDUCED DRAWINGS

0m 25m 50m 100m 150m 200m 250m 500m

**AIRPORT  
CORPORATE  
CENTRE**



1170 Burnhamthorpe Road W., Unit 30, Mississauga, ON L5C 4E6  
(416) 800-5757 design@signarama-central.com

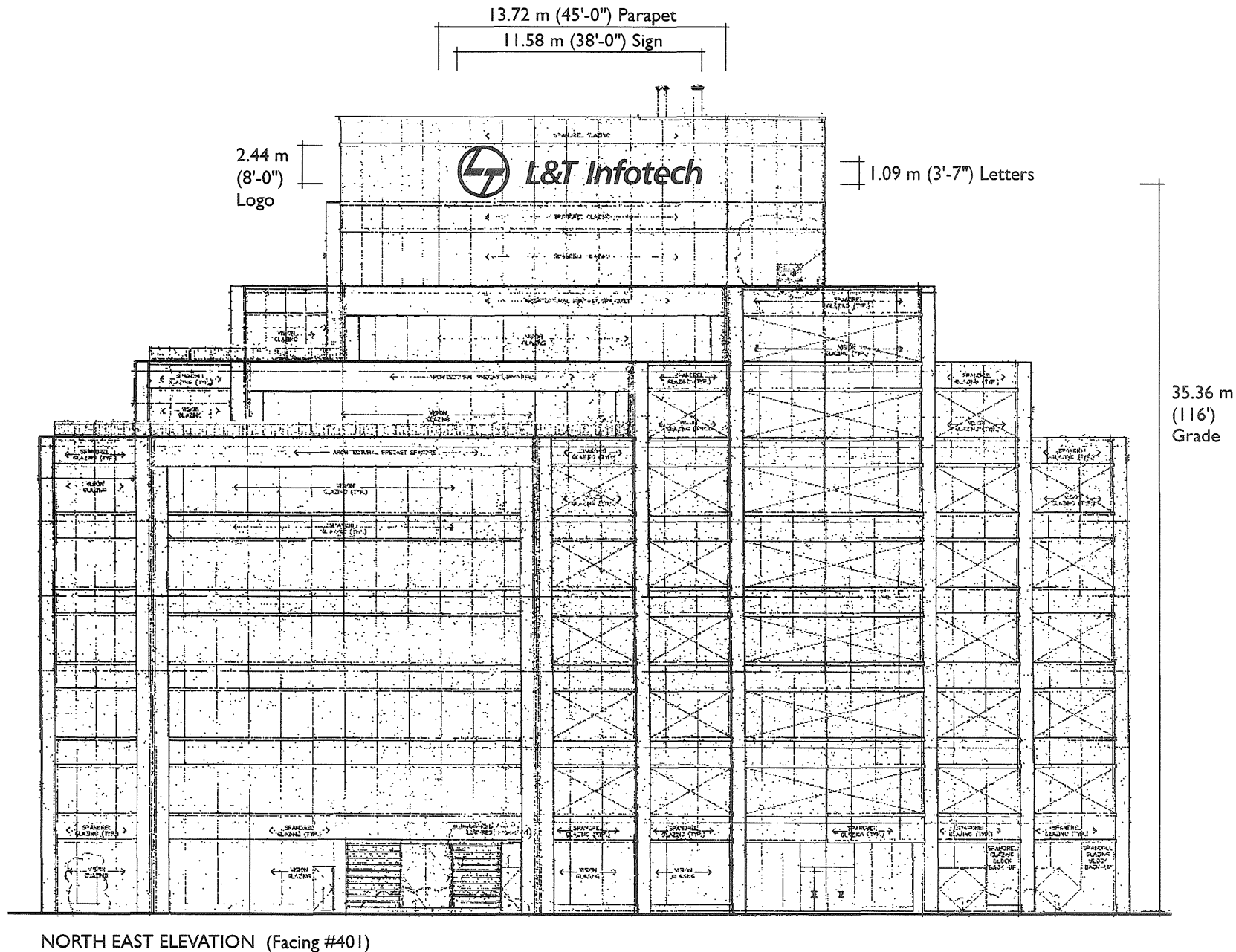
Client:  
L&T Infotech

Location:  
2810 Matheson Blvd.  
Mississauga, ON

Scale: 1" = 100 M  
Date: June 10, 2013

Revision Date:  
Designer: D.H.





**SIGN-A-RAMA**  
WHERE THE WORLD GOES FOR SIGNS

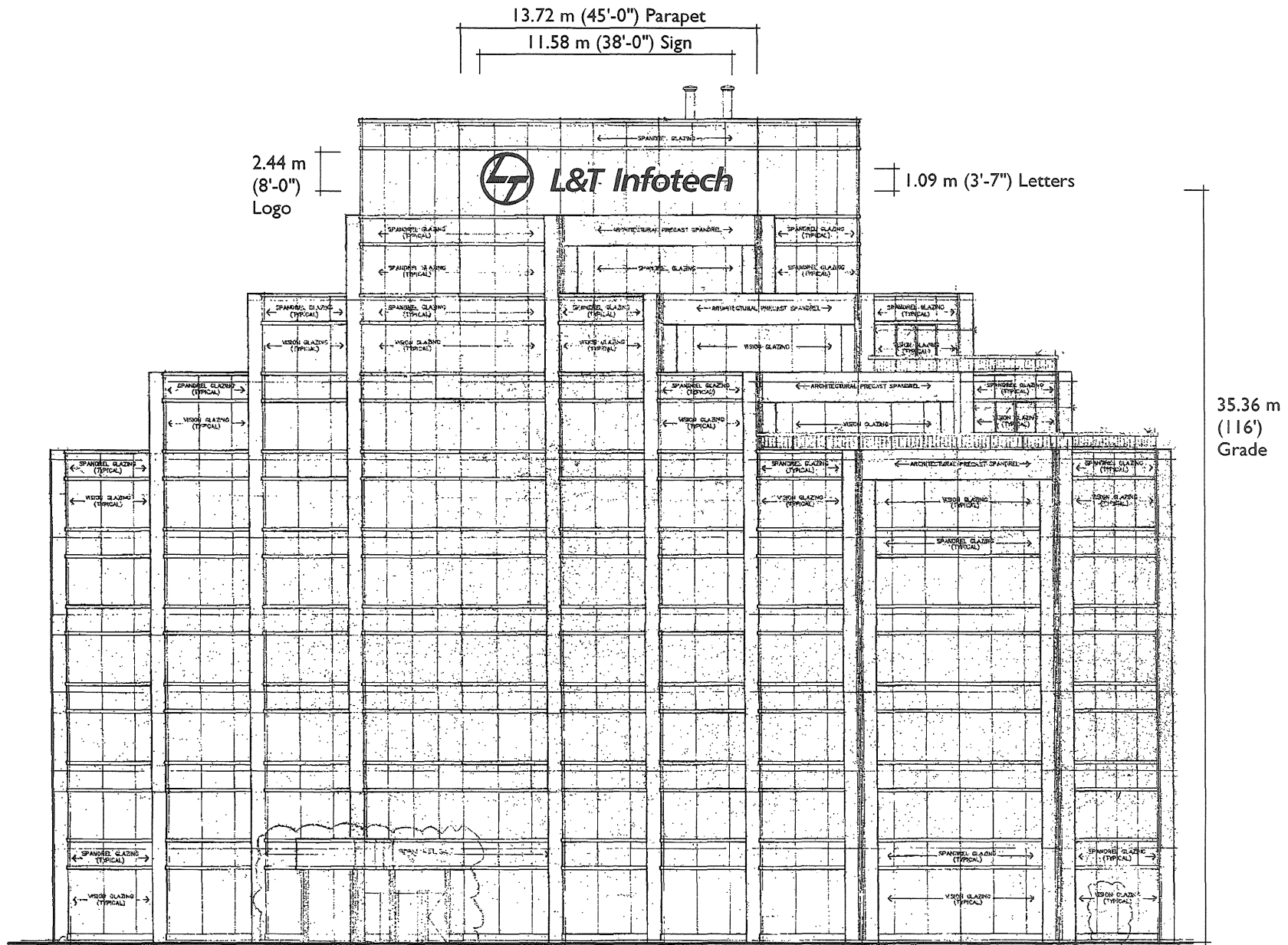
1170 Burnhamthorpe Road W., Unit 30, Mississauga, ON L5C 4E6  
(416) 800-5757 design @signarama-central.com

Client:  
L&T Infotech

Location:  
2810 Matheson Blvd.  
Mississauga, ON

Scale: 3/64" = 1'-0"  
Date: April 22, 2013

Revision Date:  
Designer: D.H.



SOUTH WEST ELEVATION (Facing Matheson Blvd.)

**SIGN-A-RAMA**  
WHERE THE WORLD GOES FOR SIGNS

1170 Burnhamthorpe Road W., Unit 30, Mississauga, ON L5C 4E6  
(416) 800-5757 design @signarama-central.com

Client:  
L&T Infotech

Location:  
2810 Matheson Blvd.  
Mississauga, ON

Scale: 3/64" = 1'-0"  
Date: April 22, 2013

Revision Date:  
Designer: D.H.

**NORTH EAST ELEVATION**

Photo mock-up with Black/White faced  
channel letters (black day-time, white illuminated)



**SIGNARAMA**  
WHERE THE WORLD GOES FOR SIGNS

1170 Burnhamthorpe Road W., Unit 30, Mississauga, ON L5C 4E6  
(416) 800-5757 design @signarama-central.com

Client:  
L&T Infotech

Location:  
2810 Matheson Blvd.  
Mississauga, ON

Scale: N.T.S.

Date: April 22, 2013

Revision Date:

Designer: D.H.



SOUTH WEST ELEVATION  
Photo mock-up with Black/White faced  
channel letters (black day-time, white illuminated)



**SIGNARAMA**  
WHERE THE WORLD GOES FOR SIGNS

1170 Burnhamthorpe Road W., Unit 30, Mississauga, ON L5C 4E6  
(416) 800-5757 design@signarama-central.com

Client:  
L&T Infotech

Location:  
2810 Mainway Blvd.  
Mississauga, ON

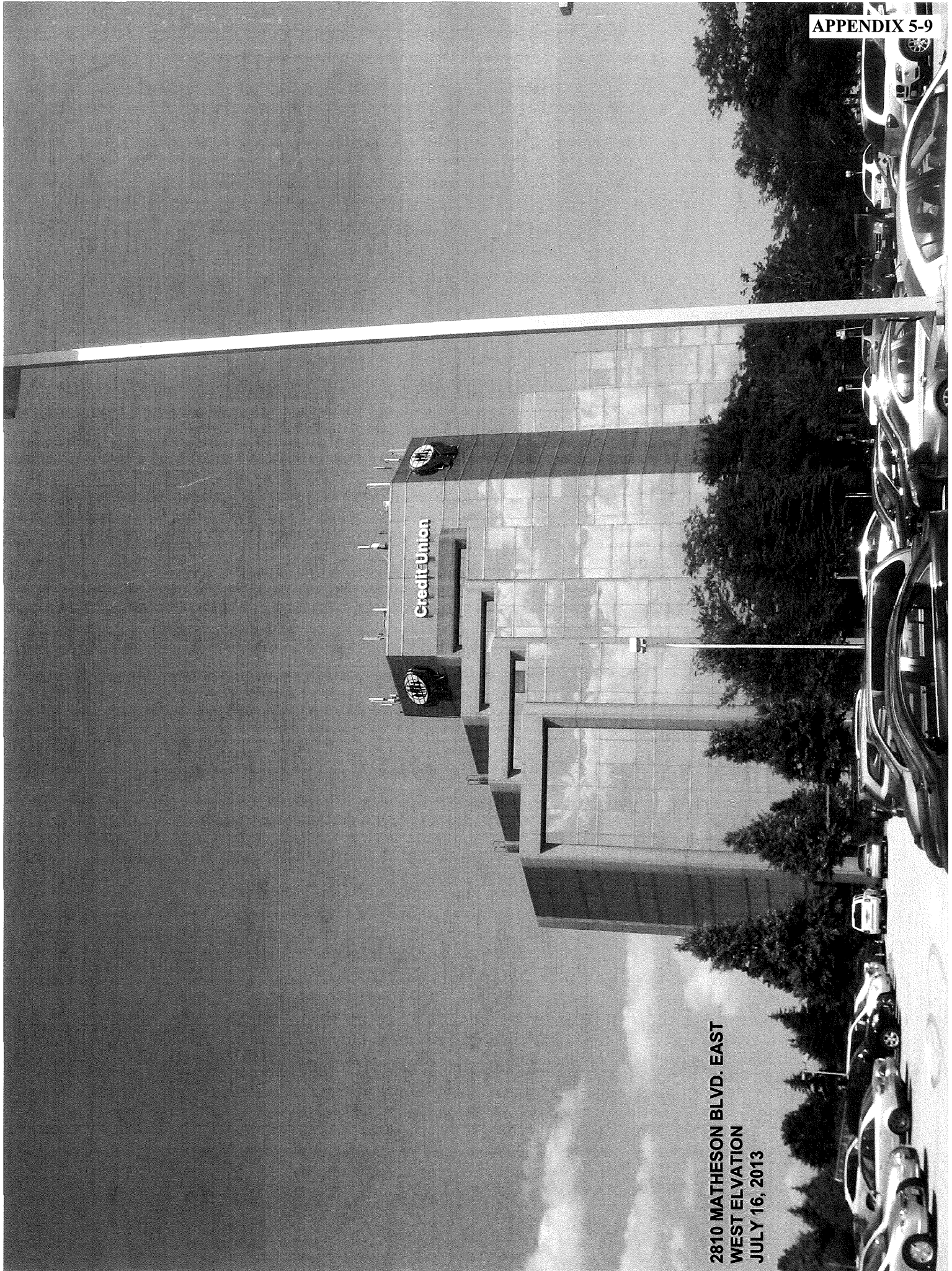
Scale: N.T.S.

Date: April 22, 2013

Revision Date:

Designer: D.H.





2810 MATHESON BLVD. EAST  
WEST ELEVATION  
JULY 16, 2013



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

September 24, 2013

**FILE:** 13-05415

**RE:** Cyncorp Developments Inc.  
100 Queen St. S. – Ward 11

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The applicant requests the following variance to section 13 & 17 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
A commercial undertaking is permitted to have a fascia sign on the side or rear face of the building if that side faces a parking lot or driveway on the property and is not within 100m of a residential zone.	Two (2) fascia signs on the side elevation that does not face a parking lot or a driveway located on the property.
Section 17(1)	Proposed
Fascia signs are permitted to project a maximum of 0.60m (2.0 ft.) from the building face.	Eleven (11) fascia signs that project 0.91m (3.0 ft.) from the building face.

**COMMENTS:**

The proposed fascia signs are designed as a canopy awning to provide architectural detail to the structure and provide weather protection to individuals visiting the building. The proposed signs are consistent with existing signage in the area, are aesthetically pleasing, and are complimentary to the architectural design of the building. Planning and Building has no objection to the requested variances based on a design perspective.

August 14, 2013

To Planning and Building Department,

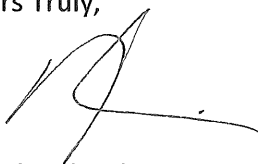
**Re: Streetsville Professional Building  
100 Queen St South Mississauga, ON L5M 1K8**

This letter of rationale is in accordance to the awnings to be installed at the above address. We feel that the 3' projection of the awnings would be beneficial for all the pedestrians coming into and out of the building. The Streetsville Professional Building offers hearing, dental and E.N.T. specialist services bringing in a lot of seniors, children and physically disabled individuals. The awnings would follow the path of the sidewalk continuing around the building and the 3' projection would give our patrons partial protection from the outdoor elements.

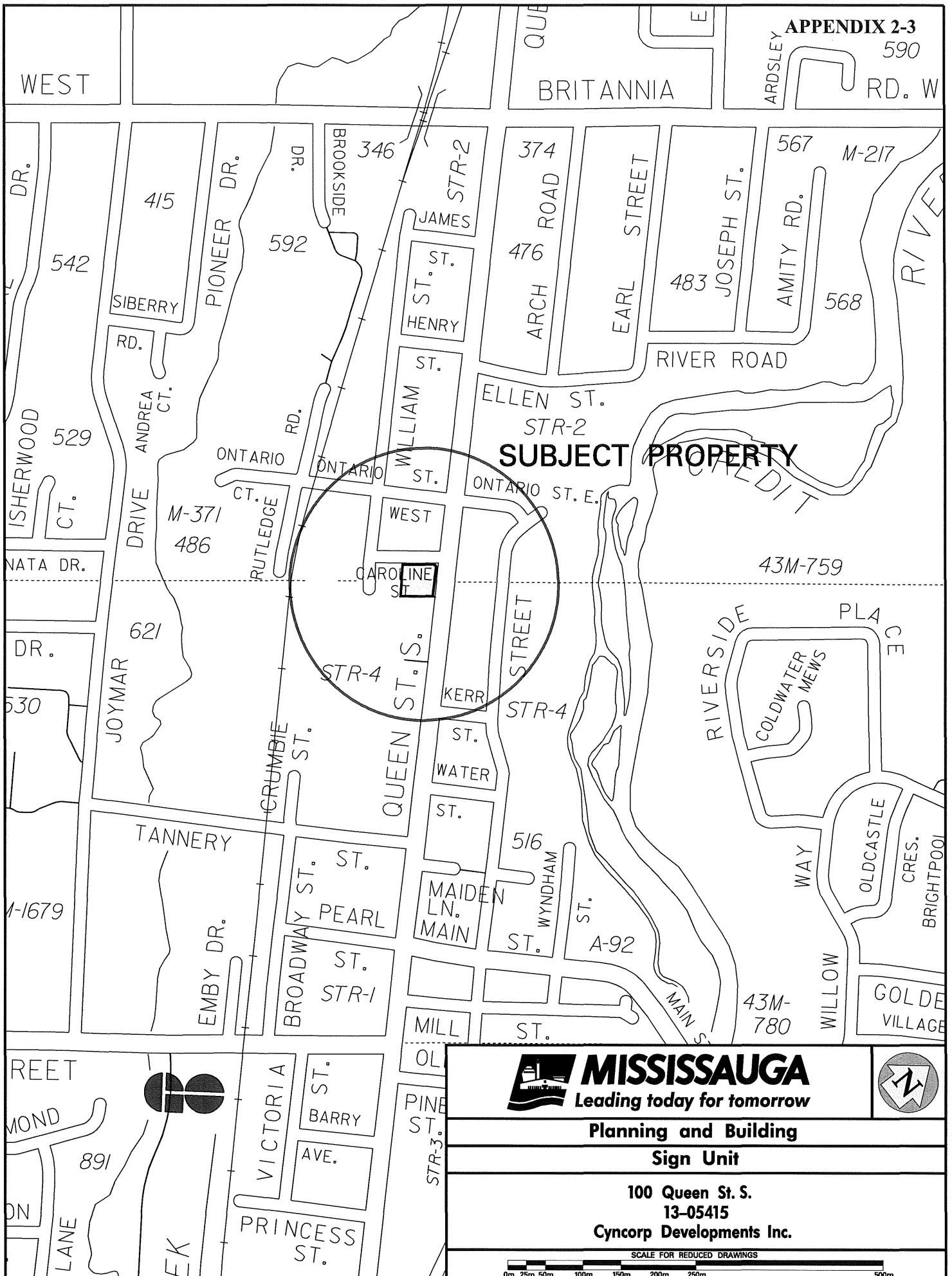
As well the size and angle of the awnings allow for greater visibility for pedestrians for all the services offered. I would also like to add in this letter that the projection of the awnings on all four sides of the building do not extend beyond our private property line.

We would appreciate your consideration in the matter. For any further questions or concerns please don't hesitate to call me at 416-995-6687.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Noush Tahtadjian', with a stylized, flowing script.

Noush Tahtadjian



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**Planning and Building**

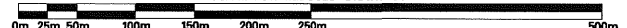
**Sign Unit**

**100 Queen St. S.**

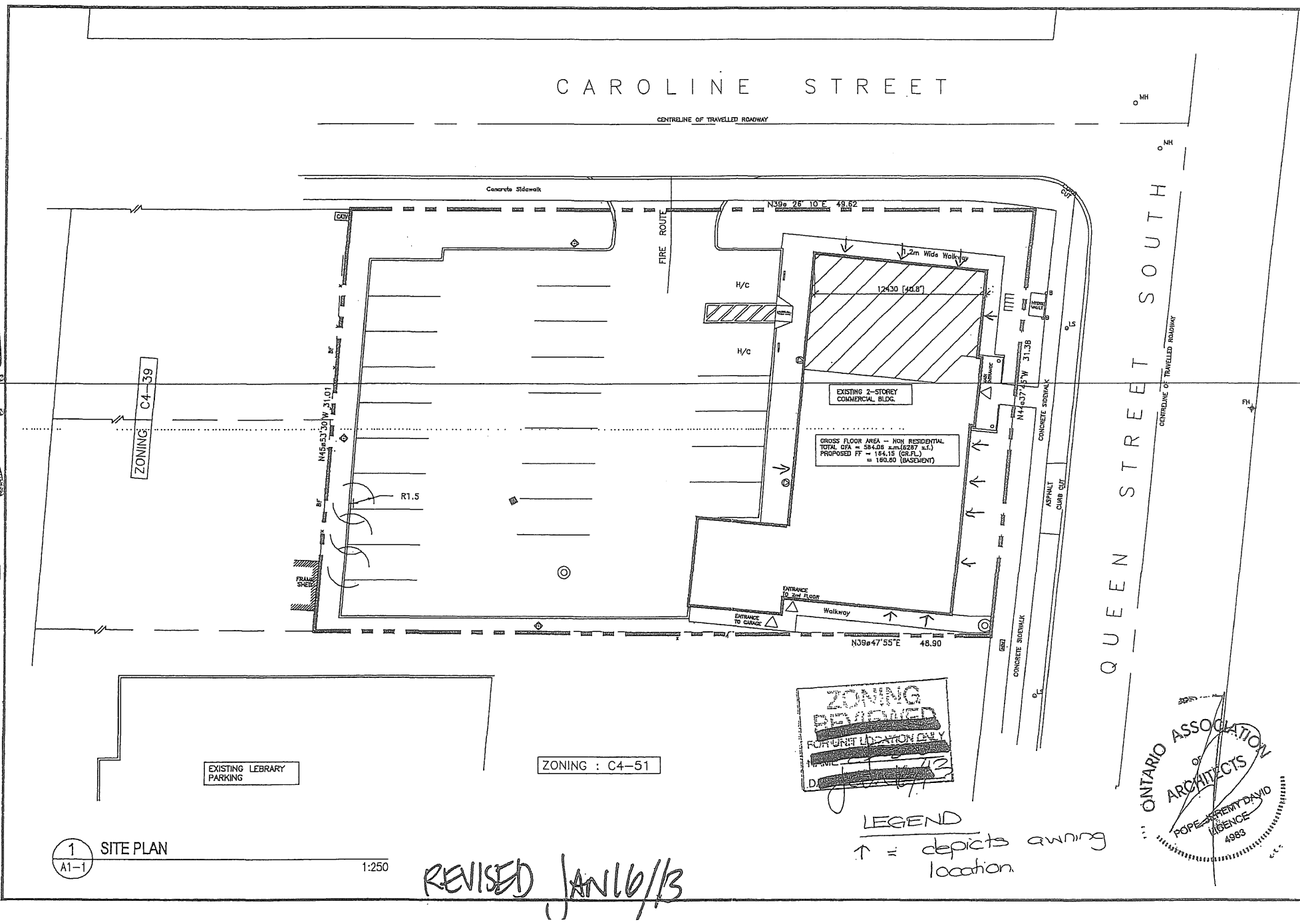
**13-05415**

**Cyncorp Developments Inc.**

SCALE FOR REDUCED DRAWINGS



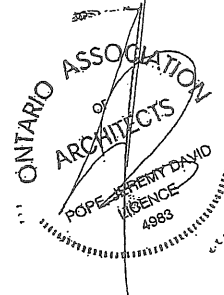
This drawing, as well as the report, is the property of the consultant and is not to be reproduced or used in any way without the written consent of the consultant. The consultant is not responsible for any errors or omissions in this drawing or report. The consultant is not responsible for any damages resulting from the use of this drawing or report.



1	10/20/2012	10/20
2	10/20/2012	10/20

TURNI  
Held

APPENDIX 2-4



**ZONING REVISION**  
FOR UNIT LOCATION ONLY  
DATE: 1/16/13  
BY: [Signature]

**LEGEND**  
↑ = depicts awning location


REVISED JAN 16/13

1 SITE PLAN  
A1-1

1:250




EAST ELEVATION

 <b>OMNIMARK AWNINGS</b> <a href="http://www.omni-mark.com">www.omni-mark.com</a> 1050 Britannia Road E. Unit # 14 Mississauga Ontario L4W 4N9 <b>905-670-5744 1-888-990-9971</b>	<b>CUSTOMER / LOCATION :</b> Dentistry in Streetsville 100 Queen Street South, Suite 101 Mississauga, Ontario L5M 1K8	<b>SIGN DETAIL</b> <b>SDA-R3</b> <b>EAST ELEVATION</b>	Scale: YES <b>REVISIONS:</b> _____ <b>DATE:</b> _____ <b>APPROVAL:</b> _____
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NORTH ELEVATION

<div><b>OMNIMARK AWNINGS</b> www.omni-mark.com 1050 Britannia Road E. Unit # 14 Mississauga Ontario L4W 4N9 905-670-5744 1-888-990-9971</div>	CUSTOMER / LOCATION :	SIGN DETAIL SDA-R2 NORTH ELEVATION	Scale: YES	REVISIONS:
	Dentistry in Streetsville 100 Queen Street South, Suite 101 Mississauga, Ontario L5M 1K8			
			DATE:	
			APPROVAL:	






 <b>OMNIMARK AWNINGS</b> <a href="http://www.omni-mark.com">www.omni-mark.com</a> 1050 Britannia Road E. Unit # 14 Mississauga Ontario L4W 4N9 <b>905-670-5744 1-888-990-9971</b>	<b>CUSTOMER / LOCATION :</b> Dentistry in Streetsville 100 Queen Street South, Suite 101 Mississauga, Ontario L5M 1K8	<b>SIGN DETAIL</b> <b>SDA-R1</b> <b>SOUTH ELEVATION</b>	<div>Scale: YES</div> <div>           REVISIONS:            DATE:            APPROVAL:         </div>
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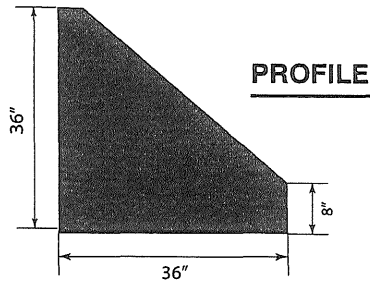




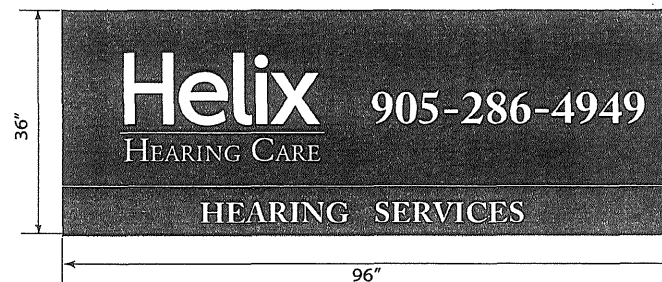
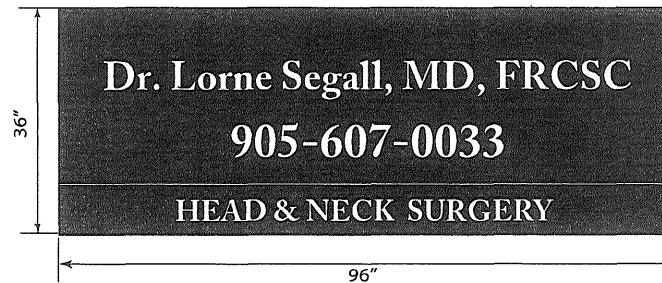
**WEST ELEVATION**

 <b>OMNIMARK AWNINGS</b> www.omni-mark.com 1050 Britannia Road E. Unit # 14 Mississauga Ontario L4W 4N9 <b>905-670-5744 1-888-990-9971</b>	<b>CUSTOMER / LOCATION :</b>		<b>SIGN DETAIL</b> <b>SDA-R3</b> <b>WEST ELEVATION</b>	<b>Scale: YES</b>	<b>REVISIONS:</b>
					<b>DATE:</b>
					<b>APPROVAL:</b>
	Dentistry in Streetsville 100 Queen Street South, Suite 101 Mississauga, Ontario L5M 1K8				

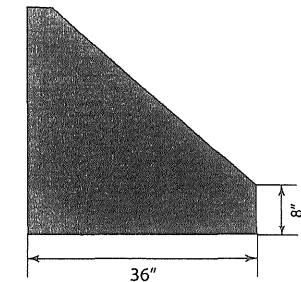
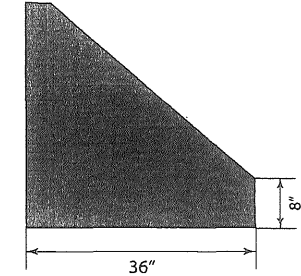
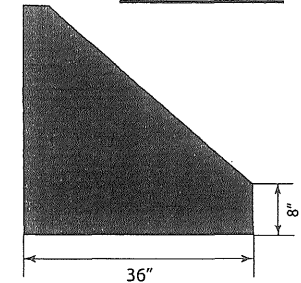
### EAST ELEVATION



### NORT ELEVATION



### PROFILE



**OMNIMARK AWNINGS**

www.omni-mark.com

1050 Britannia Road E. Unit # 14  
Mississauga Ontario L4W 4N9

905-670-5744 1-888-990-9971

CUSTOMER / LOCATION :

Dentistry in Streetsville  
100 Queen Street South, Suite 101  
Mississauga, Ontario L5M 1K8

SIGN DETAIL  
NORTH / WEST ELEVATION

SDN/W-1

Scale: YES

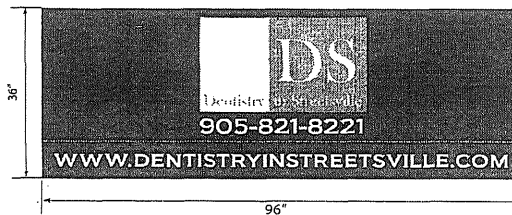
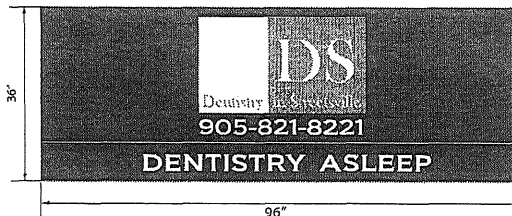
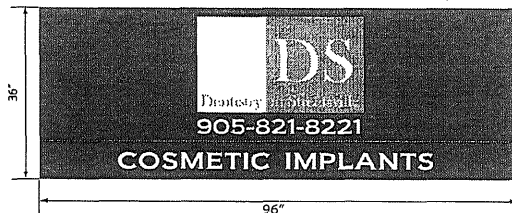
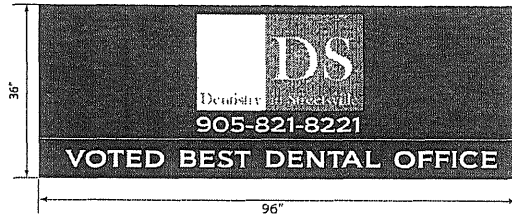
REVISIONS:

DATE:

APPROVAL:

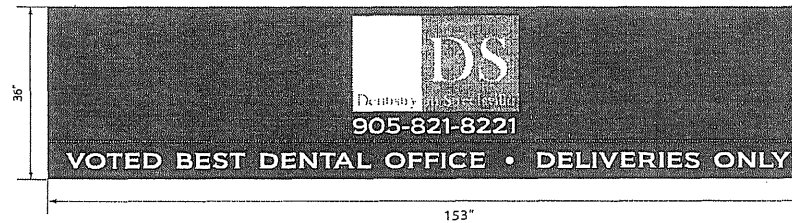
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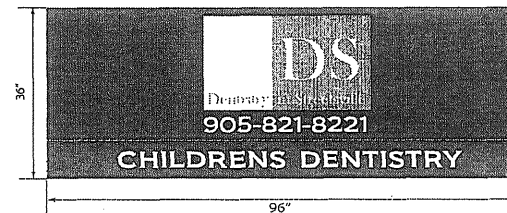
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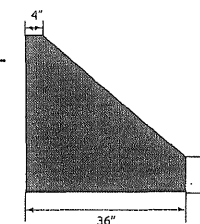
# **SOUTH ELEVATION**

scale: 1"=25"



# **PROFILE**

scale: 1"=25"



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# **REVISIONS**

No	DESCRIPTION	Int	Ver.	DATE

**OMNIMARK AWNINGS**  
Omnimark Enterprises Ltd.  
1050 Britannia Rd East Unit # 14  
Mississauga Ontario L4W-4N9  
tel. 905-670-5744 1-888-990-9971  
fax: 905-670-2370  
website: www.omni-mark.com  
email: info@omni-mark.com

CLIENT  
Dentistry in Streetsville  
100 Queen Street South, Suite 101  
Mississauga, Ontario L5M 1K8

SITE/PROJECT

TITLE  
SIGN DETAIL

FILE  
SDA-1



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

September 24, 2013

**FILE:** 12-01757

**RE:** Starlight Investment Ltd.  
206 Lakeshore Road East - Ward 1

**The applicant requests the following variances to section 13 of Sign By-law 0054-2002, as amended.**

<b>Section 13</b>	<b>Proposed</b>
One (1) ground sign for each street line where the building is setback 4.0m (13.0 ft.) from the street line.	One (1) ground sign for each street line where the building is setback 2.16m (7.09 ft.) from the street line.
<b>Section 13</b>	<b>Proposed</b>
One (1) ground sign to have a minimum street line setback of 0.5m (1.64 ft.).	One (1) ground sign to encroach onto the City road allowance.

**COMMENTS:**

The requested sign is proposed to be placed on the municipal boulevard between the street edge and the sight triangle. Given the location of the building on the site, even if the sign was moved onto the private lot it would still be located within the sight triangle. Placement of the proposed sign in this location may create sight line issues and would set an undesirable precedent within Mississauga.

The proposed sign should be attached to the west wall of the building, visible to traffic driving east on Lakeshore Road East. A second sign could then be placed near the east corner of the building, outside of the sight triangle, visible to traffic driving west on Lakeshore Road East.

For the above noted reasons the Planning and Building Department cannot support the requested variances.



June 5, 2013

City of Mississauga Building Department  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C9

Dear Sir or Madam,

**Re: Sign Permit & Variance Application - 206 Lakeshore Rd. E., Mississauga, Ontario**

We represent the owners for the above noted address and we have retained the services of Stingray Architects Inc. We hereby authorize Stingray Architects Inc. to attend to all aspects for the sign permit application and variances.

We are replacing the existing property management company sign with ours. This existing sign is within the sight triangle and we will be applying for a variance to retain the sign location.

Thank you for your help.

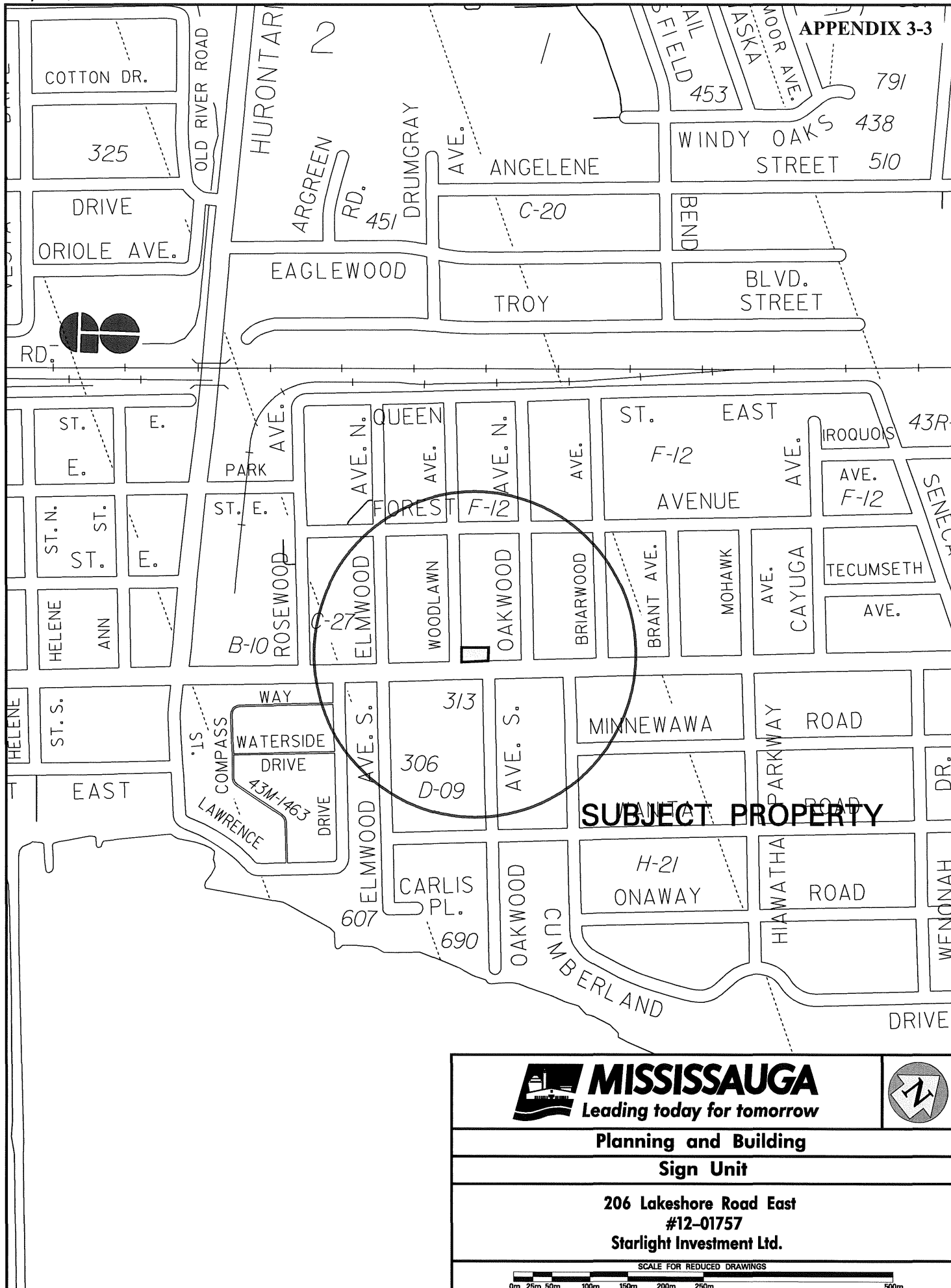
Yours truly,

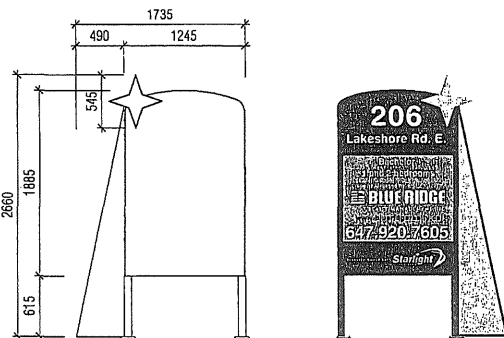
**STARLIGHT INVESTMENTS LTD.**  
**On behalf of IMH Lakeshore-Oakwood Ltd.**

A handwritten signature in black ink, appearing to read "D. Chalmers". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Chalmers  
Vice President, Asset Management

DC/jrs



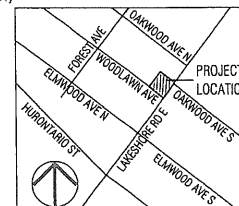


2 GROUND SIGN ELEVATION  
SCALE 1:50

# SIGN BY-LAW NO. 54-02, CITY OF MISSISSAUGA

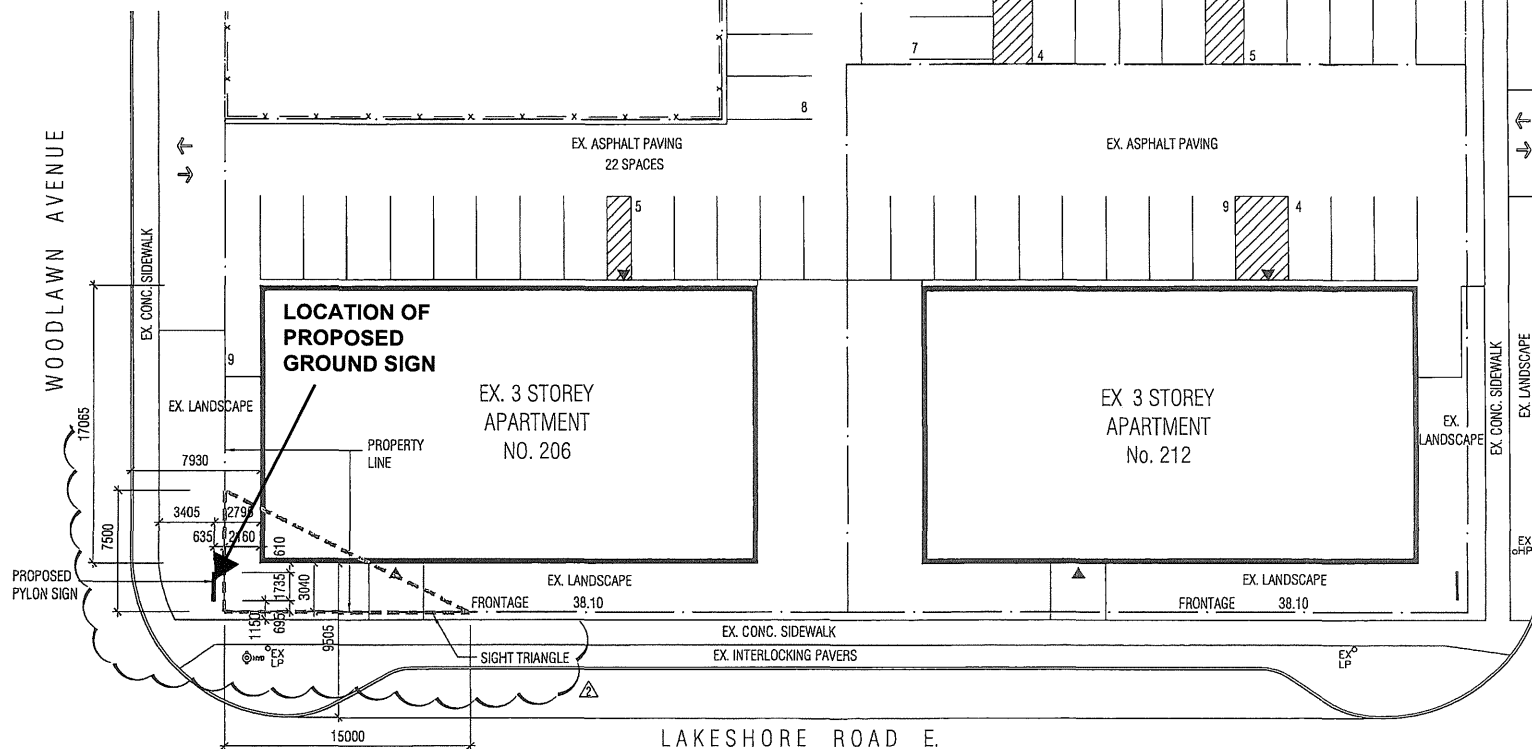
SIGN DISTRICT IS ZONED 'C4' - MAIN STREET COMMERCIAL (PORT CREDIT DISTRICT)

GROUND SIGN	BY-LAW	PROPOSED
SIGN FACE AREA	3.50 m <sup>2</sup>	2.25 m <sup>2</sup>
TOTAL SIGN FACE AREA (BOTH SIDES)	7.00 m <sup>2</sup>	4.50 m <sup>2</sup>
SIGN HEIGHT	3.00 m	2.66 m
STREET LINE SETBACK	0.50 m	0.69 m



KEY PLAN

N.T.S.



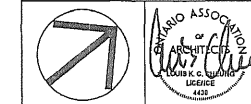
1 SITE PLAN  
SCALE 1:300

ISSUE		
No	Date	Remarks
1	2012-06-27	For Sign Permit Application
2	2013-03-21	Sign Permit Resubmission
3	2013-06-11	Sign Permit Resubmission & Variance Application

2	2013-06-10	General Revisions as per City Comment
1	2013-03-05	General Revisions as per City Comment
No	Date	Remarks

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Job No.  
EXTERIOR PYLON SIGN  
STARLIGHT APARTMENTS  
206 LAKESHORE RD. E.  
MISSISSAUGA, ONTARIO

Sheet Title  
PARTIAL SITE PLAN  
PYLON SIGN ELEVATION



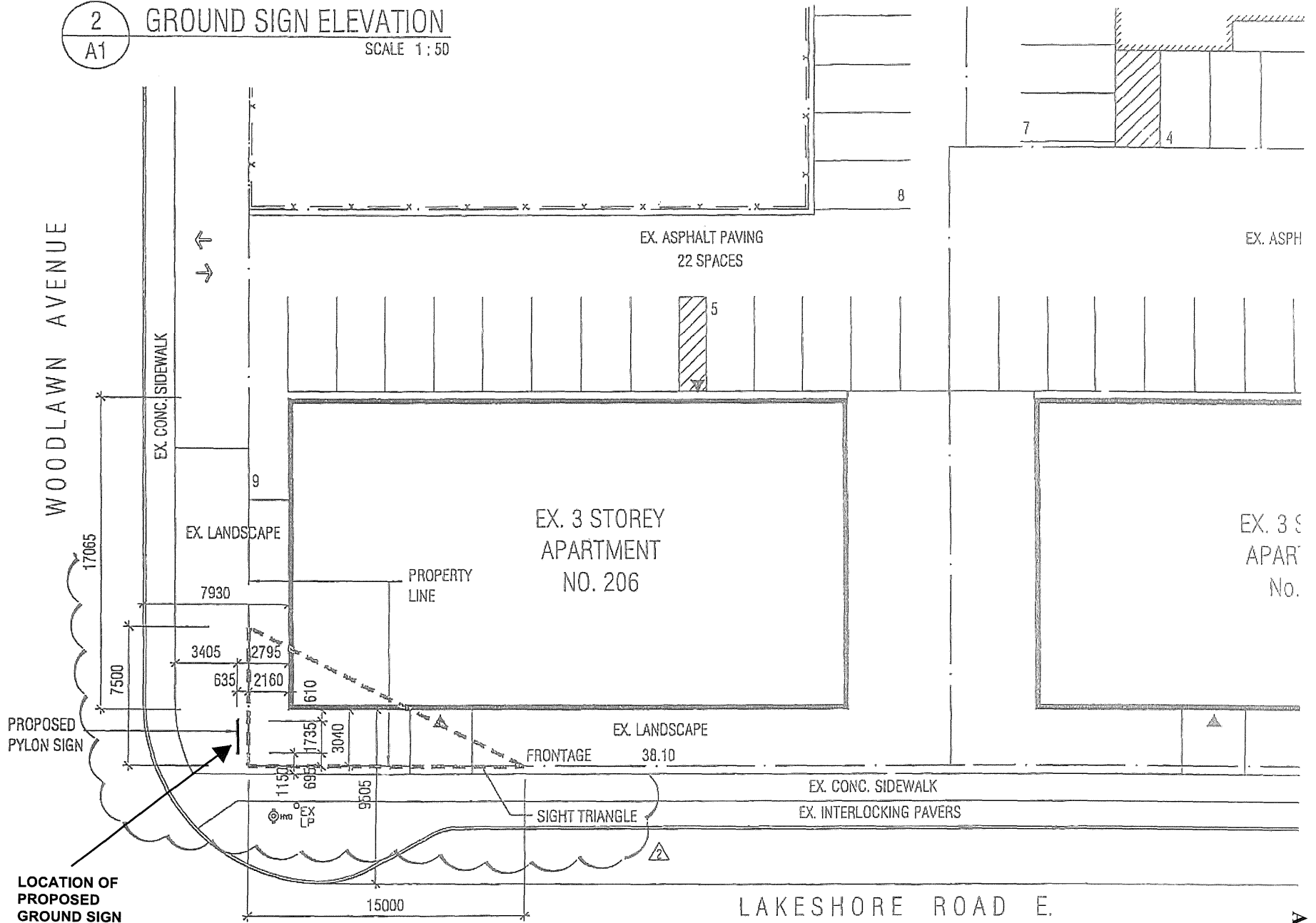
55 Barber Greene Road, Suite 100,  
Toronto, Ontario, Canada M3C 2A1  
416-441-5010 F+T 447-0476  
info@stingrayarchitects.com

AS NOTED	JUNE 2012	Sheet No.
DL	LC	A1
Job No.	1231	

2  
A1

# GROUND SIGN ELEVATION

SCALE 1:50



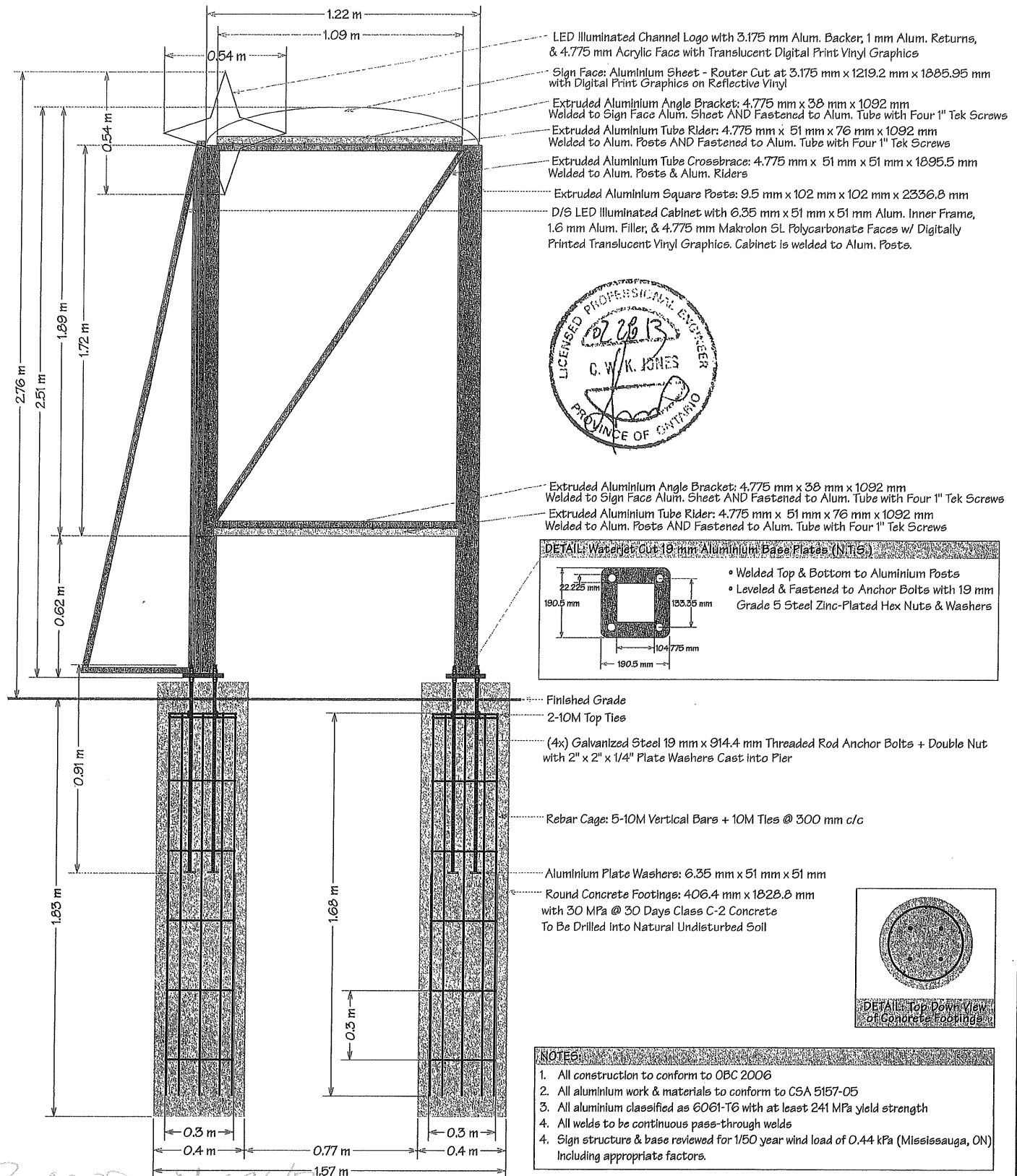
1  
A1

# SITE PLAN

SCALE 1:300



# NEW DOUBLE-SIDED, LED ILLUMINATED 'STARLIGHT A2' PYLON SIGN with VINYL GRAPHICS



Client:  
Company: Starlight Apartments

Location: 206-212 Lakeshore Rd. E., Mississauga, ON  
Total Signage Area: 4.6 m<sup>2</sup> (per side)

Job # 16601  
Drawing # 1302165TARA2.001

Phone: 416-234-8444  
Email:

Date: February 19, 2013 • Revised: February 27, 2013  
Sales: Tom Hopkins • Design: Joshua Rice

Client Approval:  
X

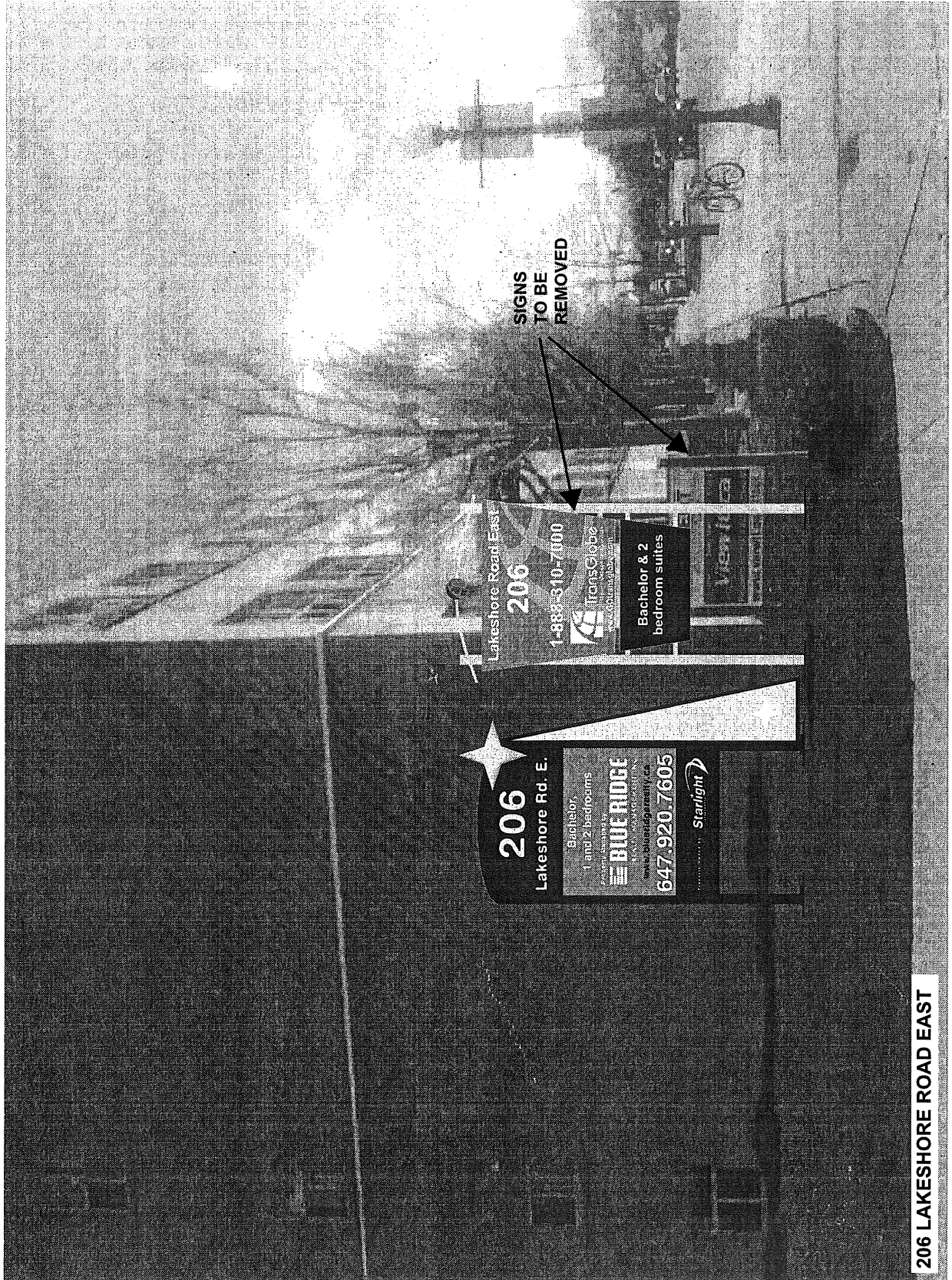


**FINE LINES SIGN CO.**

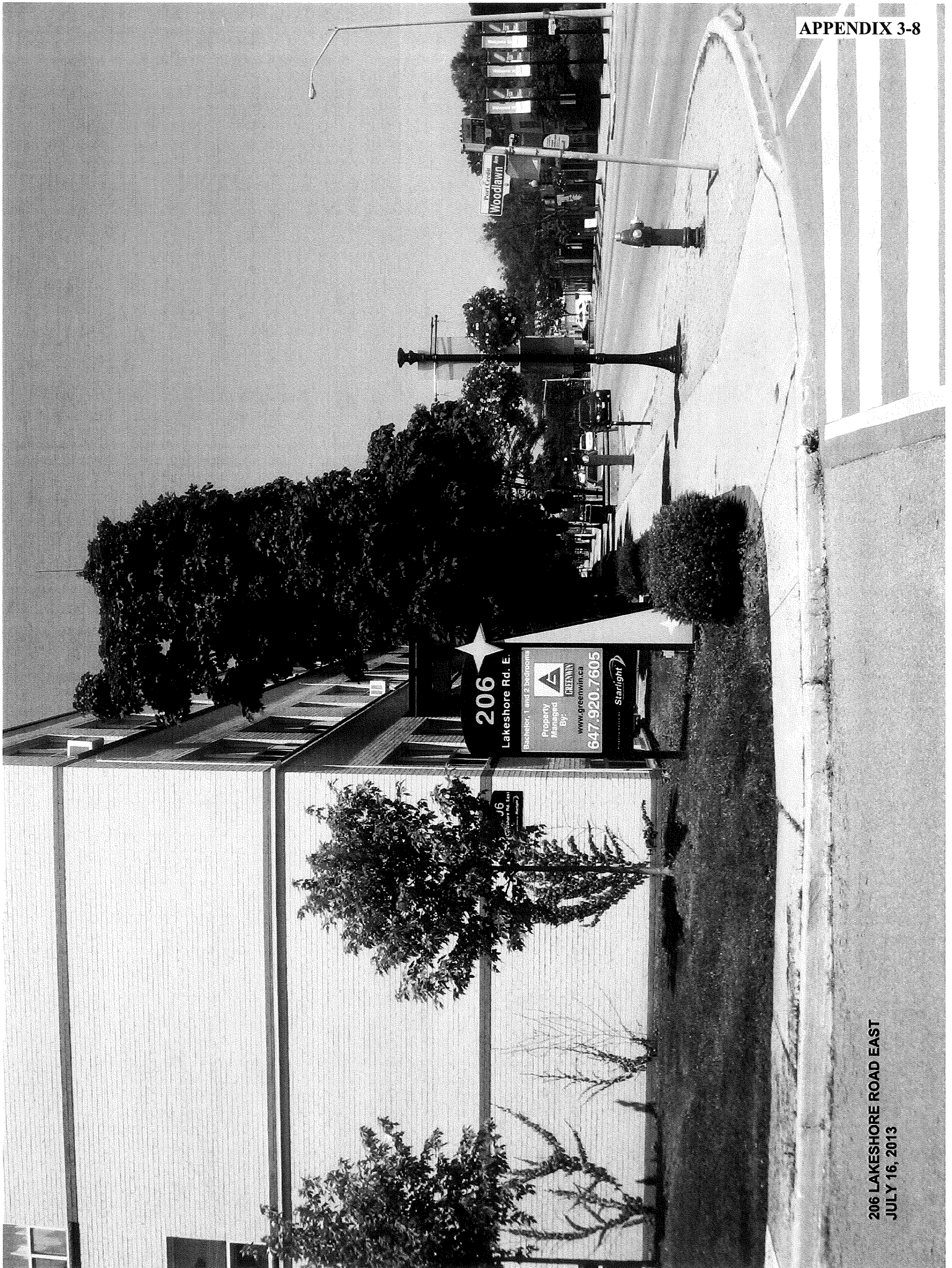
766 Burlington St. East, Hamilton, ON L8L 4K3  
Phone: 905-549-2433 | Fax: 905-549-4978  
info@finelinesigns.com | finelinesigns.com

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# Replace Transglobe Sign







206 LAKESHORE ROAD EAST  
JULY 16, 2013



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

September 24, 2013

**FILE:** 12-01759

**RE:** Starlight Investment Ltd.  
212 Lakeshore Road East - Ward 1

The applicant requests the following variances to sections 4 and 13 of Sign By-law 0054-2002, as amended.

<b>Section 4</b>	<b>Proposed</b>
A sign located within a sight triangle is specifically prohibited.	One (1) ground sign located within a sight triangle.
<b>Section 13</b>	<b>Proposed</b>
One (1) ground sign for each street line where the building is setback 4.0m (13.1 ft.) from the street line.	One (1) ground sign for each street line where the building is setback 3.0m (9.84 ft.) from the street line.

**COMMENTS:**

The requested sign is proposed to be placed within the sight triangle on the east side of the building. Placement of the proposed sign in this location may create sight line issues and would set an undesirable precedent within Mississauga.

The proposed sign should be attached to the east wall of the building, visible to traffic driving west on Lakeshore Road East. A second sign could then be placed near the west corner of the building, outside of the sight triangle, visible to traffic driving east on Lakeshore Road East.

For the above noted reasons the Planning and Building Department cannot support the requested variances.



June 5, 2013

City of Mississauga Building Department  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C9

Dear Sir or Madam,

**Re: Sign Permit & Variance Application - 212 Lakeshore Rd. E., Mississauga, Ontario**

We represent the owners for the above noted address and we have retained the services of Stingray Architects Inc. We hereby authorize Stingray Architects Inc. to attend to all aspects for the sign permit application and variances.

We recently acquired this property from D.D. Acquisitions on August 31, 2011 please update your city records accordingly.

We are replacing the existing property management company sign with ours. This existing sign is within the sight triangle and we will be applying for a variance to retain the sign location.

Thank you for your help.

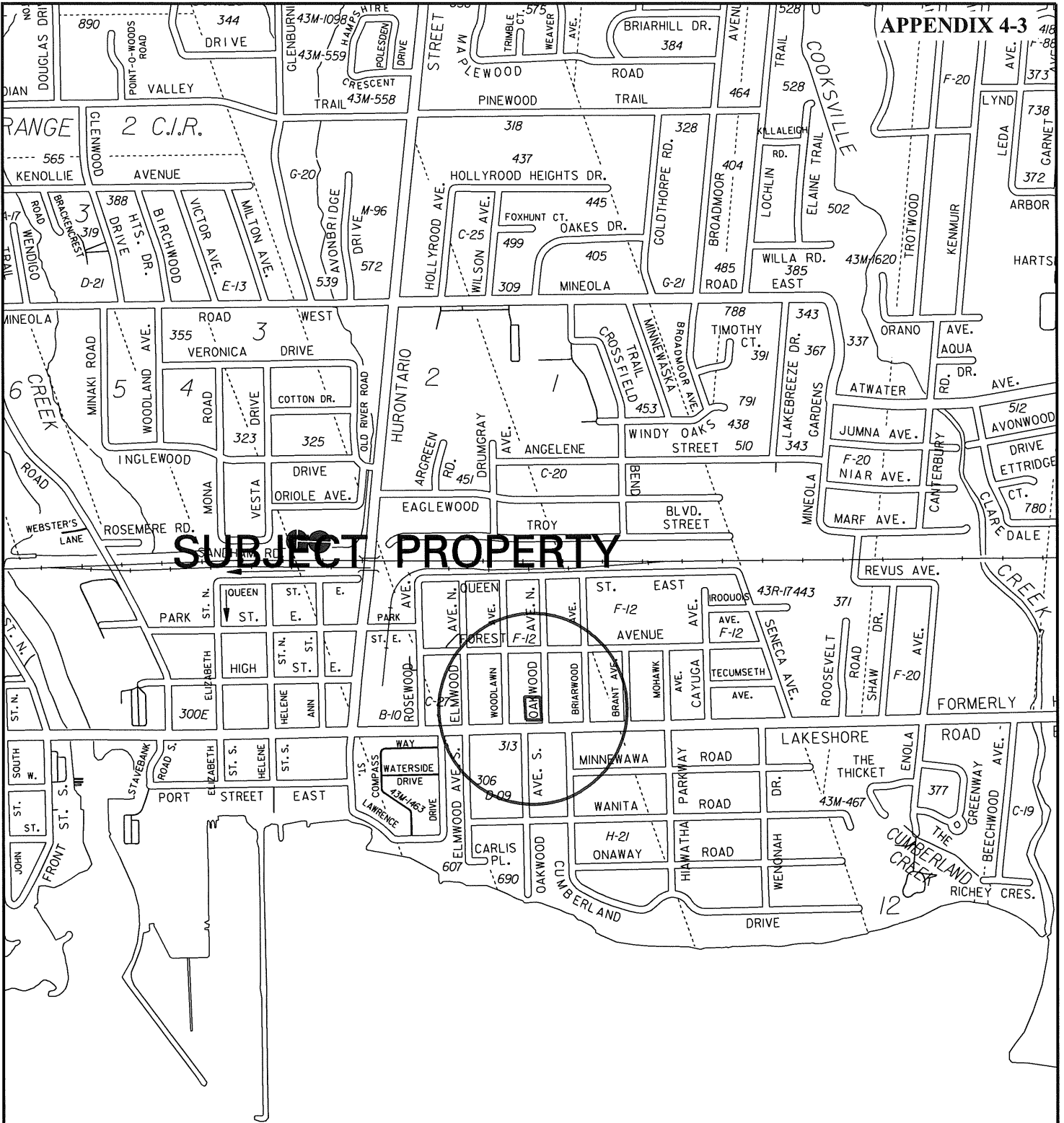
Yours truly,

**STARLIGHT INVESTMENTS LTD.**  
**On behalf of IMH Lakeshore-Oakwood Ltd.**

A handwritten signature in black ink, appearing to read "David Chalmers", written over a horizontal line.

David Chalmers  
Vice President, Asset Management

DC/jrs



APPENDIX 4-3

**SUBJECT PROPERTY**



**MISSISSAUGA**  
Leading today for tomorrow



**Planning and Building**

**Sign Unit**

**212 Lakeshore Rd. East**

**#12-01759**

**Starlight Investment Ltd.**

SCALE FOR REDUCED DRAWINGS

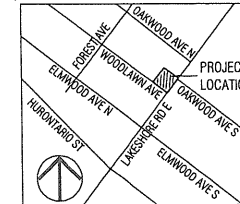
0m 50m 100m 200m 300m 400m 500m 1000m

T A R I

# SIGN BY-LAW NO. 54-02, CITY OF MISSISSAUGA

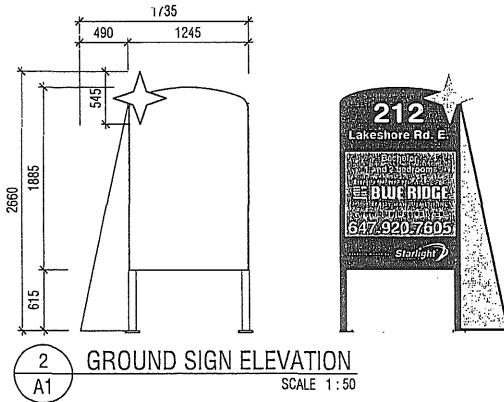
SIGN DISTRICT IS ZONED 'C4' - MAIN STREET COMMERCIAL (PORT CREDIT DISTRICT)

GROUND SIGN	BY-LAW	PROPOSED
SIGN FACE AREA	3.50 m <sup>2</sup>	2.25 m <sup>2</sup>
TOTAL SIGN FACE AREA (BOTH SIDES)	7.00 m <sup>2</sup>	4.50 m <sup>2</sup>
SIGN HEIGHT	3.00 m	2.66 m
STREET LINE SETBACK	0.50 m	0.81 m

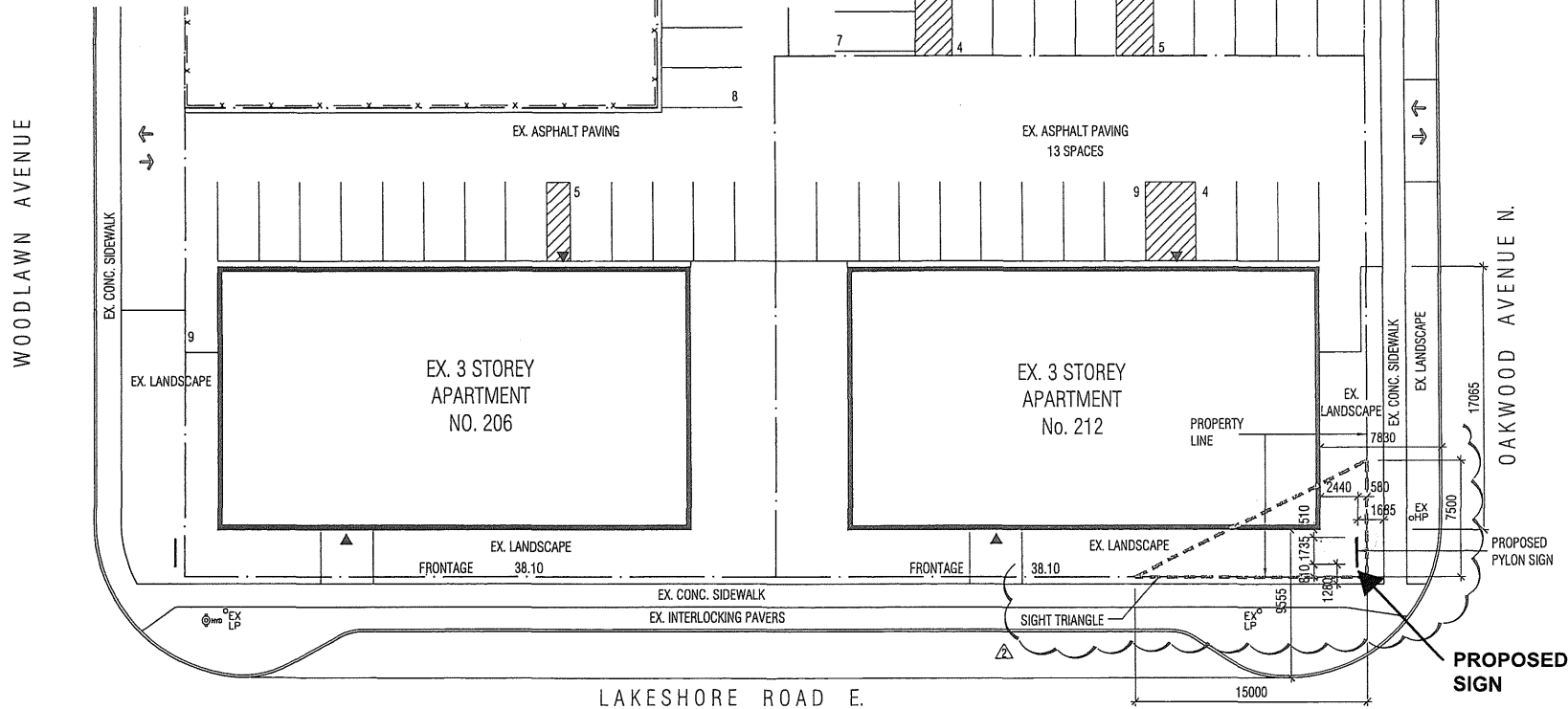


KEY PLAN

N.T.S.



GROUND SIGN ELEVATION  
SCALE 1:50

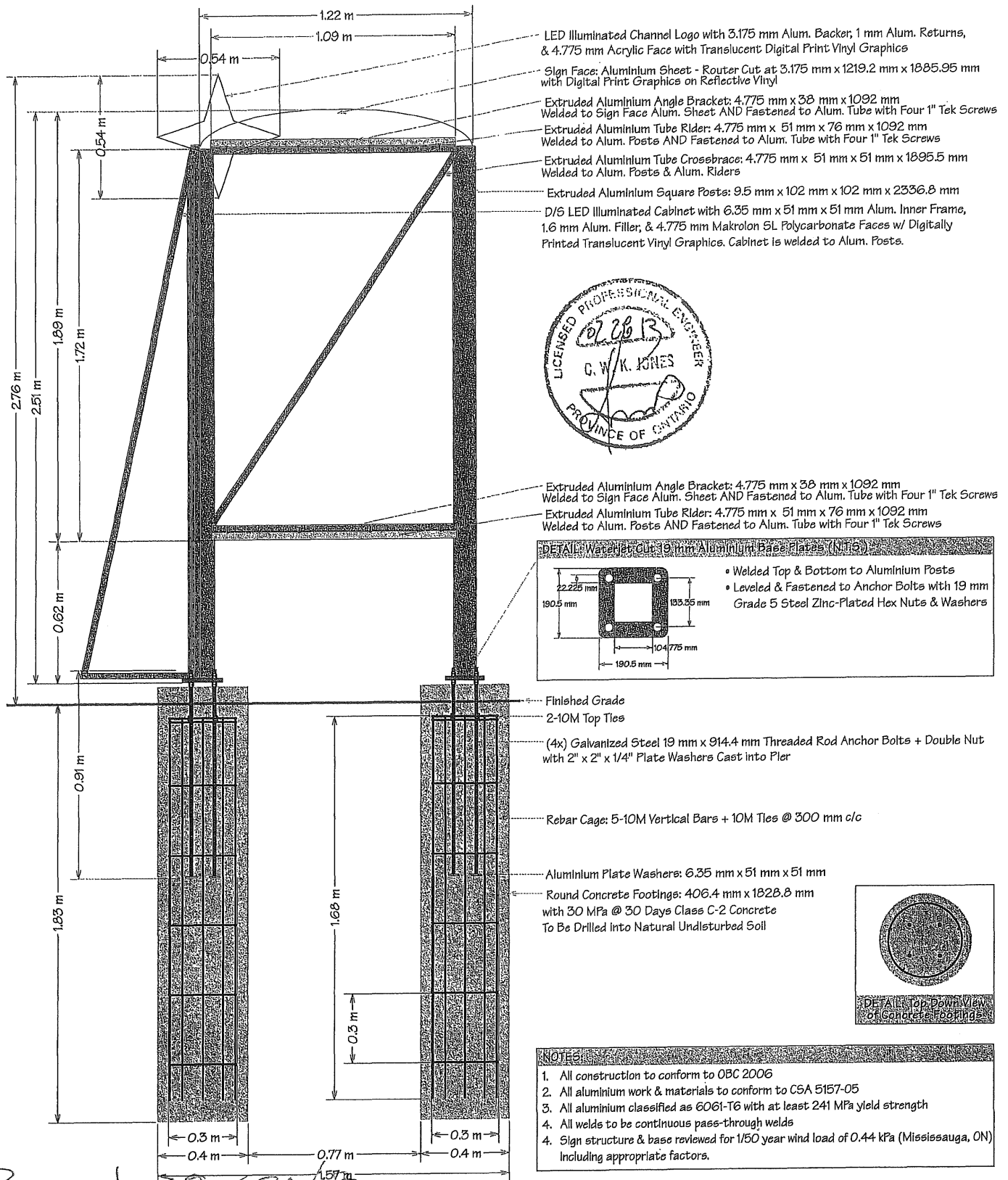


SITE PLAN  
SCALE 1:300

ISSUE		
No	Date	Remarks
1	2012-06-27	For Sign Permit Application
2	2013-03-21	Sign Permit Resubmission
3	2013-06-11	Sign Permit Resubmission & Variance Application
REVISIONS		
Δ	2013-06-10	General Revisions as per City Comment
Δ	2013-03-05	General Revisions as per City Comment
No	Date	Remarks
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Job Title EXTERIOR PYLON SIGN STARLIGHT APARTMENTS 212 LAKESHORE RD. E. MISSISSAUGA, ONTARIO		
Sheet Title PARITAL SITE PLAN PYLON SIGN ELEVATION		
55 Barber Greene Road, Suite 100, Toronto, Ontario, Canada M3C 2A1 416 441 2810 F 416 441 0214 info@stingrayarchitects.com		
AS NOTED	JUNE 2012	Sheet No.
DL	LC	A1
1232		



## NEW DOUBLE-SIDED LED ILLUMINATED 'STARLIGHT A2' PYLON SIGN with VINYL GRAPHICS



Client:  
Company: Starlight Apartments

Location: 206-212 Lakeshore Rd. E., Mississauga, ON  
Total Signage Area: 4.6 m<sup>2</sup> (per side)

Job # 16601  
Drawing # 130216STAR2.001

Phone: 416-234-8444  
Email:

Date: February 19, 2013 • Revised: February 27, 2013  
Sales: Tom Hopkins • Design: Joshua Rice

Client Approval:  
X

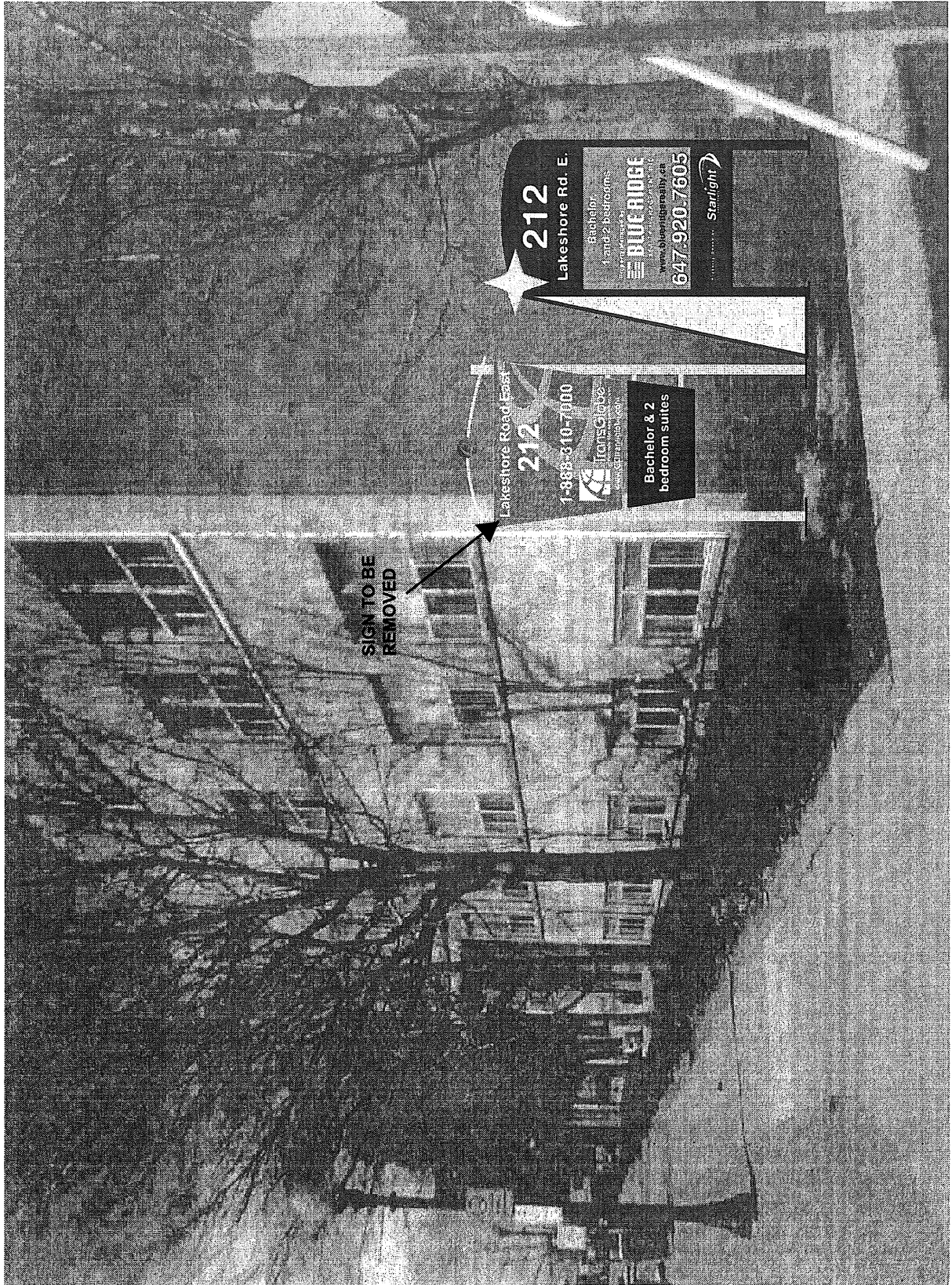
**FINE LINES SIGN CO.**

766 Burlington St. East, Hamilton, ON L8L 4K3  
Phone: 905-549-2433 | Fax: 905-549-4978  
info@finelinesigns.com | finelinesigns.com

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# Replace Transglobe Sign







# Corporate Report

Clerk's Files

Originator's  
Files

CD.15.GRO

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**DATE:** September 24, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 15, 2013

**FROM:** Edward R. Sajecki  
Commissioner Planning and Building

**SUBJECT:** **Mississauga Growth Forecasts 2011 - 2041**

---

- RECOMMENDATION:**
1. That the Steady Growth scenario for the City of Mississauga contained in the report titled "*Mississauga Growth Forecasts 2011-2041*" dated September 24, 2013 from the Commissioner of Planning and Building, be adopted for the purposes of the Development Charges By-law Review and infrastructure and service planning.
  2. That the Steady Growth scenario for the City of Mississauga contained in the report titled "*Mississauga Growth Forecasts 2011-2041*" dated September 24, 2013 from the Commissioner of Planning and Building, be adopted for the purpose of input into the Region of Peel's growth allocation exercise.
  3. That the report titled "*Mississauga Growth Forecasts 2011-2041*" dated September 24, 2013 from the Commissioner of Planning and Building, be circulated, by the City Clerk, for information to the City of Brampton, Town of Caledon and Region of Peel.

**REPORT  
HIGHLIGHTS:**

- Hemson Consulting Ltd. has produced a report “*Long Range Growth Forecasts, 2011 – 2051, City of Mississauga*” updating Mississauga’s current 2009 growth forecasts.
- Amendment 2 to *The Growth Plan for the Greater Golden Horseshoe*, added 2041 as the new planning horizon. The forecast to 2051 will be used for infrastructure planning.
- The current Mississauga growth forecasts have the City reaching a population of 812,000 (805,000\*) and an employment total of 519,000 (510,000\*) by 2031.
- The recommended updated growth scenario, ‘Steady Growth’, has population increasing to 829,000 in 2031 and to 878,000 by 2041. The employment forecast increases to 527,000 in 2031 and to 552,000 by 2041.
- The adopted growth forecasts will also be an input into the Future Directions Master Plan, infrastructure and service planning, various other City master plans and studies as well as the Region of Peel’s growth allocation exercise as part of Amendment 2 to *The Growth Plan for the Greater Golden Horseshoe*.

\* *Region of Peel, Regional growth allocation adjusted figure*

**BACKGROUND:**

Attached under separate cover is the report titled “*Long Range Growth Forecasts City of Mississauga 2011-2051*” by Hemson Consulting Ltd.

Hemson Consulting Ltd. was retained to update Mississauga’s growth forecasts for the Development Charges By-law Review, service and infrastructure planning and to provide input into Region of Peel’s growth allocation exercise for Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe* (see Appendix 1).

The growth forecasts will also be used for a variety of other purposes including by Finance for Capital Budget and Forecast Reviews, Transportation and Works for transportation studies and Community Services for the planning of services such as fire, libraries and parks. Additionally, the forecasts will be of interest to outside agencies and businesses such as school boards, hospitals, police and the development industry.

It is imperative that the growth forecasts are adopted by December 2013 for use in the 2014 Development Charges By-law Review.

**COMMENTS:****Growth Scenarios**

Three growth scenarios have been prepared by Hemson Consulting Ltd. reflecting varying assumptions regarding growth. These forecasts are an update of the forecasts prepared for the City in 2009.

The following tables present the existing growth forecast and the results of the three new growth scenarios.

<b>POPULATION</b>				
	Current	2013 Updated Forecast		
Year	2009 Growth Forecast	Conservative Growth	Steady Growth	Progressive Growth
2011	738,000	743,000	743,000	743,000
2031	812,000 (805,000)*	824,000	829,000	841,000
2041	n/a	864,000	878,000	902,000

\* Region of Peel, Regional growth allocation adjusted figure (ROPA 24)

<b>UNITS</b>				
	Current	2013 Updated Forecast		
Year	2009 Growth Forecast	Conservative Growth	Steady Growth	Progressive Growth
2011	233,000	235,000	235,000	235,000
2031	274,000 (270,000)*	270,700	272,100	275,600
2041	n/a	284,200	288,700	296,300

\* Region of Peel, Regional growth allocation adjusted figure (ROPA 24)



TOTAL EMPLOYMENT				
	Current	2013 Updated Forecast		
Year	2009 Growth Forecast	Conservative Growth	Steady Growth	Progressive Growth
2011	455,000	448,000	448,000	448,000
2031	519,000 (510,000)*	525,000	527,000	531,000
2041	n/a	548,000	552,000	558,000

\* Region of Peel, Regional growth allocation adjusted figure (ROPA 24)

The 'Steady Growth' scenario is being recommended for City Council adoption.

Hemson's report titled "*Long Range Forecasts City of Mississauga 2011-2051*" dated September 18, 2013, outlined the three scenarios with the following assumptions:

- *"Conservative Growth – reflects the current policy direction under the Growth Plan and ROPA 24, which a shift in market demand in favour of higher density housing supported by appropriate infrastructure. Under the Conservative Growth Scenario, Peel reaches 50% intensification by the late 2020s and remains at that level for the remainder of the forecast period to 2051."*
- *"Steady Growth – reflects increased levels of intensification relative to current trends. Under the Steady Growth Scenario, the rate of development in Mississauga is increased compared to the Conservative Growth Scenario, raising Peel's intensification rate to 55% after 2031."*
- *"Progressive Growth – significantly increases the rate of development in Mississauga compared to the Conservative and Steady Growth scenarios, going beyond ROPA 24 by raising Peel's intensification rate to 55% by the late 2020s and to 65% by the late 2030s and thereafter. Achievement of the Progressive Growth Scenario would necessitate a significant market demand shift to higher density housing in Mississauga and substantive infrastructure investment."*

To achieve the 'Steady Growth' scenario Mississauga "...would require an even greater shift in market preference to higher density living coupled with significant infrastructure investment..."

Further for the 'Steady Growth' employment forecast to be reached it "would necessitate a significant shift in the location preferences for major office, away from employment area and business parks towards increased office development in the Downtown Core and along intensification corridors, a trend not currently widely observed within the GTAH market."

Figure 1: Current Population Forecast vs. Steady Growth Scenario

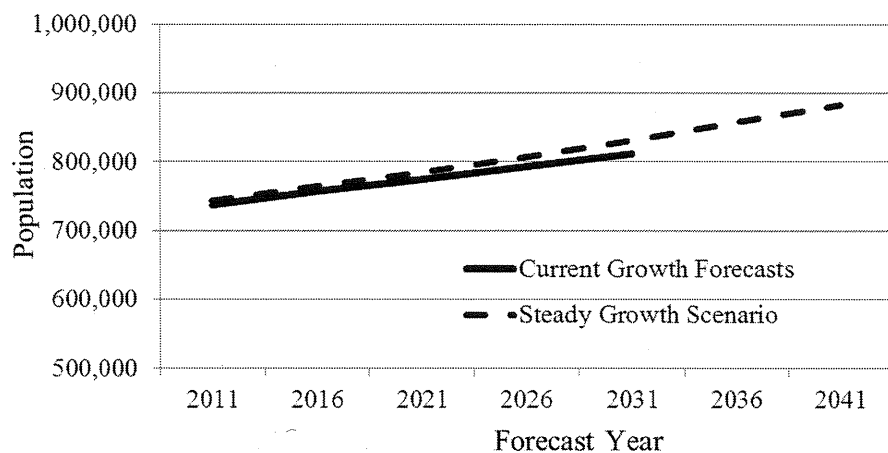
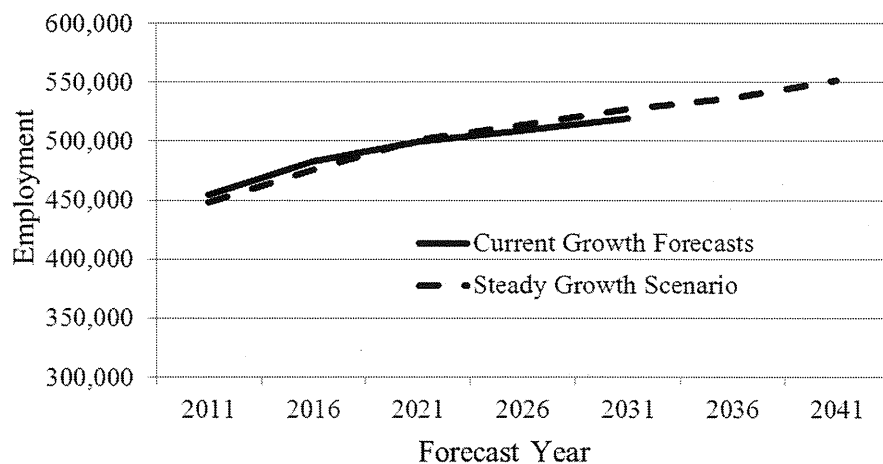


Figure 2: Current Employment Forecast vs. Steady Growth Scenario



### **Unallocated Growth**

Unallocated growth is new to the 2013 update of Mississauga's growth forecasts and was added to account for growth in areas of the City where potential growth could occur. It is premature to determine type or form of growth given the absence of planning studies and City Council direction. For example, Ninth Line lands and the key waterfront sites have no population or employment directly assigned to these areas, but unallocated growth has been accounted for in the overall growth projection totals. As planning direction is determined for these sites, population and employment will be allocated to the sites from the unallocated growth component of these forecasts.

### **Regional Growth Allocation**

The adopted growth forecasts will be used as input into the Regional growth allocation exercise for Amendment 2 to the Growth Plan for the Greater Golden Horseshoe. This amendment changes the planning horizon from 2031 to 2041, increases 2031 population and employment and adds population and employment forecasts for 2036 and 2041. By 2041, the Region of Peel is expected to achieve a population of 1,970,000 and employment of 970,000. The final growth allocation numbers from the Region could amend the Mississauga population and employment targets in the Mississauga Official Plan.

### **Capacity**

The City of Mississauga has additional growth capacity beyond these growth forecast scenarios. Population and unit capacity for City structure types and special interest areas are outlined in Appendix 3.

These figures have been provided for informational purposes only to aid in long-term infrastructure planning. These figures do not represent staff position on potential site development and are subject to change.



**STRATEGIC PLAN:** Population and employment growth will support many city building initiatives, including the following action items identified in the Strategic Plan:

Move: Developing a Transit Oriented City of Mississauga

Action 7 – Create mobility hubs

Connect: Complete our Neighbourhoods

Action 7 – Build an international landmark destination on the waterfront

Action 17 – Increase our population target

Action 26 – Create a downtown “anchor hub”

**FINANCIAL IMPACT:** To be determined through the background Development Charges By-law Review.

**CONCLUSION:** Growth scenarios have been prepared for the City of Mississauga as updates to the existing growth forecasts prepared in 2009. It is recommended that City Council adopt the ‘Steady Growth’ scenario which will see Mississauga’s population forecast increase to 878,000 by 2041 and the employment forecast rise to 552,000 by 2041.

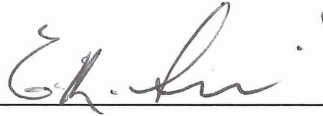
**ATTACHMENTS:**

Under separate cover: Long Range Growth Forecasts City of Mississauga 2011 – 2051, prepared by Hemson Consulting Ltd.

Appendix 1: Amendment 2 (2013) to the Growth Plan for the Greater Golden Horseshoe, 2006 – Schedule 3: Distribution of Population and Employment for the Greater Golden Horseshoe to 2041

Appendix 2: Growth Forecasts by Ward and Character Areas

Appendix 3: Population and Unit Capacity based on Planning/Assumed Development



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Steve Czajka, Manager, Information Planning* 

# Appendix 1

Distribution of Population and Employment for the Greater Golden Horseshoe to 2041 (figures in 000s)

			UPDATED FORECASTS					
	POPULATION	EMPLOYMENT	POPULATION			EMPLOYMENT		
	2031A	2031A	2031B	2036	2041	2031B	2036	2041
Region of Durham	960	350	970	1,080	1,190	360	390	430
Region of York	1,500	780	1,590	1,700	1,790	790	840	900
City of Toronto	3,080	1,640	3,190	3,300	3,400	1,660	1,680	1,720
Region of Peel	1,640	870	1,770	1,870	1,970	880	920	970
Region of Halton	780	390	820	910	1,000	390	430	470
City of Hamilton	660	300	680	730	780	310	330	350
<b>GTAH TOTAL*</b>	<b>8,620</b>	<b>4,330</b>	<b>9,010</b>	<b>9,590</b>	<b>10,130</b>	<b>4,380</b>	<b>4,580</b>	<b>4,820</b>
County of Northumberland	96	33	100	105	110	36	37	39
County of Peterborough	61	18	70	73	76	20	21	24
City of Peterborough	88	42	103	109	115	52	54	58
City of Kawartha Lakes	100	27	100	101	107	29	30	32
County of Simcoe	See Schedule 7	See Schedule 7	See Schedule 7	456	497	See Schedule 7	141	152
City of Barrie				231	253		114	129
City of Orillia				44	46		22	23
County of Dufferin	80	27	80	81	85	29	31	32
County of Wellington	122	54	122	132	140	54	57	61
City of Guelph	175	92	177	184	191	94	97	101
Region of Waterloo	729	366	742	789	835	366	383	404
County of Brant	47	19	49	53	57	22	24	26
City of Brantford	126	53	139	152	163	67	72	79
County of Haldimand	56	20	57	60	64	22	24	25
Region of Niagara	511	218	543	577	610	235	248	265
<b>OUTER RING TOTAL*</b>	<b>2,880</b>	<b>1,240</b>	<b>2,940</b>	<b>3,150</b>	<b>3,350</b>	<b>1,280</b>	<b>1,360</b>	<b>1,450</b>
<b>TOTAL GGH*</b>	<b>11,500</b>	<b>5,560</b>	<b>11,950</b>	<b>12,740</b>	<b>13,480</b>	<b>5,650</b>	<b>5,930</b>	<b>6,270</b>

Note: Numbers rounded off to nearest 10,000 for GTAH municipalities, GTAH Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.

\* Total may not add up due to rounding.



## SCHEDULE 3

PLACES TO GROW

GROWTH PLAN FOR  
THE GREATER GOLDEN HORSESHOE 2006

Distribution of Population and Employment  
for the Greater Golden Horseshoe to 2041

## Appendix 2

### Mississauga Growth Forecasts 2011-2041 Steady Growth Scenario Wards

#### Population

Ward	2011	2031	2041
1	45,500	50,800	53,400
2	49,800	51,500	52,600
3	63,100	65,200	67,000
4	71,500	91,400	98,000
5	81,600	88,200	91,900
6	80,000	83,600	84,600
7	85,300	113,200	123,400
8	72,100	75,500	78,700
9	61,100	63,200	64,600
10	71,900	75,500	76,200
11	60,800	65,700	67,200
Unallocated	n/a	5,400	20,800
City of Mississauga	742,700	829,100	878,400

#### Units

Ward	2011	2031	2041
1	18,300	20,800	21,600
2	16,800	17,900	18,100
3	21,200	22,700	23,200
4	25,300	34,300	36,800
5	22,100	25,000	26,100
6	21,600	23,100	23,200
7	30,600	42,700	46,500
8	22,700	24,400	25,400
9	19,400	20,500	20,900
10	19,400	20,700	20,700
11	17,200	18,900	19,300
Unallocated	n/a	1,600	6,900
City of Mississauga	234,600	272,500	288,700

#### Employment

Ward	2011	2031	2041
1	22,200	24,300	25,800
2	20,100	25,300	26,900
3	22,400	27,300	28,300
4	24,300	34,000	38,600
5	217,900	245,200	253,300
6	17,300	18,700	19,000
7	23,700	29,900	32,400
8	28,900	34,700	36,500
9	34,200	44,100	46,500
10	5,100	5,700	5,900
11	31,600	37,400	38,300
Unallocated	n/a	200	600
City of Mississauga	447,700	526,900	552,000

## Appendix 2

### Mississauga Growth Forecasts 2011-2041 Steady Growth Scenario

#### Population by Character Area

Character Area	2011	2031	2041
<b>Downtown</b>			
Core	27,500	61,200	70,500
Fairview	17,600	19,900	20,600
Cooksville	10,800	17,500	20,600
Hospital	14,500	15,500	15,700
<b>Major Node</b>			
Central Erin Mills	3,400	8,400	10,900
Uptown	7,700	15,900	19,700
<b>Community Node</b>			
Clarkson Village	2,400	3,000	3,200
Malton	3,200	3,100	3,400
Meadowvale	2,700	2,600	3,100
Port Credit	6,700	7,300	7,700
Rathwood-Applewood	3,800	4,200	4,700
Sheridan	4,200	4,200	4,800
South Common	5,000	5,200	5,500
Streetsville	1,400	2,100	2,800
<b>Corporate Centres</b>			
Airport	0	0	0
Gateway	0	0	0
Sheridan Park	0	0	0
Meadowvale Business Park	0	0	0
<b>Neighbourhood</b>			
Applewood	39,500	40,600	41,700
Central Erin Mills	31,300	31,800	32,000
Churchill Meadows	45,700	48,800	49,300
Clarkson-Lorne Park	38,800	39,800	40,500
Cooksville	24,700	24,800	25,700
Creditview	11,400	11,600	11,900
East Credit	67,400	70,800	71,600
Erindale	22,800	22,700	22,900
Erin Mills	41,800	42,300	42,700
Fairview	8,000	8,300	8,300
Hurontario	54,600	54,500	55,000
Lakeview	22,600	26,600	28,000
Lisgar	32,800	33,200	33,500
Malton	37,200	37,700	38,500
Meadowvale	38,900	38,800	39,100
Meadowvale Village	31,000	33,300	33,700
Mineola	9,900	10,600	10,700
Mississauga Valleys	13,400	14,900	15,300
Port Credit	5,800	5,900	6,700
Rathwood	28,600	29,300	29,800
Sheridan	13,400	13,400	13,600
Streetsville	10,700	12,000	12,100
<b>Employment Area</b>			
Churchill Meadows	0	0	0
Clarkson	0	0	0
Dixie	400	400	400
Gateway	0	0	0
Lakeview	0	0	0
Mavis-Erindale	0	0	0
Northeast	300	300	300
Southdown	0	0	0
Western Business Park	100	100	100
<b>Special Purpose Areas</b>			
SPA Airport	0	0	0
SPA UTM	800	800	800
Ninth Line SSA	0	0	0
Unallocated	n/a	5,400	20,800
<b>City of Mississauga</b>	<b>742,700</b>	<b>829,100</b>	<b>878,400</b>

## Appendix 2

### Mississauga Growth Forecasts 2011-2041 Steady Growth Scenario

#### Units by Character Area

Character Area	2011	2031	2041
<b>Downtown</b>			
Core	12,300	26,500	30,100
Fairview	6,600	7,900	8,200
Cooksville	4,100	6,800	8,000
Hospital	5,000	5,700	5,700
<b>Major Nodes</b>			
Central Erin Mills	1,700	3,600	4,600
Uptown	3,900	7,300	8,800
<b>Community Nodes</b>			
Clarkson Village	1,200	1,500	1,600
Malton	900	1,000	1,100
Meadowvale	1,200	1,200	1,400
Port Credit	3,400	3,800	3,900
Rathwood-Applewood	1,400	1,600	1,800
Sheridan	1,100	1,200	1,400
South Common	1,900	2,000	2,100
Streetsville	700	1,000	1,300
<b>Corporate Centres</b>			
Airport	0	0	0
Gateway	0	0	0
Sheridan Park	0	0	0
Meadowvale Business Park	0	0	0
<b>Neighbourhoods</b>			
Applewood	13,100	14,000	14,300
Central Erin Mills	8,700	9,000	9,000
Churchill Meadows	12,400	13,500	13,500
Clarkson-Lorne Park	12,700	13,300	13,400
Cooksville	8,200	8,400	8,600
Creditview	3,200	3,400	3,400
East Credit	17,300	18,600	18,700
Erindale	7,200	7,400	7,400
Erin Mills	13,000	13,400	13,400
Fairview	2,200	2,400	2,300
Hurontario	15,200	15,300	15,400
Lakeview	8,800	10,500	10,900
Lisgar	8,800	9,100	9,100
Malton	9,400	9,700	9,900
Meadowvale	12,600	12,800	12,800
Meadowvale Village	8,100	8,800	8,900
Mineola	3,400	3,600	3,700
Mississauga Valleys	4,300	5,000	5,100
Port Credit	2,600	2,700	3,000
Rathwood	9,200	9,700	9,800
Sheridan	4,500	4,500	4,600
Streetsville	3,800	4,200	4,200
<b>Employment Areas</b>			
Churchill Meadows	0	0	0
Clarkson	0	0	0
Dixie	100	100	100
Gateway	0	0	0
Lakeview	0	0	0
Mavis-Erindale	0	0	0
Northeast	100	100	100
Southdown	0	0	0
Western Business Park	0	100	100
<b>Special Purpose Areas</b>			
SPA Airport	0	0	0
SPA UTM	200	200	200
Ninth Line SSA	0	0	0
Unallocated	n/a	1,600	6,900
<b>City of Mississauga</b>	<b>234,600</b>	<b>272,500</b>	<b>288,700</b>

## Appendix 2

### Mississauga Growth Forecasts 2011-2041 Steady Growth Scenarios Employment by Character Areas

Character Area	2011	2031	2041
<b>Downtown</b>			
DT Core	21,100	32,000	37,400
DT Fairview	1,100	1,400	1,400
DT Cooksville	3,500	4,500	4,900
DT Hospital	8,200	10,300	10,900
<b>Major Nodes</b>			
Central Erin Mills	8,100	10,000	10,800
Uptown	2,400	3,600	4,000
<b>Community Nodes</b>			
Clarkson Village	1,300	1,700	1,800
Malton	1,100	1,500	1,600
Meadowvale	1,500	1,700	1,900
Port Credit	2,300	2,800	2,900
Rathwood-Applewood	1,300	1,600	1,700
Sheridan	2,000	2,300	2,400
South Common	1,600	1,900	2,100
Streetsville	2,100	2,400	2,700
<b>Corporate Centres</b>			
Airport	34,300	42,800	45,100
Gateway	14,700	28,800	33,500
Sheridan Park	6,200	8,300	9,300
Meadowvale Business Park	47,600	60,900	63,000
<b>Neighbourhoods</b>			
Applewood	4,400	4,800	5,000
Central Erin Mills	3,100	3,300	3,400
Churchill Meadows	3,400	3,800	3,900
Clarkson-Lorne Park	3,800	4,200	4,300
Cooksville	3,400	3,800	4,000
Creditview	900	1,000	1,000
East Credit	8,300	9,100	9,400
Erindale	2,900	3,100	3,200
Erin Mills	3,400	3,700	3,800
Fairview	2,400	2,700	2,800
Hurontario	4,600	4,800	5,000
Lakeview	4,900	5,700	5,900
Lisgar	2,200	2,400	2,400
Malton	3,300	3,500	3,700
Meadowvale	2,700	2,800	2,900
Meadowvale Village	2,700	3,000	3,100
Mineola	1,400	1,600	1,600
Mississauga Valleys	1,300	1,400	1,500
Port Credit	1,600	1,800	1,900
Rathwood	2,400	2,600	2,700
Sheridan	1,700	1,900	1,900
Streetsville	1,600	1,800	1,800
<b>Employment Areas</b>			
Churchill Meadows	0	1,300	1,500
Clarkson	1,100	1,500	1,700
Dixie	15,800	16,400	17,200
Gateway	44,100	46,800	47,300
Lakeview	1,800	1,700	2,100
Mavis-Erindale	8,200	8,700	8,700
Northeast	106,300	109,400	109,600
Southdown	5,900	7,700	7,900
Western Business Park	13,800	16,000	16,400
<b>Special Purpose Areas</b>			
Airport	21,700	22,800	23,400
UTM	2,100	2,700	2,900
Ninth Line	0	0	0
<b>Unallocated</b>	n/a	200	600
<b>City of Mississauga</b>	<b>447,700</b>	<b>526,900</b>	<b>552,000</b>

### Appendix 3: Population and Unit Capacity based on Planned/Assumed Development

THESE FIGURES HAVE BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY TO AID IN LONG-TERM INFRASTRUCTURE PLANNING. THESE FIGURES DO NOT REPRESENT STAFF POSITION ON POTENTIAL SITE DEVELOPMENT AND ARE SUBJECT TO CHANGE.

Population and unit capacity were derived from current OP policies, and general development assumptions. Areas where there is a change anticipated in OP policies (e.g. key waterfront sites), capacity figures have been based on theoretical calculations based on land area and current development characteristics. Some areas are currently going through detailed planning studies and others will be undertaken in the future, as such sites might not be suitable for residential development once planning work is complete. Final population and unit capacity will be confirmed once all applicable planning work is complete and as such, these figures do not indicate staff position on development potential of these specific areas.

Population and Unit Capacity based on Planning/Assumed Development			
Character Areas	Capacity - Population	Capacity - Units	2011 Population
Downtown Core	92,000	40,000	27,500
Total UGC (Core, Fairview, Cooksville, Hospital)	151,000	64,000	70,400
Major Nodes	41,000	18,000	11,100
Community Nodes	44,000	19,000	29,400
Neighbourhoods	662,000	207,000	630,000
Special Interest areas	Population	Units	Population
Key Waterfront Sites <sup>1</sup>	71,000	27,000	0
Ninth Line Lands	2,900	800	0
Dixie Employment Area	11,000	4,000	400

<sup>1</sup> – Key Waterfront Sites include: OPG Lands, Former Imperial Oil Site, and Canada Lands Company lands



# LONG-RANGE FORECASTS CITY OF MISSISSAUGA 2011-2051

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HEMSON Consulting Ltd.

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September 18, 2013

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Exhibit 1: Forecast Method

Table 1: Historic & Forecast Population, GTAH, 1991-2041

Table 2: Exiting & Future Housing Unit Potential, City of Mississauga, 2013

Table 3: Historic & Forecast Housing Growth by Unit Type, GTAH, 1991-2041

Table 4: Historic & Forecast Share of Housing Growth by Unit Type, GTAH, 1991-2041

Table 5: Historic & Forecast Housing Unit Growth by Unit Type, City of Mississauga, 1991-2051

Table 6: Historic & Forecast Persons Per Unit, GTAH and City of Mississauga, 1991-2041

Table 7: Historic & Forecast Total Population, Conservative Growth Scenario, 1991-2051

Table 8: Historic & Forecast Housing Growth by Unit Type, Steady Growth Scenario, 1991-2051

Table 9: Historic & Forecast Total Population, Steady Growth Scenario, 1991-2051

Table 10: Historic & Forecast Housing Growth by Unit Type, Progressive Growth Scenario, 1991-2051

Table 11: Historic & Forecast Total Population, Progressive Growth Scenario, 1991-2051

Table 12: Housing Forecast by Urban Structure Category, Conservative Growth Scenario, 1991-2051

Table 13: Population Forecast by Urban Structure Category, Conservative Growth Scenario, 1991-2051

Table 14: Housing Forecast by Urban Structure Category, Steady Growth Scenario, 1991-2051

Table 15: Population Forecast by Urban Structure Category, Steady Growth Scenario, 1991-2051

Table 16: Housing Forecast by Urban Structure Category, Progressive Growth Scenario, 1991-2051

Table 17: Population Forecast by Urban Structure Category, Steady Growth Scenario, 1991-2051

Exhibit 2: Change in Resident Employed Labour Force by NAICS, GTAH, 2006-2011

Table 18: Historic & Forecast Employment, GTAH, 1991-2041

Table 19: Historic & Forecast Employment by Type, Conservative Growth Scenario, 1991-2051

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Table 24: Total Employment Forecast by Urban Structure Category, Progressive Growth Scenario, 2011-2051

## EXECUTIVE SUMMARY

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This report provides the results of the long-term population, housing and employment forecasts for the City of Mississauga to 2051. The assignment is an update of previous Mississauga forecasts in 2008 and takes into account the most recent 2011 Census and other relevant information, including the recently released Amendment 2 to the *Growth Plan*, which updates the Schedule 3 forecasts and extends them to a 2041 horizon. Three growth forecast scenarios have been prepared for the City of Mississauga which incorporate *Growth Plan* policy direction and reflect varying degrees of intensification and redevelopment in the community:

- Conservative – based on ROPA 24 direction which requires market shifts in favour of higher density living and investment in supporting infrastructure;
- Steady – based on achievement of higher intensification within the Region of Peel and Mississauga capturing greater shares of the GTAH high density residential and office employment markets; and
- Progressive – based on a significant market shift and much greater investment in infrastructure to support even higher levels of intensification.

The key findings are as follows:

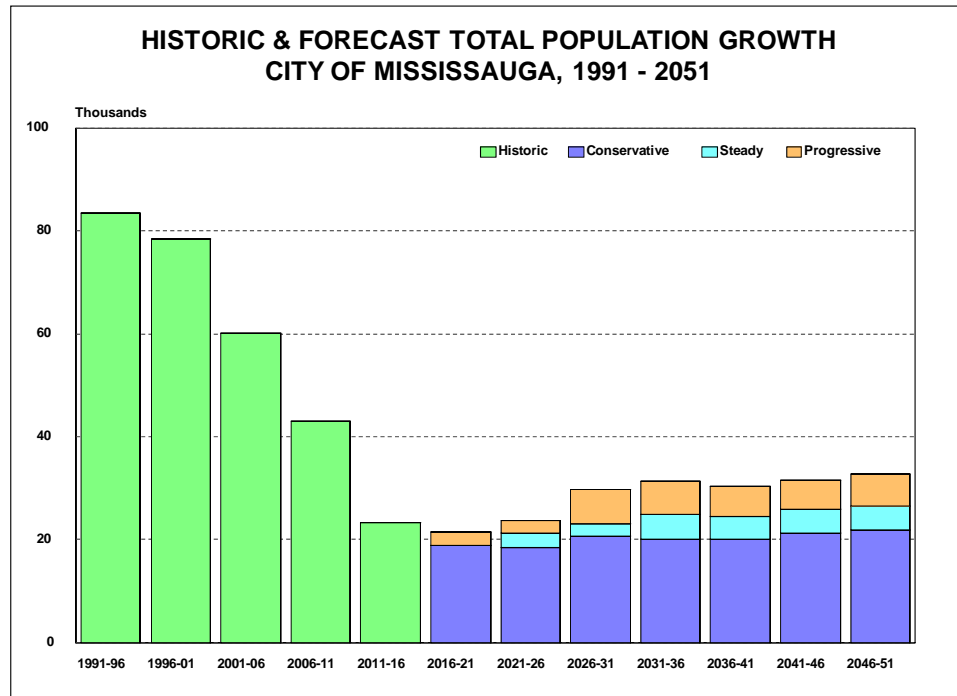
- The City is now in a post-greenfield phase. Population growth will be accommodated through intensification and redevelopment within the existing built up area and Mississauga will continue to become more focussed on higher density housing forms, particularly apartment development in the Downtown Core, infill in Major and Community Nodes and through redevelopment along intensification corridors.
- Employment growth will also primarily be concentrated in higher density forms. Most of the future employment growth will be in large office buildings. A smaller amount of future growth will be attributable to the build out of remaining employment lands and new commercial and institutional growth to support the growing population.
- Under the Conservative Growth scenario, the City of Mississauga is forecast to grow to a total population of approximately 824,000 by 2031 and 907,000 by 2051; and total employment will grow to 525,000 by 2031 and 582,000 by 2051.

City-wide results of the Conservative, Steady and Progressive growth forecast scenarios are provided below.

- This population growth is achieved by adding housing units in the range of 36,000 to 41,000 by 2031 and then an additional 27,000 to 41,000 units in the following 20 years to 2051.

<b>Historic &amp; Forecast Total Population</b> City of Mississauga, 1991 - 2051			
	Conservative	Steady	Progressive
1991	478,000	478,000	478,000
1996	561,000	561,000	561,000
2001	640,000	640,000	640,000
2006	700,000	700,000	700,000
2011	743,000	743,000	743,000
2016	766,000	766,000	766,000
2021	785,000	785,000	787,000
2026	803,000	806,000	811,000
2031	824,000	829,000	841,000
2036	844,000	854,000	872,000
2041	864,000	878,000	902,000
2046	885,000	904,000	934,000
2051	907,000	931,000	967,000

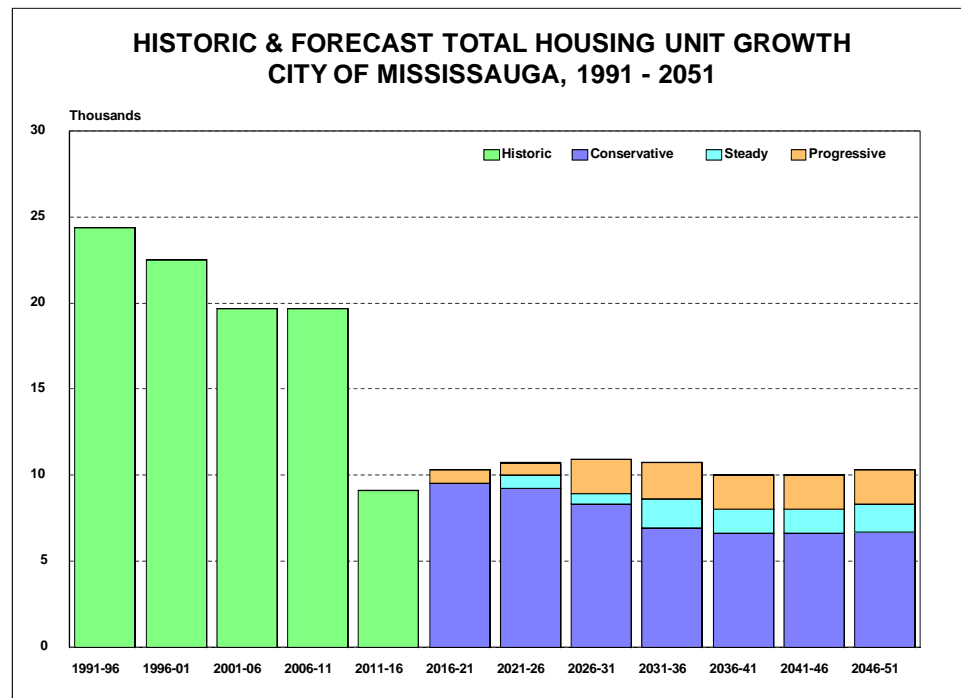
Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada & Annual Demographic Statistics.



Source: Hemson Consulting Ltd. based on Statistics Canada, Census of Canada.

<b>Historic &amp; Forecast Total Housing Units</b> City of Mississauga, 1991 - 2051			
	Conservative	Steady	Progressive
1991	148,300	148,300	148,300
1996	172,700	172,700	172,700
2001	195,200	195,200	195,200
2006	214,900	214,900	214,900
2011	234,600	234,600	234,600
2016	243,700	243,700	243,700
2021	253,200	253,200	254,000
2026	262,400	263,200	264,700
2031	270,700	272,100	275,600
2036	277,600	280,700	286,300
2041	284,200	288,700	296,300
2046	290,800	296,700	306,300
2051	297,500	305,000	316,600

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

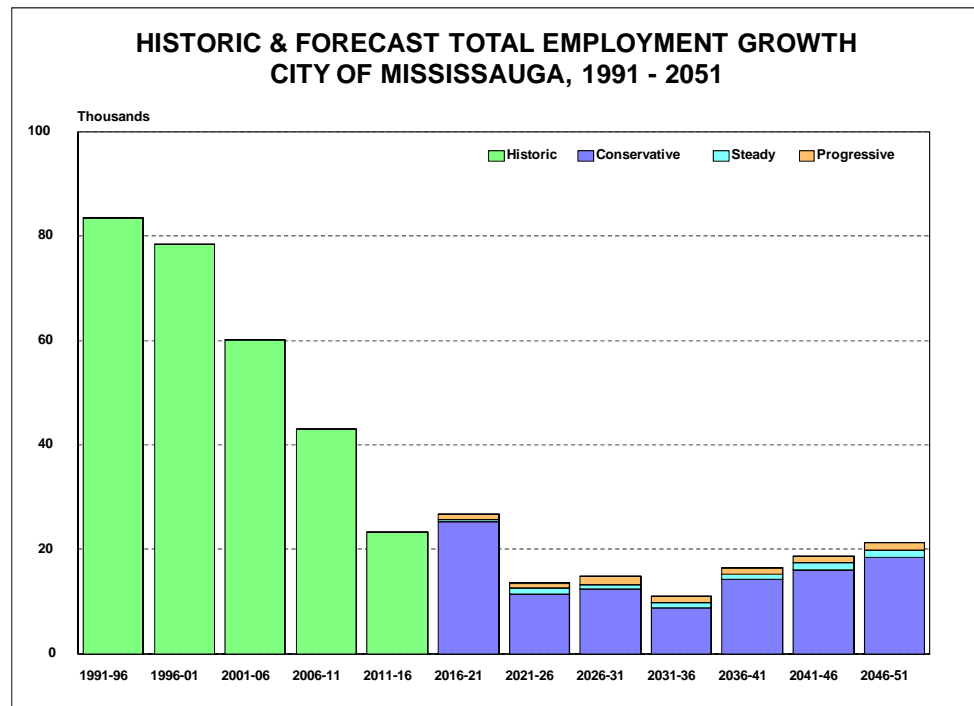


Source: Hemson Consulting Ltd. based on Statistics Canada, Census of Canada.



<b>Historic &amp; Forecast Total Employment</b> City of Mississauga, 1991 - 2051			
	Conservative	Steady	Progressive
1991	279,000	279,000	279,000
1996	307,000	307,000	307,000
2001	382,000	382,000	382,000
2006	431,000	431,000	431,000
2011	448,000	448,000	448,000
2016	476,000	476,000	476,000
2021	501,000	501,000	502,000
2026	512,000	514,000	516,000
2031	525,000	527,000	531,000
2036	533,000	537,000	542,000
2041	548,000	552,000	558,000
2046	564,000	569,000	577,000
2051	582,000	589,000	598,000

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.



Source: Hemson Consulting Ltd. based on Statistics Canada, Census of Canada.

## **I FORECASTS REFLECT *GROWTH PLAN* AMENDMENT 2 AND MATURE URBAN COMMUNITY**

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Hemson Consulting Ltd. was retained by the City of Mississauga to update its population, housing and employment forecasts for the City to 2051. The forecasts have been updated within the context of the Region of Peel forecasts prepared as input to Amendment 2 to the *Provincial Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*), updated information from the 2011 Census and prior forecasts prepared by Hemson for the City.

As was anticipated in previous reports prepared for the City, Mississauga has effectively transitioned from a rapidly growing suburban community to a mature urban community. The first wave of growth reflected lifestyle trends of the suburban era and Mississauga's historic location at the gateway to the Toronto economic region. This transition from a developing to a developed community is reflected in the shift in its housing market to intensive forms of development, for which the City has been actively planning for some time. These forecasts have been prepared to provide City of Mississauga staff and Council with an information base and range of forecasts that will continue to help the City plan for its post-greenfield era.

### **A. MISSISSAUGA HAS ENTERED A NEW PLANNING ENVIRONMENT**

Hemson recently prepared updated long range forecasts for the Greater Golden Horseshoe (GGH) as input to Amendment 2 to the *Growth Plan*, which updates the Schedule 3 forecasts. The Amendment came into effect on June 17, 2013. Municipalities are now required to plan for growth to 2041 in their official plans using the updated Schedule 3 forecasts, subject to transition policies set out in Section 5 of the *Growth Plan*. The Province has set a date of June 17, 2018 for municipalities within the GGH to bring their official plans into conformity with the updated Plan. Increased forecast growth estimates are reflected in Amendment 2 to the *Growth Plan* and heighten the pressure for good planning in the GGH and Peel Region. Peel Region and area municipalities have recently begun the process of updating the Peel Regional Plan with new forecasts.

Some key considerations with respect to Amendment 2:

- Forecast horizon has been extended to 2041;
- Higher overall forecast growth to 2031 than was previously anticipated for the entire GGH;
- Higher population and employment growth in Peel Region than was previously forecast;
- Immigration is still the most important component of population growth in the GGH;
- GGH has experienced higher fertility rates and longer life expectancy than anticipated when the 2006 Growth Plan forecasts were prepared; and,
- Higher household sizes than were previously anticipated, owing to changes in fertility and life expectancy.

The result of the higher person per unit in the forecast is that the higher population in Peel Region in 2031 in Amendment 2 does not require a proportionate increase in housing units or the planned urban development area in the Region.

Further discussion of the basis for the updated forecasts for the GGH can be found in the *Greater Golden Horseshoe Forecasts to 2041 Technical Report* (November 2012).

In addition to an updated planning and growth outlook for the GGH through Amendment 2 to the *Growth Plan*, the City of Mississauga has entered a new post-greenfield planning era in which growth will be accommodated through intensification. The City has taken a major key step in planning for its more mature urban state with a new Official Plan, adopted by Council in 2010 and approved at the Region of Peel in 2011. The updated official plan includes a number of new directions for the City:

- The new official plan recognizes that Mississauga has evolved from a largely suburban into an urban centre in its own right, with an emphasis on intensification, redevelopment and transit;
- The plan introduces a new urban hierarchy including Downtown, Major Nodes, Community Nodes, Corporate Centres, Neighbourhoods and

Employment Areas. Planning areas have been re-defined, with Planning Districts now re-organized into 52 'Character Areas'. Growth is directed to the nodes, intensification corridors and major transit station areas.

This assignment has also involved the allocation of growth into 'Mississauga Projection Zones' (MPZs), as recently updated.

## **B. ASSIGNMENT UPDATES PREVIOUS MISSISSAUGA GROWTH FORECASTS**

The 2013 forecast assignment is an update of several previous forecasts prepared by Hemson for the City of Mississauga including:

- *Long Range Forecasts: City of Mississauga 2006 – 2031*, prepared in 2008 as input to the official plan update to bring the City's planning into conformity with the *Growth Plan*;
- The 2005 Forecast Update, which provided City staff with updated forecast information—no report was prepared at that time;
- *Growth in a Maturing Community: Population, Household and Employment Forecasts 2001-2031*, prepared in 2003;
- *Long Range Forecasts: City of Mississauga 1996 to 2031*, prepared in 1998; and,
- A set of long-range forecasts prepared for the Region of Peel, City of Mississauga and City of Brampton in 1995 as a joint effort to provide the Region and member municipalities with a consistent information base.

The new updated forecasts are based on all currently available data on existing development, population and employment in the City. The main basis for the City-wide forecasts is the available data from the 2011 Census, but also includes sources such as CMHC housing data. As well, the City's employment survey and the City's records of existing building stock are also considered.

The forecasts are based on Amendment 2 and its key underlying assumptions. The other major updates to the forecast are:

- The updated supply of urban land for future development determined on the basis of intensification potential; and

- Allocation of growth to MPZs. The forecasts have been prepared to 2051 at a City-wide, Character Area and Mississauga Projection Zone (MPZ) level. In this report, the City-wide forecasts and forecasts by urban structure category (Downtown Core, Major and Community Nodes, Neighbourhoods and Corporate Centres and Employment Areas) are discussed to assist staff and Council in their consideration of broader, strategic planning issues. To assist City staff and Council with specific infrastructure and service planning issues, the forecasts by MPZ are provided in the form of digital data, similar in fashion to the 2008 Forecast Update.

Throughout the report, all population figures, unless otherwise noted, use “total population” i.e. persons counted by the Census of Canada plus an allowance for a net undercoverage factor estimated at 4%.<sup>1</sup>

### **C. THREE GROWTH SCENARIOS HAVE BEEN PREPARED FOR THE CITY**

In order to provide a range on Mississauga’s future growth outlook, three forecast scenarios have been prepared for consideration by the City reflecting varying degrees of policy intervention and market demand shares.

The scenarios are prepared in the context of overall *Growth Plan* conformity, in particular, meeting – and through the higher growth scenarios, exceeding – *Growth Plan* targets for density and intensification as implemented through the Region’s ROPA 24 and the City’s new official plan. Meeting *Growth Plan* targets, as anticipated under the Conservative Growth scenario will require a shift to higher density housing as a preference within the GTAH marketplace accompanied by the fiscal capacity and investment to support the development and maintenance of growth-related infrastructure. Achieving the higher levels of growth anticipated through the Steady and Progressive growth scenarios would require an even greater shift in market preference to higher density living coupled with significant

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<sup>1</sup> The forecasts are based on data collected every 5 years by Statistics Canada as part of the national Census. Though a 100% survey, some people are missed in the Census and some people are counted twice (or otherwise should not have been counted). Based on studies conducted after the Census, in Canada about 4% of persons were missed (under-coverage) and 1% over covered, yielding a net under-coverage of about 3%. In Ontario, the net under-coverage is higher at about 4%.

infrastructure investment and policy intervention put in place to increase efficiencies in the development approvals process.

With respect to employment, the scenarios are prepared in the context of policy direction from the City of Mississauga, notably the Downtown21 Master Plan which anticipates significant office development within the Downtown Core. The Conservative Growth scenario assumes meeting policy objectives for office market development, whilst the Steady and Progressive scenarios would necessitate a significant shift in the location preferences for major office, away from employment areas and business parks towards increased office development in the Downtown Core and along intensification corridors, a trend not currently widely observed within the GTA market. The Steady and Progressive scenarios also incorporate significant growth in population-related employment relative to the Conservative scenario, reflecting the City's evolving role as a central place within the GTA market, and contingent upon meeting the conditions needed to achieve the higher scenarios for housing and population growth.

With a common total for the Region of Peel, three forecast scenarios have been prepared that distribute different levels of Regional growth to the City of Mississauga:

- **Scenario 1: Conservative Growth** — reflects the current policy direction under the *Growth Plan* and ROPA 24, with a shift in market demand in favour of higher density housing supported by appropriate infrastructure. Under the Conservative Growth Scenario, Peel reaches 50% intensification by the late 2020s and remains at that level for the remainder of the forecast period to 2051. At this level of development, some of the identified supply potential in medium and high density housing still remains for the post-2051 period.
- **Scenario 2: Steady Growth** — reflects increased levels of intensification relative to current trends. Under the Steady Growth Scenario, the rate of development in Mississauga is increased compared to the Conservative Growth Scenario, raising Peel's intensification rate to 55% after 2031.
- **Scenario 3: Progressive Growth** — significantly increases the rate of development in Mississauga compared to the Conservative and Steady Growth scenarios, going beyond ROPA 24 by raising Peel's intensification rate to 55% by the late 2020's and to 65% by the late 2030's and thereafter.

Achievement of the Progressive Growth scenario would necessitate a significant market demand shift to high density housing in Mississauga and substantive infrastructure investment.

The remainder of this report sets out the updated population, household and employment forecasts for the City of Mississauga. The forecasts described in this report will be a key tool to assist the City in planning for its continued evolution as an urban community. The balance of the report is organized into three chapters.

- Chapter 2 describes in more detail the key factors shaping the growth outlook for the City of Mississauga, in particular the central role that intensification will play in accommodating both population and employment growth;
- Chapters 3 and 4 describe the population and employment forecasts City-wide and by urban structure category.

As noted in our previous forecast reports, there is inherent uncertainty in forecasting. Forecasts involve a complex methodology which involves the combination of past demographic and market trends and sound assumptions about those trends as they extend into the future. Estimating the magnitude, rate and timing of growth is challenging but, for land use planning within the GGH, the distribution of growth within the GGH depends not only upon historic patterns but also upon the planning policy context. Key among these are *Growth Plan* policies that seek to encourage higher density housing forms and intensification where possible depending upon a given municipality's environmental and infrastructure capacity. Decisions regarding the basis of these forecasts require care and judgement and must take into account the most up-to-date information possible. At the same time the forecasts are intended to support informed, long-term planning and infrastructure decisions.

## **II RESIDENTIAL INTENSIFICATION AND OFFICE DEVELOPMENT KEY TO MISSISSAUGA'S NEW ROLE**

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Population and employment in the Greater Toronto Area and Hamilton (GTAH) is anticipated to grow steadily into 2041 based on the principal assumptions that Canada, Ontario, the GGH and the GTAH will continue to be attractive locations for growth and investment over the long-term.

Within the GTAH, the distribution of population and employment growth has traditionally been based on a community's ability to accommodate new housing on greenfields and land extensive employment uses. In the City of Mississauga, the greenfield land supply has been built out. Thus future growth will be through intensification and redevelopment and will largely be determined by the supply and marketability of land for infill, redevelopment and more intensive forms of development.

In prior forecasting assignments, future residential growth through intensification was given less attention as the focus of growth was largely on greenfield lands. Although additional information on intensification has been incorporated into the forecasts since 2008, the potential for small-scale infill development of singles, semis and rows may have been under-estimated owing to a more conservative approach taken at the time. Conversely, an enormous apartment unit potential that likely exceeds a reasonable expectation of either the volume or timing was identified in nodes, corridors and on retail sites. This current forecast update refines the approach to intensification by incorporating work undertaken by the City, through official plan and other planning policy directions, as well as detailed site reviews giving consideration to the likelihood, amount and timing of development.

The updated forecasts also reflect the fact that population will also continue to age, a critical demographic shift affecting household size, housing choices and labour force participation rates. This shift will continue to have significant implications for growth and planning for Mississauga and the broader GTAH.



## **A. GTAH FORECAST TO GROW STEADILY IN POPULATION AND EMPLOYMENT**

The recent Amendment 2 to the *Growth Plan* forecasts that the GGH will reach a total of nearly 13.5 million people and 6.3 million jobs by 2041. This represents growth of approximately 4.4 million people and 1.6 million jobs in 30 years from 2011, significant rates of growth within the North American context. Under Amendment 2 to the *Growth Plan*, future GGH population and employment is mainly concentrated in the GTAH where most of the population and employment already resides. Through Amendment 2, approximately 75% of the total population and employment growth has been allocated to the GTAH. Within the GTAH, the Region of Peel accounts for 20% of total 2041 population and employment, and 15% within the GGH.

## **B. POPULATION GROWTH IN MISSISSAUGA DETERMINED BY INTENSIFICATION POTENTIAL**

The long-term expectation for housing demand in the GTAH indicates a continued demand for ground-related housing units. Because the City of Mississauga's land supply for conventional ground-related housing is nearly exhausted, new housing growth will be accommodated through a combination of high density development, notably apartment construction on vacant sites, and other medium and higher density forms through intensification, notably rowhouse infill on apartment sites and redevelopment in nodes.

Population growth in any community is dependent on the types of housing units that it can provide:

- Ground-related housing types require the most land for development, in particular single and semi-detached units on greenfield sites.
- Most apartment development does not occur on new greenfield land (although it may be designated as such) but rather as redevelopment and intensification of lower-density housing forms or other land uses in planned nodes.
- Rowhouse development is more evenly split between greenfield and intensification. It is an increasingly popular form in greenfield environments as a smaller more affordable version of single detached housing. It is also well

suited to infill locations, given that the cost of wood-frame construction is lower than poured-concrete structures required of apartment buildings over four storeys high.

Mississauga has a significant potential for the development or redevelopment of sites where apartments and other, denser forms of housing can be built. However, the amount of such development that actually occur will be driven by the market — the number of people who choose to live in apartments and the property development economics of retaining existing uses on sites versus redeveloping. In the City of Mississauga, the regional demand for apartments will be focussed in locations such as the Downtown Core and Major Nodes. However, significant opportunity for infill and redevelopment of detached to row units to meet demand for ground-related housing, also exists in the Nodes and in some Neighbourhood sites.

The updated forecast assumes that Mississauga will continue to be an attractive, liveable community. While provision of infrastructure to support intensification will be important, Mississauga's enviable road network and access to highways and higher-order will already attract many new residents and jobs and the Conservative Growth scenario is achievable.

### C. OFFICE MARKET IS KEY TO MISSISSAUGA'S EMPLOYMENT GROWTH

Similar to residential growth, the City of Mississauga's ability to accommodate employment growth depends on land use and built form, as well as the structure of GTAH economy.

Previous reports prepared by Hemson concerning future employment growth in the GGH, the Region of Peel and the City of Mississauga, describe how the structure of the GTAH economy, although increasingly a mixed-economy, still has a very large industrial component. This creates strong demand for land-extensive industrial-type facilities to accommodate a wide variety of industrial type activities including manufacturing, distribution and warehousing.

A significant decline in manufacturing has occurred through the recent recession suggesting a further shift to a less industrially focussed economy. However, the location of employment growth in the GTAH is still driven largely by the availability of well-located greenfield employment land, required to accommodate the range of industrial-type buildings. This in turn has had a significant influence on the urban structure and land use profile of the entire region. It is for this reason that the employment forecasting employs three land-use based categories of employment activities<sup>2</sup>:

- *Major office* employment is defined as employment in free-standing office buildings of 20,000 sq.ft. or greater;
- *Population-related* employment is defined as employment providing services to a resident population in retail and institutional establishments, including the jobs of those who work from home; and
- *Employment land* employment includes the range of employment uses in industrial-type buildings, typically concentrated in business parks and other designated employment areas.

Because the City of Mississauga's supply of employment land is nearly fully developed, new employment growth will increasingly be accommodated through

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<sup>2</sup> A fourth category – Rural-based employment is considered at the GGH and GTAH level, but none of this type of employment exists in Mississauga.

major office development. Similarly, the rate of demand for population-related employment land will slow in concert with slower rates of population growth resulting from the built-out of ground-related units on greenfields. New population-related development is also shifting from the provision of space to serve local population to regional population-related development, consistent with the evolving “central place” functions of the City.

The City of Mississauga has a large well-established office market and a strong competitive position in the regional market. Conditions are in place for the City to continue to perform at the top of the GTAH office market. These conditions include a large and competitive economic base, many prestigious office and business parks, a central location within the GTAH and the presence of major transportation infrastructure. Nevertheless, it will be important for the City of Mississauga to protect its competitive position for major offices and other types of employment in order to maintain and expand its economic base.

One of the major challenges for the City in the office market is the location of demand within the City. With the exception of downtown Toronto, nearly all new office development in the GTAH since the 1990s has occurred in business parks and employment areas, in Mississauga this has been largely focussed in the Airport Corporate Centre and in Meadowvale Business Park. Most of Mississauga’s employment areas are now built-out and new development will require intensification of existing business parks or increased development in other areas, notably the Downtown Core and along intensification corridors. However, planning policy alone will not encourage more office development in the core and other nodes and corridors – this will require a conducive combination of policy and market factors.

The following chapter provides the resulting population and housing outlook for the City of Mississauga.

### **III THE POPULATION OF THE CITY OF MISSISSAUGA IS FORECAST TO GROW TO NEARLY 910,000 IN 2051**

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This chapter provides the results of the updated population forecasts for the City of Mississauga, beginning with a discussion of the population forecast for the broader urban region. This is followed by a discussion of the outlook for the City under each of the Conservative, Steady and Progressive growth scenarios.

The City of Mississauga forecasts are set within the context of GTAH and Peel Region forecasts recently prepared as part of the *Greater Golden Horseshoe Growth Forecasts to 2041*. These forecasts are up-to-date and include 2011 Census data as well as other updates to the long-term outlook for fertility, mortality and migration, generally consistent with the Ontario Ministry of Finance forecasts at the GGH level.

#### **A. MISSISSAUGA'S GROWTH CONSIDERED WITHIN THE LARGER URBAN REGION**

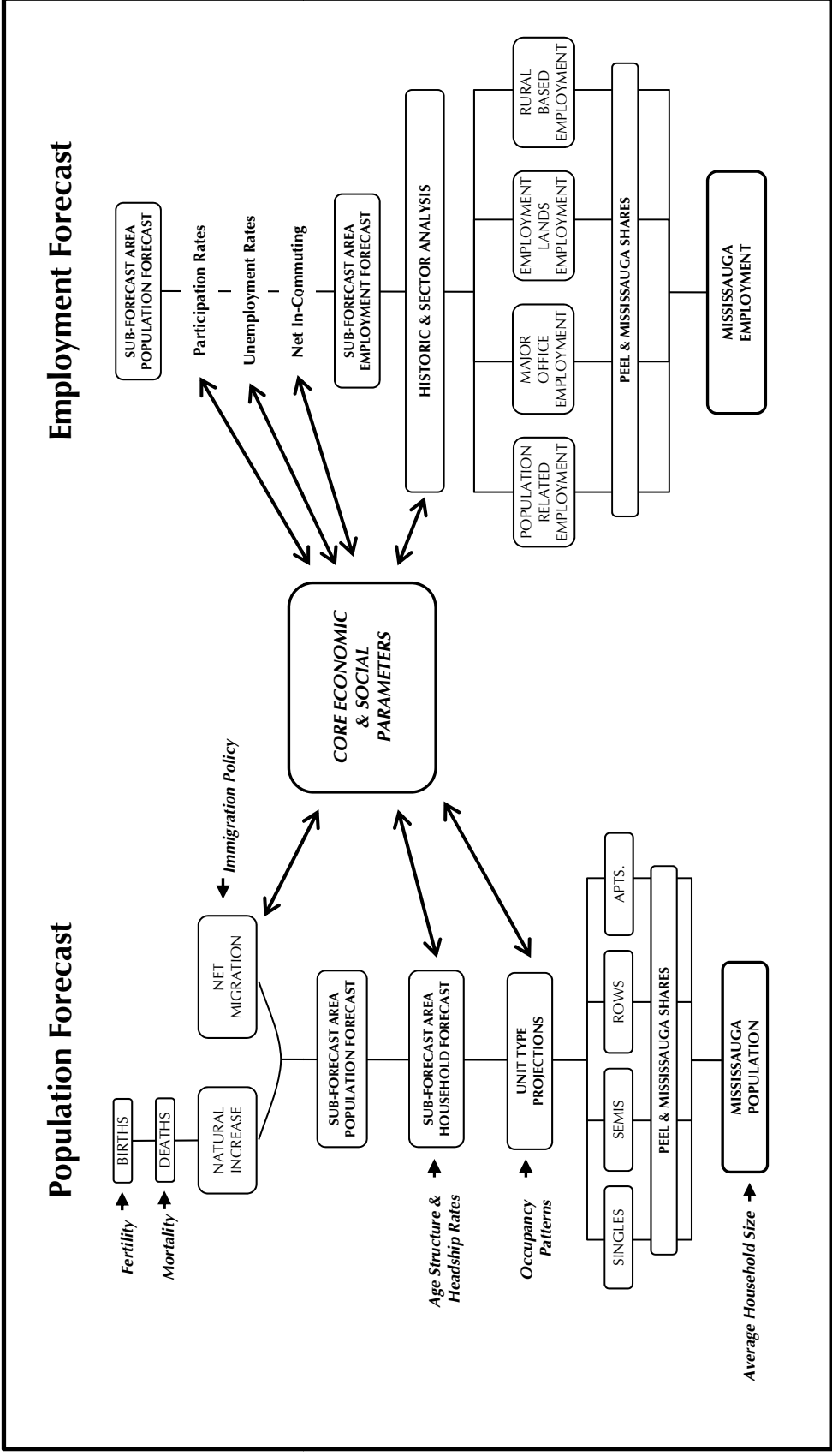
The forecasts for Mississauga are prepared in a metropolitan context. The forces that affect demographic and economic change in the GTAH also affect the City of Mississauga, so the nature and timing of future development in the City is closely tied to the development outlook for the entire GTAH. Accordingly, the forecasts for Mississauga are prepared in the context of the growth outlook for the GTAH as a whole. The forecasts are based on the well-established forecast models used by Hemson in the past, including the forecasts prepared for the *Growth Plan* in 2006 and 2013.

The forecast approach employs a “top-down” model in which the Mississauga forecasts are considered within the larger context of trends influencing growth and change across the economic region. A number of “bottom-up” factors, however, are also incorporated in the forecasts, the most important of which is the shift in the types of residential, commercial and employment growth accommodated on greenfield lands to those types more typically developed through intensification and redevelopment. The forecast has been updated to include the following;

- Available 2011 Census data for the GTAH and Mississauga;
- City's housing and employment data to current;
- Most current CMHC housing data;
- Updated supply information, based on the potential development capacity through intensification; and
- Updated information for office space construction and employment land development.

The forecast method to the City of Mississauga level is illustrated in Exhibit 1 on the following page.

Exhibit 1: Forecast Method



The City of Mississauga forecasts have been prepared to 2051. This is a decade beyond the time horizon of the GTAH and Regional forecasts. For consistency with the previously published documents, GTAH and Regional level forecasts have been prepared to 2041. For modelling purposes the GTAH and Regional forecasts have been extended to 2051 by extending the forecast assumptions from the 2040s. The City of Mississauga forecast results are provided through to 2051.

The GTAH is forecast to grow to a population of over 10 million by 2041. The population forecast for the GTAH is the result of the combination of assumptions regarding natural increase (including fertility and mortality rates) and the amount and age structure of migrants. Table 1 provides the forecast results.

<b>Table 1</b>		
<b>Historic &amp; Forecast Population</b>		
<b>Greater Toronto Area &amp; Hamilton, 1991 - 2041</b>		
	<b>Total</b>	<b>Growth</b>
1991	4,843,000	
1996	5,250,000	407,000
2001	5,807,000	557,000
2006	6,322,000	515,000
2011	6,837,000	515,000
2016	7,353,000	516,000
2021	7,881,000	528,000
2026	8,427,000	546,000
2031	9,011,000	584,000
2036	9,591,000	580,000
2041	10,127,000	536,000

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada, Annual Demographic Statistics and *Greater Golden Horseshoe Forecasts to 2041 Technical Report*, Hemson Consulting Ltd., November 2012.

Growth in the City of Mississauga is based on shares of GTAH market demand. The population forecast for Mississauga is based on the distribution of the GTAH forecast to upper-tier and then lower-tier municipalities. It begins with the preparation of a housing forecast; future housing growth is determined by applying market shares to the overall GTAH housing growth; and a forecast of average household size is then applied to the housing forecast to determine the overall population.



The outlook — consistent with previous forecasts prepared by Hemson — is a gradual slowing of population growth as a result of the depletion of the ground-related housing supply and a shift to smaller households in higher density units. The population will also become more diverse over time as new housing attracts more single person and non-family households in a wider age range than new housing did in the past, when new units were primarily ground-related family-oriented housing.

## **B. SIGNIFICANT CAPACITY FOR INFILL, REDEVELOPMENT AND HIGHER DENSITY HOUSING IS SOURCE OF NEW HOUSING GROWTH IN THE CITY**

A key component of the forecast update was the development of an intensification model and a determination of the ultimate development capacity potential within the City of Mississauga.

The analysis considered various factors starting with Provincial and City policy direction. Also considered were individual site reviews and available information from current or pending development applications. Finally, work undertaken by the City, including the identification of an initial site inventory for review as well as some preliminary estimates of intensification potential were taken into account. The potential for residential intensification within City of Mississauga MPZs was determined on a site-by-site basis considering:

- appropriate unit types and densities of future development based on a combination of official plan, zoning bylaw direction and area and individual site reviews;
- a review of planned densities reflected in pending development applications and observed in existing built densities, and
- input from City staff to confirm or refine assumptions about the development potential on a number of specific sites.

Generally, unit types and densities were applied at the higher end of official plan permitted ranges. Attention was paid to surrounding uses and densities in order to ensure an appropriate transition and fit between existing and future development, especially in ‘Neighbourhood’ Character Areas.

Additional direction was taken from the Downtown 21 Master Plan in determining an appropriate mix of uses and densities of sites identified in the Downtown Core. Higher densities were estimated throughout the *Growth Plan*-designated Urban Growth Centre, including the Downtown Core, Downtown Fairview, Downtown Cooksville and Downtown Hospital Character Areas.

Analysis of the likely timing of development was also undertaken with the identified sites being categorized in terms of short-term and medium-term opportunities.

- Generally, short-term opportunities are anticipated to occur in the 2011 to 2021 timeframe. They include identified vacant or intensification sites for which there are active applications or known development interest. Medium-term development opportunities are largely sites anticipated to be available in the 2021 to 2031 period. The inventory identified comprises vacant and intensification sites which do not have development applications but which are assumed to be available to meet market demand as needed over time.
- Long-term redevelopment opportunities are not anticipated to be available until the post-2031 period. These include opportunities for apartment tower site infill, redevelopment of sites containing older strip retail, parking areas and older residential uses and development and redevelopment of key sites identified along the Lakeshore and in Special Study Areas.

Given that the supply of sites for lower density housing units in Mississauga is close to being exhausted, the forecast assumes various different types of intensification, including: infill, redevelopment and higher density development on existing designated sites. Thus the potential housing supply comprises the limited remaining supply of greenfield ground-related housing plus an estimated supply of intensification opportunities; including some medium density units and a large supply of high density units. The potential housing supply includes vacant land potential and the results of the intensification capacity analysis. The City of Mississauga's estimated future housing potential is shown in Table 2.

<b>Existing &amp; Future Housing Unit Potential</b> City of Mississauga, 2013					<b>Table 2</b>
	Single	Semi	Row	Apts	Total
Existing	96,100	31,000	36,600	75,400	239,100
Potential	800	2,200	13,100	57,300	73,400
Total	96,900	33,200	49,700	132,700	312,500

Source: Hemson Consulting Ltd., based on City of Mississauga data.

The City of Mississauga is anticipated to accommodate a significant share of GTAH apartment and rowhouse growth. The forecast of housing growth by type in the City of Mississauga is based on the City's future housing potential, the anticipated timing and level of intensification and trends in other GTAH communities:

- The market shares of single and semi-detached units will continue to decline over the forecast period, as new development is only provided through infill and redevelopment<sup>3</sup>.
- Row houses are anticipated to comprise an increasing share of housing unit growth in the City, owing to significant potential identified for rowhouse development through infill and redevelopment. This has resulted in a higher forecast growth in this type of housing than was anticipated in prior forecasting assignments; and
- The City of Mississauga will continue to have a large market share of the higher density housing market, resulting in apartments maintaining a significant share of the City's housing market.

### **C. CITY HOUSING AND POPULATION GROWTH FORECAST BASED ON SHARES OF GTAH AND PEEL GROWTH**

As described earlier in the report, the Mississauga forecasts are based on shares of GTAH and Region of Peel growth and reflect the City's role as an urban centre within the broader economy as well as the ultimate capacity of the City to

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<sup>3</sup> Assumptions on the future potential for single and semi-detached infill development have been based on identified likely locations this type of development. This is a conservative estimate, given the experience of the City of Toronto where, 30 years after exhausting its greenfield lands, several hundred units per year continue to be accommodated through infill development.

accommodate housing and population growth through more intensive forms of development than in its suburban past.

Most housing growth in the GTAH over the 2011 to 2041 period will be focussed on single family dwellings and apartment units, the latter of which will be concentrated largely in the urban markets of Toronto, Mississauga and other more urban GTAH communities. Table 3 shows the historic and forecast total housing growth by type for the GTAH.

<b>Table 3</b> <b>Historic &amp; Forecast Housing Growth by Unit Type</b> <b>Greater Toronto Area &amp; Hamilton, 1991 - 2041</b>					
	Single	Semi	Rows	Apmts	Total
1991-96	54,000	5,000	17,000	37,000	113,000
1996-01	83,000	18,000	32,000	25,000	158,000
2001-06	111,000	24,000	35,000	60,000	230,000
2006-11	72,000	12,000	28,000	70,000	182,000
2011-16	57,000	10,000	31,000	86,000	184,000
2016-21	74,000	12,000	33,000	86,000	205,000
2021-26	77,000	12,000	34,000	90,000	213,000
2026-31	77,000	13,000	32,000	88,000	210,000
2031-36	73,000	12,000	32,000	86,000	203,000
2036-41	62,000	10,000	30,000	82,000	184,000
<b>2011-41</b>	<b>420,000</b>	<b>69,000</b>	<b>192,000</b>	<b>518,000</b>	<b>1,199,000</b>

Source: Hemson Consulting Ltd., based on historic CMHC data and *Greater Golden Horseshoe Forecasts to 2041 Technical Report*, Hemson Consulting Ltd., November 2012.

Historic and forecast shares of the GTAH housing market by housing type are shown in Table 4. As shown, over the forecast period the shares of single and semi-detached housing units continue to increase, most notably post 2031, while shares of row houses and apartments decline, most significantly after 2031. These forecasts are based on anticipated market demand. Future *Growth Plan* conformity work in GTAH municipalities may require assumptions of shifts in high mix.

<b>Table 4</b> <b>Historic &amp; Forecast Share of Housing Growth by Unit Type</b> <b>Greater Toronto Area &amp; Hamilton, 1991 - 2041</b>					
	Single	Semi	Rows	Apartments	Total
1991-96	47.7%	4.1%	15.4%	32.9%	100.0%
1996-01	52.5%	11.3%	20.2%	16.0%	100.0%
2001-06	48.1%	10.4%	15.3%	26.2%	100.0%
2006-11	39.6%	6.8%	15.3%	38.3%	100.0%
2011-16	30.8%	5.7%	16.6%	46.9%	100.0%
2016-21	36.0%	6.1%	16.0%	41.9%	100.0%
2021-26	36.1%	5.8%	15.8%	42.3%	100.0%
2026-31	36.8%	6.1%	15.2%	42.0%	100.0%
2031-36	36.0%	5.7%	15.9%	42.4%	100.0%
2036-41	33.8%	5.6%	16.2%	44.4%	100.0%

Source: Hemson Consulting Ltd., based on historic CMHC data and *Greater Golden Horseshoe Forecasts to 2041 Technical Report*, Hemson Consulting Ltd., November 2012.

The City of Mississauga, now being a more urban community, will accommodate a higher share of non-family households and higher density housing forms than other municipalities in the 905 region over the forecast horizon. The City will continue to accommodate the largest share of apartment growth in the GTAH outside of the City of Toronto.

The background work to Amendment 2 to the *Growth Plan* provides forecasts of housing and population to the geographic level of the Region of Peel. Applying market shares to housing growth within Peel establishes the Conservative Growth forecast scenario for the City of Mississauga. The forecast market shares take account of the growth allocations recently concluded in ROPA 24 and take account of planned growth within the City of Brampton and Town of Caledon. Table 5 provides the forecast of Mississauga total housing unit growth to 2051. Forecast total unit growth will be comparatively lower in the coming years than in the 2001 to 2011 period as the City becomes reliant only on intensification, largely in an apartment form for all future growth. Mississauga's forecast housing unit growth by type is shown in Table 5.

<b>Table 5</b> <b>Historic &amp; Forecast Housing Growth by Unit Type</b> City of Mississauga, 1991 - 2051					
	Single	Semi	Rows	Apmts	Total
1991-96	10,000	2,000	4,000	4,000	20,000
1996-01	10,000	5,000	5,000	1,000	21,000
2001-06	8,000	5,000	5,000	5,000	23,000
2006-11	3,000	2,000	3,000	7,000	15,000
2011-16	1,110	1,000	1,180	5,820	9,110
2016-21	140	400	1,300	7,710	9,550
2021-26	60	320	1,260	7,550	9,190
2026-31	60	250	1,350	6,570	8,230
2031-36	60	220	1,490	5,210	6,980
2036-41	50	160	1,360	4,950	6,520
2041-46	40	150	1,340	5,070	6,600
2046-51	50	130	1,390	5,130	6,700
<b>2011-51</b>	<b>1,570</b>	<b>2,630</b>	<b>10,670</b>	<b>48,010</b>	<b>62,880</b>

Source: Hemson Consulting Ltd., based on historic CMHC data and *Greater Golden Horseshoe Forecasts to 2041 Technical Report*, Hemson Consulting Ltd., November 2012.

The person per unit forecasts for the City of Mississauga is provided in Table 6. A comparison is provided to the GTAH averages which indicate that, throughout the forecast period, the City of Mississauga is predicted to have a higher average household size for all unit types, which is a continuation of the current patterns. The person per unit projection combined with the housing growth forecast shown above in Table 6 results in the population forecast shown in Table 7.

<b>Table 6</b> <b>Historic &amp; Forecast Persons Per Unit</b> <b>Greater Toronto Area &amp; Hamilton &amp; City of Mississauga, 1991 - 2041</b>										
	Greater Toronto Area & Hamilton					City of Mississauga				
	Single	Semi	Rows	Apmts	Total	Single	Semi	Rows	Apmts	Total
1991	3.23	3.32	3.17	2.04	2.79	3.55	3.73	3.16	2.28	3.10
1996	3.23	3.28	3.18	2.14	2.80	3.52	3.63	3.21	2.47	3.14
2001	3.20	3.17	3.04	2.13	2.80	3.51	3.47	3.13	2.41	3.13
2006	3.20	3.14	2.93	2.18	2.77	3.48	3.44	3.08	2.50	3.09
2011	3.19	3.12	2.88	2.13	2.74	3.40	3.44	3.06	2.45	3.02
2016	3.19	3.13	2.89	2.14	2.73	3.40	3.48	3.17	2.36	3.00
2021	3.17	3.11	2.87	2.12	2.71	3.37	3.45	3.14	2.34	2.96
2026	3.15	3.09	2.85	2.11	2.69	3.35	3.43	3.12	2.33	2.92
2031	3.15	3.08	2.85	2.11	2.69	3.34	3.43	3.12	2.33	2.90
2036	3.15	3.09	2.85	2.11	2.69	3.35	3.43	3.12	2.33	2.90
2041	3.16	3.10	2.86	2.11	2.70	3.36	3.45	3.13	2.33	2.90

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

As shown in Table 7, the housing unit forecast results in Mississauga growing by nearly 165,000 residents to a 2051 population of 907,000 under the Conservative Growth Scenario.

<b>Table 7</b> <b>Historic &amp; Forecast Population</b> <b>Conservative Growth Forecast Scenario, 1991 - 2051</b>		
	Total Population	Growth
1991	478,000	
1996	561,000	83,000
2001	640,000	79,000
2006	700,000	60,000
2011	743,000	43,000
2016	766,000	23,000
2021	785,000	19,000
2026	803,000	18,000
2031	824,000	21,000
2036	844,000	20,000
2041	864,000	20,000
2046	885,000	21,000
2051	907,000	22,000
<b>2011-51</b>		<b>164,000</b>

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada & Annual Demographic Statistics.

The level of growth anticipated under the Conservative scenario is achievable under current Provincial, Region of Peel and City of Mississauga planning policy regimes assuming a market shift continues towards higher density living and that the appropriate level of supportive infrastructure be put in place.

#### **D. TWO HIGHER SCENARIOS BASED ON GREATER MARKET SHIFT TO HIGHER DENSITY HOUSING AND MORE INTENSIFICATION DEVELOPMENT IN THE CITY**

As described earlier in the report, three forecast scenarios have been prepared in order to provide a range on the City's future growth. The *Growth Plan* provides the policy basis for the forecasts with each of the higher growth scenarios assuming greater levels of intensification (and the infrastructure investment to support it) coupled with increased market demand for higher density living. The higher growth forecast scenarios involve shifting the housing mix at the Regional level to more row houses and apartments and fewer singles and semis, in order to achieve the desired level of intensification. It is noted that, from both a demand and supply perspective, the greater the level of intensification the greater the challenge to meet forecast growth. From a demand perspective it presumes a market shift in choices about the type of unit to occupy. From a supply perspective, redevelopment can be a very slow process due to factors involving planning approvals, land assembly, environmental clean-up, community infrastructure and appropriately capitalized developers.

The results of the City of Mississauga housing and population forecasts under the Steady and Progressive growth scenarios are provided in Tables 8 through 11 on the following pages.

- Under the Steady Growth scenario, the City of Mississauga would add over 70,000 housing units over the 2011 to 2051 forecast period.



<b>Table 8</b> <b>Historic &amp; Forecast Housing Growth by Unit Type</b> <b>Steady Growth Forecast Scenario, 1991 - 2051</b>					
	City of Mississauga				
	Single	Semi	Rows	Apmts	Total
1991-96	10,000	2,000	4,000	4,000	20,000
1996-01	10,000	5,000	5,000	1,000	21,000
2001-06	8,000	5,000	5,000	5,000	23,000
2006-11	3,000	2,000	3,000	7,000	15,000
2011-16	1,110	1,000	1,180	5,820	9,110
2016-21	140	400	1,300	7,710	9,550
2021-26	110	290	1,560	8,030	9,990
2026-31	50	230	1,650	6,970	8,900
2031-36	50	210	1,910	6,390	8,560
2036-41	40	160	1,730	6,050	7,980
2041-46	40	160	1,700	6,170	8,070
2046-51	40	180	1,750	6,250	8,220
<b>2011-51</b>	<b>1,580</b>	<b>2,630</b>	<b>12,780</b>	<b>53,390</b>	<b>70,380</b>

Source: Hemson Consulting Ltd., based on historic CMHC data.

- The housing unit forecast translates to population growth of nearly 190,000 residents between 2011 and 2051 to a total population of 931,000, as shown in Table 9.

<b>Table 9</b> <b>Historic &amp; Forecast Total Population</b> <b>Steady Growth Forecast Scenario, 1991 - 2051</b>		
	City of Mississauga	
	Total	Growth
1991	477,700	
1996	561,200	83,500
2001	639,600	78,400
2006	699,700	60,100
2011	742,700	43,000
2016	765,900	23,200
2021	784,800	18,900
2026	806,000	21,200
2031	829,100	23,100
2036	854,000	24,900
2041	878,400	24,400
2046	904,200	25,800
2051	930,800	26,600
<b>2011-51</b>		<b>188,100</b>

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada & Annual Demographic Statistics.

- As shown in Table 10, under the Progressive Growth forecast, the City of Mississauga would accommodate an additional 82,000 housing units over the 2011 to 2051 period. As indicated earlier in the report, achieving this level of housing growth for the City would necessitate a significant shift in market preference to higher density housing in Mississauga coupled with significant policy intervention and infrastructure investment.

<b>Table 10</b>					
<b>Historic &amp; Forecast Housing Growth by Unit Type</b>					
<b>Progressive Growth Forecast Scenario, 1991 - 2051</b>					
	City of Mississauga				
	Single	Semi	Rows	Apmts	Total
1991-96	10,000	2,000	4,000	4,000	20,000
1996-01	10,000	5,000	5,000	1,000	21,000
2001-06	8,000	5,000	5,000	5,000	23,000
2006-11	3,000	2,000	3,000	7,000	15,000
2011-16	1,110	1,000	1,180	5,820	9,110
2016-21	120	360	1,490	8,300	10,270
2021-26	100	280	1,820	8,510	10,710
2026-31	40	210	2,170	8,480	10,900
2031-36	40	210	2,260	8,250	10,760
2036-41	30	180	2,030	7,720	9,960
2041-46	30	180	2,000	7,840	10,050
2046-51	30	200	2,060	7,950	10,240
<b>2011-51</b>	<b>1,500</b>	<b>2,620</b>	<b>15,010</b>	<b>62,870</b>	<b>82,000</b>

Source: Hemson Consulting Ltd., based on historic CMHC data.

- The housing unit forecast results in the City of Mississauga adding 224,000 residents under the Progressive Growth forecast to a total population of nearly 970,000 at 2051, as shown in Table 11. Achievement of this level of growth would necessitate a greater than currently anticipated shift to higher density living coupled with significant and ongoing growth supportive infrastructure investment.

<b>Table 11</b>		
<b>Historic &amp; Forecast Total Population</b>		
<b>Progressive Growth Forecast Scenario, 1991 - 2051</b>		
	City of Mississauga	
	Total	Growth
1991	477,700	
1996	561,200	83,500
2001	639,600	78,400
2006	699,700	60,100
2011	742,700	43,000
2016	765,900	23,200
2021	787,400	21,500
2026	811,100	23,700
2031	840,800	29,700
2036	872,100	31,300
2041	902,400	30,300
2046	934,000	31,600
2051	966,800	32,800
<b>2011-51</b>		<b>224,100</b>

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada & Annual Demographic Statistics.

#### **E. INTENSIFICATION AREAS WILL BE FOCUS OF HOUSING GROWTH**

As discussed earlier, the City of Mississauga has almost no remaining greenfield land supply, but ample capacity potential through intensification. The City has been progressive in its planning for intensification and the development of complete communities. Most housing growth over the forecast period is anticipated to occur within the City's Intensification Areas and corridors, with a significant level of infill and redevelopment anticipated in Major and Community Nodes, along the lakeshore and at identified key redevelopment sites.

Reflecting a policy emphasis on intensification growth is concentrated in the City's downtown, Major and Community Nodes and along intensification corridors under each of the three growth scenarios. The distribution of housing units and population to urban structure categories within the City of Mississauga under the Conservative, Steady and Progressive growth scenarios are shown in Tables 12 through 17 on the following pages.

- As shown in Table 12, under the Conservative scenario, Mississauga's intensification nodes will accommodate growth of nearly 40,000 units, representing over 60% of forecast housing unit over the 2011-2051 period.

Table 12												
Housing Forecast												
Conservative Growth Forecast Scenario, 2011 - 2051												
City of Mississauga Urban Structure Categories												
	Downtown		Major Nodes		Community Nodes		NHBD's		Remaining Areas		City Wide	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2011	29,100		5,900		12,200		187,300		500		235,000	
2016	31,900	2,800	6,600	700	12,400	200	193,900	6,600	600	100	245,400	10,400
2021	36,900	5,000	8,100	1,500	12,600	200	196,500	2,600	800	200	254,900	9,500
2026	41,700	4,800	9,600	1,500	12,900	300	198,500	2,000	1,000	200	263,700	8,800
2031	45,400	3,700	10,700	1,100	13,400	500	200,300	1,800	1,200	200	271,000	7,300
2036	47,800	2,400	11,800	1,100	13,800	400	201,900	1,600	2,400	1,200	277,700	6,700
2041	50,400	2,600	12,600	800	14,400	600	203,400	1,500	3,600	1,200	284,400	6,700
2046	53,000	2,600	13,400	800	14,900	500	204,900	1,500	4,800	1,200	291,000	6,600
2051	55,600	2,600	14,200	800	15,400	500	206,300	1,400	6,100	1,300	297,600	6,600
2011-51	26,500		8,300		3,200		19,000		5,600		62,600	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

- As shown in Table 13, the housing unit forecast results in the addition of nearly 100,000 residents to City of Mississauga intensification nodes over the 2011-2051 forecast period.

Population Forecast Conservative Growth Forecast Scenario, 2011 - 2051													Table 13
City of Mississauga Urban Structure Categories													
	Downtown		Major Nodes		Community Nodes		NHD's		Remaining Areas		City Wide		
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	
2011	70,400		11,100		29,300		630,200		1,700		742,700		
2016	77,600	7,200	13,200	2,100	30,000	700	643,100	12,900	2,000	300	765,900	23,200	
2021	89,400	11,800	17,000	3,800	30,300	300	645,200	2,100	2,800	800	784,700	18,800	
2026	101,000	11,600	20,900	3,900	30,900	600	646,900	1,700	3,500	700	803,200	18,500	
2031	110,100	9,100	23,800	2,900	32,000	1,100	653,800	6,900	4,200	700	823,900	20,700	
2036	116,200	6,100	26,700	2,900	33,000	1,000	660,500	6,700	7,500	3,300	843,900	20,000	
2041	122,800	6,600	28,600	1,900	34,500	1,500	667,200	6,700	10,800	3,300	863,900	20,000	
2046	129,700	6,900	30,700	2,100	36,000	1,500	674,600	7,400	14,100	3,300	885,100	21,200	
2051	136,800	7,100	32,700	2,000	37,700	1,700	682,300	7,700	17,500	3,400	907,000	21,900	
2011-51		66,400		21,600		8,400		52,100		15,800		164,300	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

Housing Forecast													Table 14
Steady Growth Forecast Scenario, 2011 - 2051													
City of Mississauga Urban Structure Categories													
	Downtown		Major Nodes		Community Nodes		NHBD's		Remaining Areas		City Wide		
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	
2011	29,100		5,900		12,200		187,300		500		235,000		
2016	31,900	2,800	6,600	700	12,400	200	193,900	6,600	600	100	245,400	10,400	
2021	37,000	5,100	8,100	1,500	12,600	200	196,400	2,500	800	200	254,900	9,500	
2026	42,500	5,500	9,700	1,600	13,000	400	198,300	1,900	1,100	300	264,600	9,700	
2031	46,900	4,400	10,900	1,200	13,500	500	200,000	1,700	1,200	100	272,500	7,900	
2036	49,600	2,700	12,300	1,400	14,000	500	201,700	1,700	3,200	2,000	280,800	8,300	
2041	52,100	2,500	13,400	1,100	14,900	900	203,000	1,300	5,400	2,200	288,800	8,000	
2046	54,600	2,500	14,500	1,100	15,800	900	204,300	1,300	7,600	2,200	296,800	8,000	
2051	57,200	2,600	15,600	1,100	16,700	900	205,600	1,300	9,800	2,200	304,900	8,100	
2011-51		28,100		9,700		4,500		18,300		9,300		69,900	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

Table 15												
Population Forecast												
Steady Growth Forecast Scenario, 2011 - 2051												
City of Mississauga Urban Structure Categories												
	Downtown		Major Nodes		Community Nodes		NHD's		Remaining Areas		City Wide	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2011	70,400		11,100		29,300		630,200		1,700		742,700	
2016	77,600	7,200	13,200	2,100	30,000	700	643,100	12,900	2,000	300	765,900	23,200
2021	89,800	12,200	16,900	3,700	30,300	300	644,900	1,800	2,800	800	784,700	18,800
2026	103,100	13,300	21,300	4,400	30,900	600	647,100	2,200	3,500	700	805,900	21,200
2031	114,100	11,000	24,300	3,000	32,300	1,400	654,300	7,200	4,200	700	829,200	23,300
2036	120,900	6,800	27,800	3,500	33,600	1,300	661,900	7,600	9,800	5,600	854,000	24,800
2041	127,400	6,500	30,600	2,800	36,100	2,500	668,300	6,400	16,000	6,200	878,400	24,400
2046	134,200	6,800	33,600	3,000	38,600	2,500	675,500	7,200	22,200	6,200	904,100	25,700
2051	141,200	7,000	36,600	3,000	41,200	2,600	683,100	7,600	28,600	6,400	930,700	26,600
2011-51	70,800		25,500		11,900		52,900		26,900		188,000	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

Table 16												
Housing Forecast												
Progressive Growth Forecast Scenario, 2011 - 2051												
City of Mississauga Urban Structure Categories												
	Downtown		Major Nodes		Community Nodes		NHBD's		Remaining Areas		City Wide	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2011	29,100		5,900		12,200		187,300		500		235,000	
2016	31,900	2,800	6,600	700	12,400	200	193,900	6,600	600	100	245,400	10,400
2021	37,400	5,500	8,200	1,600	12,600	200	196,600	2,700	800	200	255,600	10,200
2026	43,300	5,900	9,900	1,700	13,000	400	198,600	2,000	1,100	300	265,900	10,300
2031	48,400	5,100	11,300	1,400	13,600	600	201,100	2,500	1,200	100	275,600	9,700
2036	52,300	3,900	12,800	1,500	14,600	1,000	202,900	1,800	3,400	2,200	286,000	10,400
2041	55,800	3,500	14,300	1,500	15,600	1,000	204,300	1,400	5,900	2,500	295,900	9,900
2046	59,300	3,500	15,700	1,400	16,700	1,100	205,800	1,500	8,500	2,600	306,000	10,100
2051	62,900	3,600	17,100	1,400	17,900	1,200	207,300	1,500	11,100	2,600	316,300	10,300
2011-51		33,800		11,200		5,700		20,000		10,600		81,300

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

Table 17												
Population Forecast												
Progressive Growth Forecast Scenario, 2011 - 2051												
City of Mississauga Urban Structure Categories												
	Downtown		Major Nodes		Community Nodes		NHD's		Remaining Areas		City Wide	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2011	70,400		11,100		29,300		630,200		1,700		742,700	
2016	77,600	7,200	13,200	2,100	30,000	700	643,100	12,900	2,000	300	765,900	23,200
2021	90,900	13,300	17,400	4,200	30,300	300	645,900	2,800	2,800	800	787,300	21,400
2026	105,200	14,300	21,800	4,400	31,100	800	649,300	3,400	3,700	900	811,100	23,800
2031	118,200	13,000	25,400	3,600	32,600	1,500	660,500	11,200	4,100	400	840,800	29,700
2036	128,200	10,000	29,300	3,900	35,200	2,600	668,900	8,400	10,500	6,400	872,100	31,300
2041	137,400	9,200	33,000	3,700	38,100	2,900	676,200	7,300	17,700	7,200	902,400	30,300
2046	146,800	9,400	36,800	3,800	41,200	3,100	684,300	8,100	25,000	7,300	934,100	31,700
2051	156,400	9,600	40,700	3,900	44,400	3,200	692,900	8,600	32,500	7,500	966,900	32,800
2011-51	86,000		29,600		15,100		62,700		30,800		224,200	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

The City of Mississauga is positioned to maintain a significant share of the GTAH and Region of Peel forecast housing and population growth over the 2011- 2051 period. Reflecting the City's evolution as an urban centre, its limited greenfield supply and a strong policy emphasis on intensification, most future housing growth will focus on higher density living in the City's downtown and major and community nodes.

The next chapter describes the outlook for employment in the GTAH and provides the results of the City of Mississauga employment forecasts to 2051 under the three growth scenarios.

## **IV EMPLOYMENT IS FORECAST TO GROW TO OVER 580,000 JOBS IN 2051**

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To understand the updated employment forecasts for the City of Mississauga, it is important to understand the employment outlook for the broader metropolitan region. The discussion of the broader outlook is followed by a discussion of the outlook for the City of Mississauga under the three forecast scenarios. Similar to the 2008 forecast assignment, the 2013 forecast update anticipates continued employment growth for the GTAH with the City of Mississauga remaining a major economic and employment centre within the Region.

### **A. GTAH EMPLOYMENT GROWTH TO 2041 WILL SEE A CONTINUED SHIFT TOWARDS THE SERVICE SECTOR SUPPORTING MISSISSAUGA'S GROWTH**

The long-term economic outlook for both the GTAH and Mississauga is positive. Both the long-term outlook for population and for employment in the GTAH are based on the same economic fundamentals which see the region continuing to be a major driver of the Ontario and national economies. Like the population outlook, the longer term regional economic and employment outlook on which the City forecasts are based are described in the background work to Amendment 2 in *Growth Forecasts for the Greater Golden Horseshoe to 2041*. The outlook assumes a continued gradual shift in the economic base towards the service sector from the industrial sectors of the economy, though the latter will continue to have an important long-term role in the GTAH economy.

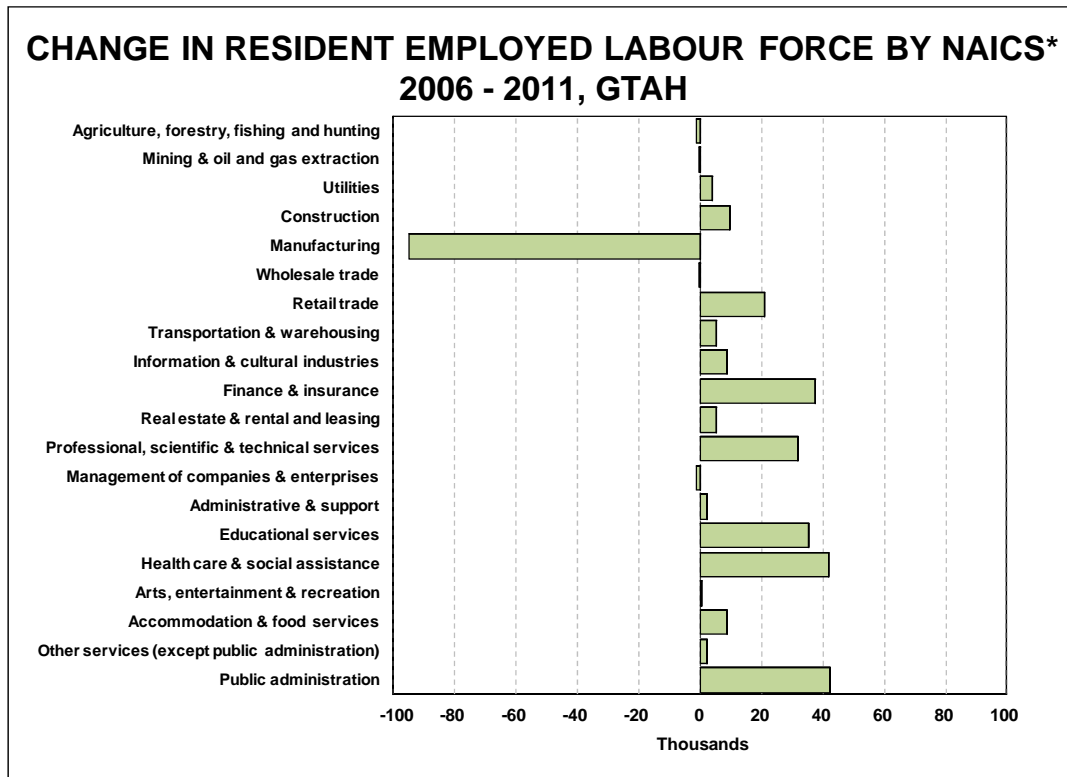
Since GTAH forecasts were prepared some of the employment results from the National Household Survey (NHS) have been released. The NHS is the new voluntary-survey which replaced the long-form Census in 2011. GTAH forecasts had long relied on the Census for labour force and employment information. Having now received some of the data, it appears that there are significant comparability issues between the historic Census data and the NHS. In particular, the NHS appears to have under-reported total employment across the GTAH relative to other sources, such as the Monthly Labour Force Survey and the some of the municipal



employment surveys. The 2011 employment estimates which serve as the basis for the employment forecasts in the *Growth Forecasts for the Greater Golden Horseshoe to 2041* had been based on the Labour Force Survey and thus show a higher total employment in the GTAH and the municipalities within it than is now provided by the NHS.

Notwithstanding the concerns with the NHS and its comparability, the NHS remains the only source for economic and employment data gathered across a large sample of households that covers the entire GTAH and its municipalities in a standardized way. As a result it should still be used as the standard for 2011 base for forecasting, while understanding its pitfalls. Starting from the new lower 2011 NHS base, the long-term forecasts for the GTAH have been maintained, meaning that the forecasts contained in this report imply that the GTAH and Peel Region employment will “catch up” to the *Growth Forecasts for the Greater Golden Horseshoe to 2041* through the 2020s.

While the total employment reported in the NHS has raised concerns, the sectoral employment patterns within the data do appear to be consistent with other sources and are seen to be reasonably reliable. Exhibit 2 shows the change in employment from the 2006 Census to the 2011. The data starkly indicate the effect of the 2008–09 recession and subsequent recovery. Manufacturing employment fell significantly during the recession and has not recovered in any significant way since then. Major components of the service sector, in particular public services of health, education and public administration, have compensated for the losses in other sectors and account for all of the growth.

**Exhibit 2: Employment Growth by Sector, GTAH 2006-2011**

Source: Hemson Consulting Ltd., based on Statistics Canada data 2006 & 2011.

\*Note: The North American Industry Classification System (NAICS) is an industry classification system that defines employment.

Over the longer term, conditions are in place for continued strong economic performance and sustained employment growth in the GTAH is anticipated to continue over the forecast period. The GTAH will remain the primary economic engine in Ontario, with economic output anticipated to continue to grow over the long-term, accompanied by associated growth in employment. The forecast results are shown in Table 18 on the following page. As with the population forecast, the 2031 and 2041 totals are consistent with the *Growth Plan*, although intervening periods may vary.

Employment in the GGH has grown substantially over the past two decades, most notably within the GTAH, the economic centre of the region. Under the *Growth Plan Amendment 2* nearly 1.9 million jobs will be added to the GGH between 2011 and 2041. Most of this growth, nearly 1.4 million jobs, will be concentrated in the GTAH.

<b>Table 18</b> <b>Historic &amp; Forecast Employment</b> <b>Greater Toronto Area &amp; Hamilton, 1991 - 2041</b>		
	Total	Growth
1991	2,496,000	
1996	2,528,000	32,000
2001	2,938,000	410,000
2006	3,185,000	247,000
2011	3,309,000	124,000
2016	3,614,000	305,000
2021	3,933,000	319,000
2026	4,138,000	205,000
2031	4,372,000	234,000
2036	4,573,000	201,000
2041	4,818,000	245,000

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

Accounting for the economic shifts of recent years and the longer term expectations, the current forecasts expect a smaller proportion of regional growth to occur in employment areas and business parks where industrial activities are concentrated. However, it is important to note that a large proportion of employment in employment areas is, in fact, in the service sector. A greater proportion of employment is expected to occur in offices and other commercial locations over the forecast period. This shift is to the advantage of long-term employment growth in the City of Mississauga since the employment land areas are nearing full development so the City must increasingly rely on employment sectors accommodated in offices to provide for growth in the employment base.

## **B. MAJOR OFFICE GROWTH REFLECTS MISSISSAUGA'S ROLE AS A MATURE CITY**

The employment forecast for Mississauga is prepared based on Mississauga's share of growth in Region of Peel and GTAH employment by three land-use-based employment categories described earlier in this report: major office employment, population-related employment and employment land employment.

Mississauga's strategic location within the GTAH will enable major office employment to be the major driver of the City's future growth. The broad long-term employment trends within the GTAH have seen major office employment growing

at a somewhat faster rate than overall employment; a pattern expected to continue over the forecast period. The other categories of employment will also contribute, in a smaller way, to Mississauga's employment growth.

Key components of the City's employment forecast by type are the following:

- The City of Mississauga is the second largest office market in the GTAH after the City of Toronto, a position it is forecast to maintain over the forecast period, though both Toronto and Mississauga will lose some share as new office markets are established in other growing communities in the GTAH. About 60% of Mississauga's long-term employment growth is anticipated to be in major office development.
- Population-related employment is generally forecast to grow in step with the population growth as it is primarily providing services to a resident population as well as some additional growth in metropolitan-wide population-related employment, consistent with the evolving central place functions of the City.
- Generally, employment land employment growth is limited by the availability of new greenfield land for development; the supply of which is largely exhausted in the City. In addition, some growth will occur within existing employment areas during the current period, as the economic recovery leads to higher occupancy of existing space. Finally, growth in employment on the Pearson Airport site, where about a 10% employment growth is forecast, is also within this category. Taken together a growth of about 10,000 is forecast over the long term under each of the three forecast scenarios.

Like population growth, the employment growth in Mississauga will be slower in the future than it has been in the past as its role in the market changes. Under each of the employment forecast scenarios the outlook for employment land employment growth is consistent; there is a small variation between the scenarios attributed to the major office sector and the different levels of population-related employment growth, reflecting the variation in the population forecasts. The employment by type forecasts under the Conservative, Steady and Progressive growth scenarios are shown in Tables 19, 20 and 21 below.

Table 19								
Historic & Forecast Employment by Type								
Conservative Growth Forecast Scenario, 1991 - 2051								
City of Mississauga								
	Major Office		Population Related		Employment Land		Total Employment	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth
1991	46,900		82,000		150,000		278,900	
1996	50,400	3,500	88,700	6,700	168,100	18,100	307,200	28,300
2001	69,700	19,300	95,800	7,100	216,800	48,700	382,300	75,100
2006	88,400	18,700	104,500	8,700	237,800	21,000	430,700	48,400
2011	96,700	8,300	124,200	19,700	226,800	(11,000)	447,700	17,000
2016	111,700	15,000	132,200	8,000	231,500	4,700	475,400	27,700
2021	125,900	14,200	139,700	7,500	235,200	3,700	500,800	25,400
2026	133,800	7,900	142,300	2,600	236,000	800	512,100	11,300
2031	142,100	8,300	146,300	4,000	236,200	200	524,600	12,500
2036	148,500	6,400	148,500	2,200	236,300	100	533,300	8,700
2041	156,300	7,800	154,700	6,200	236,500	200	547,500	14,200
2046	165,800	9,500	161,000	6,300	236,700	200	563,500	16,000
2051	176,000	10,200	169,100	8,100	236,900	200	582,000	18,500
<b>2011-51</b>	<b>79,300</b>		<b>44,900</b>		<b>10,100</b>		<b>134,300</b>	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

Table 20								
Historic & Forecast Employment by Type								
Steady Growth Forecast Scenario, 1991 - 2051								
City of Mississauga								
	Major Office		Population Related		Employment Land		Total Employment	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth
1991	46,900		82,000		150,000		278,900	
1996	50,400	3,500	88,700	6,700	168,100	18,100	307,200	28,300
2001	69,700	19,300	95,800	7,100	216,800	48,700	382,300	75,100
2006	88,400	18,700	104,500	8,700	237,800	21,000	430,700	48,400
2011	96,700	8,300	124,200	19,700	226,800	(11,000)	447,700	17,000
2016	111,700	15,000	132,200	8,000	231,500	4,700	475,400	27,700
2021	126,300	14,600	139,700	7,500	235,200	3,700	501,200	25,800
2026	135,000	8,700	142,700	3,000	236,000	800	513,700	12,500
2031	143,700	8,700	146,900	4,200	236,200	200	526,800	13,100
2036	150,500	6,800	149,800	2,900	236,300	100	536,600	9,800
2041	158,900	8,400	156,700	6,900	236,500	200	552,100	15,500
2046	169,000	10,100	163,600	6,900	236,700	200	569,300	17,200
2051	179,900	10,900	172,400	8,800	236,900	200	589,200	19,900
<b>2011-51</b>	<b>83,200</b>		<b>48,200</b>		<b>10,100</b>		<b>141,500</b>	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

<div> <div>Table 21</div> <div> <b>Historic &amp; Forecast Employment by Type</b>            Progressive Growth Forecast Scenario, 1991 - 2051         </div> </div>								
City of Mississauga								
	Major Office		Population Related		Employment Land		Total Employment	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth
1991	46,900		82,000		150,000		278,900	
1996	50,400	3,500	88,700	6,700	168,100	18,100	307,200	28,300
2001	69,700	19,300	95,800	7,100	216,800	48,700	382,300	75,100
2006	88,400	18,700	104,500	8,700	237,800	21,000	430,700	48,400
2011	96,700	8,300	124,200	19,700	226,800	(11,000)	447,700	17,000
2016	111,700	15,000	132,200	8,000	231,500	4,700	475,400	27,700
2021	127,000	15,300	140,000	7,800	235,200	3,700	502,200	26,800
2026	136,300	9,300	143,400	3,400	236,000	800	515,700	13,500
2031	145,900	9,600	148,500	5,100	236,200	200	530,600	14,900
2036	153,000	7,100	152,200	3,700	236,300	100	541,500	10,900
2041	161,700	8,700	159,900	7,700	236,500	200	558,100	16,600
2046	172,300	10,600	167,600	7,700	236,700	200	576,600	18,500
2051	183,600	11,300	177,400	9,800	236,900	200	597,900	21,300
<b>2011-51</b>	<b>86,900</b>		<b>53,200</b>		<b>10,100</b>		<b>150,200</b>	

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

### C. LOCATION OF GROWTH WITHIN IN THE CITY PRIMARILY BUILDS ON EXISTING EMPLOYMENT CONCENTRATIONS

The location of employment growth within the City is primarily built on existing concentrations of employment. Base information for local area employment by type is based on the City's annual employment survey which provides detailed employment information for small geographic areas.

The growth in employment areas is based on adding employment within the existing employment areas and business parks as remaining sites are built out, in particular in Gateway, Meadowvale, Northeast and Southdown. The population-related employment growth is assumed to occur in part where the population growth is forecast to occur, but mainly is assigned to existing concentrations. For example, much of the future retail commercial growth in the City is likely to be added to existing shopping areas and future institutional growth in education and health care in areas where they currently exist.

The one more “footloose” category of employment is major office employment. Historically, there were major office concentrations in Mississauga in both the Downtown area and the Corporate Centres and Business Parks. However, for the past two decades virtually all of the new office development in the City has been in the Corporate Centres and Business Parks, mainly Airport Corporate, Meadowvale and Gateway. Current policy at all levels — the *Growth Plan* and *City of Mississauga Official Plan* — are aimed at directing as much of the future major office growth as possible to the major urban concentrations, such as Downtown Mississauga.

In recognition of this policy, these forecasts direct a significant proportion of major office growth to the Downtown beginning later in this decade and accounting for 25% of the City major office growth from the mid-2020s onward. Currently there is little sign of market interest in substantial new office development in the Downtown area. Achieving the long-term office employment growth in the location shown in these forecasts would require a market shift which, in turn, might require additional policy intervention, incentives or infrastructure investment.

To illustrate the effect of the location assumptions used in the forecast, Tables 22, 23 and 24 provide the resulting forecasts by urban structure area for the three forecast scenarios.

Total Employment Forecast										Table 22
Conservative Growth Forecast Scenario, 2011 - 2051										
City of Mississauga Urban Structure Categories										
	Downtown		Nodes		Employment Areas		NHBD's & All Others		City Wide	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2011	33,900		23,700		299,800		90,300		447,700	
2016	36,400	2,500	25,700	2,000	320,000	20,200	93,400	3,100	475,500	27,800
2021	42,000	5,600	27,500	1,800	335,500	15,500	95,900	2,500	500,900	25,400
2026	44,400	2,400	28,300	800	342,500	7,000	96,900	1,000	512,100	11,200
2031	47,700	3,300	29,300	1,000	349,100	6,600	98,400	1,500	524,500	12,400
2036	49,900	2,200	30,000	700	354,000	4,900	99,500	1,100	533,400	8,900
2041	53,500	3,600	31,400	1,400	360,900	6,900	101,700	2,200	547,500	14,100
2046	57,100	3,600	33,200	1,800	369,200	8,300	104,000	2,300	563,500	16,000
2051	61,300	4,200	35,600	2,400	378,200	9,000	106,800	2,800	581,900	18,400
<b>2011-51</b>		<b>27,400</b>		<b>11,900</b>		<b>78,400</b>		<b>16,500</b>		<b>134,200</b>

Source: Hemson Consulting Ltd., based on Statistics Canada, Census of Canada.

Table 23										
Total Employment Forecast										
Steady Growth Forecast Scenario, 2011 - 2051										
City of Mississauga Urban Structure Categories										
	Downtown		Nodes		Employment Areas		NHBD's & All Others		City Wide	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2011	33,900		23,700		299,800		90,300		447,700	
2016	36,400	2,500	25,700	2,000	320,000	20,200	93,400	3,100	475,500	27,800
2021	42,000	5,600	27,500	1,800	335,800	15,800	95,900	2,500	501,200	25,700
2026	44,800	2,800	28,400	900	343,500	7,700	97,000	1,100	513,700	12,500
2031	48,200	3,400	29,500	1,100	350,500	7,000	98,600	1,600	526,800	13,100
2036	50,700	2,500	30,300	800	355,900	5,400	99,900	1,300	536,800	10,000
2041	54,600	3,900	31,900	1,600	363,300	7,400	102,200	2,300	552,000	15,200
2046	58,500	3,900	33,900	2,000	372,300	9,000	104,600	2,400	569,300	17,300
2051	63,000	4,500	36,500	2,600	382,000	9,700	107,700	3,100	589,200	19,900
2011-51	29,100		12,800		82,200		17,400		141,500	

Table 24										
Total Employment Forecast										
Progressive Growth Forecast Scenario, 2011 - 2051										
City of Mississauga Urban Structure Categories										
	Downtown		Nodes		Employment Areas		NHBD's & All Others		City Wide	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2011	33,900		23,700		299,800		90,300		447,700	
2016	36,400	2,500	25,700	2,000	320,000	20,200	93,400	3,100	475,500	27,800
2021	42,200	5,800	27,600	1,900	336,400	16,400	96,000	2,600	502,200	26,700
2026	45,200	3,000	28,600	1,000	344,700	8,300	97,300	1,300	515,800	13,600
2031	49,100	3,900	29,800	1,200	352,500	7,800	99,200	1,900	530,600	14,800
2036	51,900	2,800	30,800	1,000	358,200	5,700	100,700	1,500	541,600	11,000
2041	56,100	4,200	32,600	1,800	366,100	7,900	103,200	2,500	558,000	16,400
2046	60,300	4,200	34,800	2,200	375,600	9,500	105,900	2,700	576,600	18,600
2051	65,200	4,900	37,700	2,900	385,800	10,200	109,200	3,300	597,900	21,300
2011-51	31,300		14,000		86,000		18,900		150,200	



## V CONCLUSION

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This report provides the results of the 2013 update to the City of Mississauga housing, population and employment forecasts for the 2011 to 2051 period. The forecasts have been prepared in the context of the Province's *Growth Plan* Amendment 2, Peel's ROPA 24 and the City's updated official plan. The forecasts recognize Mississauga's evolution from a suburban community characterized by greenfield residential and employment development, to a mature urban centre where growth will primarily be accommodated through intensification moving forward.

Three forecast scenarios have been prepared which reflect varying degrees of new residential intensification: Conservative, Steady and Progressive. Under the Conservative scenario, Mississauga will grow by nearly 165,000 residents between 2011 and 2051 to a total 2051 population of 907,000; the City will also add over 134,000 jobs over the same period to a 2051 total employment of over 580,000 jobs. The Steady growth scenario would result in a 2051 population of over 930,000 and total employment of nearly 590,000 jobs. Under the Progressive scenario Mississauga's population would reach just under 970,000 residents and nearly 600,000 jobs at 2051.

The Conservative scenario is considered the most achievable by the City of Mississauga under current planning policy regimes and will require market shifts towards higher density living and office market development in intensification areas coupled with appropriate growth-related infrastructure investment. In order to achieve the higher growth contemplated under the Steady and Progressive scenarios, an even greater market shift to higher density living will be required along with more significant policy intervention and infrastructure investment.



# Corporate Report

Clerk's Files

Originator's  
Files

OZ 09/012 W5

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**DATE:** September 24, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 15, 2013

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Official Plan Amendment and Rezoning Applications**  
**To permit a crematorium within the existing funeral home**  
**3263 Derry Road East**  
**North of Derry Road East, east of Airport Road**  
**Owner: 1429036 Ontario Inc. (Benisasia Funeral Home Inc.)**  
**Applicant: Glen Schnarr and Associates Inc.**  
**Bill 51**

**Supplementary Report**

**Ward 5**

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**RECOMMENDATION:** That the Report dated September 24, 2013, from the Commissioner of Planning and Building recommending refusal of the Official Plan Amendment and Rezoning applications under File OZ 09/012 W5, 1429036 Ontario Inc. (Benisasia Funeral Home Inc.), 3263 Derry Road East, north of Derry Road East, east of Airport Road, be adopted in accordance with the following:

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Municipal Board (OMB) hearing on the subject applications in support of the recommendation outlined in the report dated September 24, 2013 from the Commissioner of Planning and Building.

2. The proposed crematorium is not in the public interest under the *Funeral, Burial and Cremation Services Act, 2002* and should be refused.
3. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) hearing arising from Council's decision that the proposed crematorium is not acceptable from a planning perspective and is not in the public interest under the *Funeral, Burial and Cremation Services Act, 2002*.
4. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on any modifications to the position deemed necessary during or before the OMB hearing process, however, if there is a potential for settlement, then a report shall be brought back to Council by the City Solicitor.

**REPORT  
HIGHLIGHTS:**

- On February 20, 2013, Council adopted new policies and regulations for crematoriums through Official Plan Amendment (OPA) No. 7 to Mississauga Official Plan and Zoning By-law 0028-2013 to address new provincial regulations;
- The applicant has appealed OPA No. 7 and Zoning By-law 0028-2013 and the subject applications to the OMB. A second prehearing conference is scheduled for October 21, 2013;
- The proposal to permit a crematorium within the existing funeral home is not acceptable from a planning perspective and is not in the public interest under the *Funeral, Burial and Cremation Services Act, 2002*; and
- This report recommends that the City Solicitor and appropriate City Departments be directed to attend any upcoming OMB proceedings in support of the recommendations outlined in this report.

**BACKGROUND:**

On August 24, 2009, Benisasia Funeral Home Inc. (1429036 Ontario Inc.) submitted Official Plan Amendment and Rezoning applications to amend the Mississauga Plan Policies for the Malton

District from "General Retail Commercial" to "General Retail Commercial - Special Site" and to change the zoning from "C3" (General Commercial) to "C3 – Exception" (General Commercial - Exception). The purpose of the applications is to permit a crematorium within the existing funeral home on the subject lands.

A public meeting was held by the Planning and Development Committee on September 6, 2011, at which time a Planning and Building Department Information Report (see Appendix S-1) was presented and the Planning and Development Committee passed Recommendation PDC-0045-2011 (see Appendix S-2).

On October 12, 2011, Council adopted Recommendation PDC-0045-2011, as amended by Resolution 0238-2011 (see Appendix S-3). This resolution directed Staff to report back to the Planning and Development Committee with the Supplementary Report after the *Funeral, Burial and Cremation Services Act, 2002* and related regulations came into effect.

Council also adopted Resolution 0237-2011 (see Appendix S-4), which directed staff to undertake a comprehensive land use review and report back with recommended changes to the City's existing policies and zoning regulations with respect to crematoriums. Resolution 0237-2011 also provided the basis to ask the Minister of Consumer Services to consider an amendment to the *Funeral, Burial and Cremation Services Act, 2002* or the regulations, to include a minimum separation distance requirement between proposed crematoriums and sensitive land uses. The Minister's response dated February 1, 2012, indicated that it is the City's responsibility to control land use and that the Ministry of the Environment has guidelines that can assist municipalities in developing policies for land use compatibility (see Appendix S-5).

The *Funeral, Burial and Cremation Services Act, 2002*, came into effect on July 1, 2012. The new legislation allows the Minister of Consumer Services to grant a license to operate a crematorium outside of a cemetery. Before the Province will consider any application for licensing under the new Act, municipal and environmental approvals must first be obtained.

On February 20, 2013, Council enacted By-law 0029-2013, approving OPA No. 7 to Mississauga Official Plan, which established a new policy framework for crematoriums within the City. Council also passed Zoning By-law 0028-2013, which established a minimum separation distance for crematorium facilities from zones that permit residential uses. Details of these amendments are discussed under the Planning Comments section of this report.

On March 11, 2013, the applicant appealed the subject applications as well as OPA No. 7 and Zoning By-law 0028-2013 to the OMB. The Board has acknowledged receipt of the appeals but a hearing date has not been scheduled.

A prehearing conference was held on July 5, 2013, at which time a number of residents and ratepayer groups sought and were granted participant status by the OMB. Orlando Corporation sought and was granted party status in the applicant's appeals of OPA No. 7 and Zoning By-law 0028-2013, but takes no position on the subject applications. A second prehearing conference is scheduled for October 21, 2013.

The purpose of this report is to receive Council direction on the appeals of the subject OPA and Rezoning applications and to obtain a decision on whether the proposed crematorium is in the public interest under the *Funeral, Burial and Cremation Services Act, 2002*.

## COMMENTS

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

## COMMUNITY ISSUES

Correspondence in the form of petitions, letters and e-mails have been received by the Planning and Building Department. Although there was some support for the proposal based on the need for the service, the vast majority of residents that provided comments were opposed to having a crematorium in their community.

**Response**

The merits of the subject OPA and rezoning applications are determinative upon whether the proposed use satisfies the overall intent of the Official Plan, and if a crematorium represents good planning at this particular location. A detailed response has been provided under the Planning Comments section of this report.

**UPDATED AGENCY AND CITY DEPARTMENT  
COMMENTS****City Transportation and Works Department (T&W)**

In comments updated September 16, 2013, T&W note that an independent and qualified consultant was retained by the City, at the applicant's expense, to evaluate the applicant's Air Quality Study. Senes Consulting Limited was retained by the City and a Peer Review report was submitted on January 21, 2013. Based on a review of the Peer Review report, T&W requests that the Emission Summary and Dispersion Modelling Report – Benisasia Funeral Home (Air Quality Study) prepared by RWDI Air Inc. dated August 10, 2010 be updated or an addendum to the report be issued to confirm certain technical requirements, operational controls and compliance with Ministry of the Environment (MOE) standards and guidelines.

At the time of preparing this report, the necessary information requested and MOE comments remain outstanding. Additional comments will be provided upon receipt and review of the requested material.

Further, the Phase I and Phase 2 Environmental Site Assessment (ESA) was prepared more than 6 years ago and is not signed and sealed. Therefore, an updated signed and sealed ESA report which indicates that soil and ground water on the site are in compliance with the current MOE standards is required. The report must include a clause or be accompanied by a letter signed and sealed by the author of the report or a Principal of the

Consulting firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

## **PLANNING COMMENTS**

The Planning and Building Department have evaluated the subject applications in the context of the applicant's planning justification, relevant provincial and municipal policies, comments received and planning merits of the proposal.

### **Applicant's Planning Justification**

The applicant's planning justification report makes reference to various Provincial, Regional and City policies as supporting the establishment of a crematorium within the existing funeral home. However, these policies are general in nature and provide direction to municipalities to achieve wide objectives, such as making efficient use of existing infrastructure. These policies do not address the potential for land use conflicts.

The planning justification report concludes that the proposal is appropriate since the crematorium will utilize the existing building and municipal infrastructure and will complement the existing funeral home use. The report does not adequately address the issue of compatibility with the surrounding residential land uses and future intensification of the Derry Road East corridor. The report also states that the addition of a crematorium is beneficial as it will intensify the site without further impacts. This seems to imply that the crematorium will only be utilized by those using the on-site funeral services and that no additional visitors, vehicular trips or parking will be generated. The possibility of cremation services occurring separately from funeral services, or being offered to those not utilizing on-site funeral services is not addressed. The adequacy of existing on-site parking and to a lesser extent traffic impacts generated from these potential services is neither considered nor addressed. The report also does not address the criteria for establishing a crematorium detailed in OPA No. 7 and Zoning By-law 0028-2013, as the planning justification report was prepared in advance of Council's consideration and adoption of

these amendments. Therefore, the applicant's planning justification report does not represent a comprehensive land use review that would justify a crematorium at this location.

### **Provincial Policy Statement (PPS)**

The Provincial Policy Statement (PPS) supports the Provincial goal to enhance the quality of life for the citizens of Ontario. The PPS contains policies that direct municipalities to establish healthy, liveable and safe communities by, among other policies, avoiding development and land use patterns which may cause environmental or public health and safety concerns. The PPS states that Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

The definition of "sensitive land uses" includes residential uses. The PPS protects sensitive land uses from adverse effects. "Adverse effects" is defined in the PPS in accordance with the definition in the *Environmental Protection Act* and includes, among other things, loss of enjoyment of normal use of property. The proposed crematorium is expected to cause adverse effects on the nearby sensitive land uses. It is also expected to have an adverse impact on nearby future planned uses.

As per policy 4.5 of the PPS, the official plan is the most important vehicle for implementation of the PPS. Under Mississauga Plan and the new Mississauga Official Plan, a crematorium is not permitted on the subject lands. Approval of a crematorium within the existing funeral home would have an adverse effect on the sensitive land uses within proximity and would not represent a compatible land use condition. The applications are not consistent with the PPS.

### **Mississauga Plan (2003)**

The OPA and rezoning applications were submitted when Mississauga Plan was in force and effect. Under Mississauga Plan, crematoriums are only permitted to locate within cemeteries.



Cemeteries are permitted on lands designated "Private Open Space", "Public Open Space" and "Parkway Belt West". The subject property is designated "General Retail Commercial" and, therefore, the proposal requires an amendment to the Malton District policies of Mississauga Plan. As outlined in the Information Report, Section 5.3.2 of Mississauga Plan provides criteria to evaluate the proposal. The criteria is shown below in bold followed by a response. The responses rely on a number of Mississauga Plan policies not all of which are identified below.

***"The proposal will not adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands"***

The property is located within the Malton Residential District at the end of the Legion Road cul-de-sac, off of Derry Road East. The property is designated "General Retail Commercial" which does not permit a crematorium use. "General Retail Commercial" refers to retail commercial development located primarily on major roads. The adjacent property to the south, which has frontage onto Derry Road East, is also designated "General Retail Commercial". The Mimico Creek floodplain is the only buffer that provides separation between the subject property and the existing low density residential lands to the north. The existing funeral home building is approximately 72 m (236.2 ft.) from the southern limit of the established residential neighbourhood to the north and an estimated 250 detached and semi-detached dwellings are located within 300 m (984.2 ft.) of the subject lands (see Appendix S-6). The existing funeral home building is located approximately 73 m (239.5 ft.) east of the Malton Mobile Homes Park, which includes 24 mobile homes and is recognized as a permitted use by Special Site 2 of the Malton District Policies.

The focus of the Malton District policies is to protect existing stable neighbourhoods and to facilitate redevelopment/development that is compatible (Section 4.19.2). The Malton District does not contain lands designated "Industrial" or "Business Employment". These designations permit uses, such as

manufacturing, that are not compatible with sensitive land uses. For the reasons detailed in this report, the proposed crematorium is a use that is not compatible with sensitive land uses.

While the Malton District contains lands designated "Public Open Space", these lands are used for public parkland within residential neighbourhoods. There are no cemeteries in the district and any proposals for a cemetery would also be required to minimize conflict with existing and future land use and transportation (policy 3.8.2.11 b.).

For the non-exhaustive reasons noted in this section and throughout this report, the proposed crematorium would adversely impact the overall intent of the Mississauga Plan policies for the Malton District, which encourages land use compatibility, pollution prevention and reduction, and protecting people and property from hazards.

***"The land is suitable for the proposed uses, and compatible with existing and future uses of the surrounding lands"***

Policy 2.7.2.8 of Mississauga Plan requires that uses which are sources of noise, odour and dust be separated and/or nuisances mitigated from sensitive land uses to ensure incompatible land uses do not interfere with each other. Crematoriums require safe operating distances away from sensitive land uses to prevent adverse impacts. Policy 3.15.4.4 a.) states that in determining compatibility between land uses from the perspective of maintaining quality of life, odours, air particulates, noise and other contaminants that may impact sensitive land uses need to be considered. Effective control is required at the source through appropriate site and building design, buffers and/or separation from major facilities, such as crematoriums, to prevent adverse effects from these facilities on residences. There is no guarantee that odour, dust and contaminants will be properly contained and that malfunctions will not happen. In fact, review of existing crematorium uses in other municipalities reveals instances of malfunctioning crematoriums that have resulted in adverse consequences and impacts for the surrounding areas.

Although each application is evaluated on its own merit, approval of the subject applications would set an undesirable precedent and may encourage other funeral homes to seek similar approvals. Most funeral homes in the City are located on major roads and near residential communities so compatibility with existing and future planned uses is of significant concern.

***"There are adequate infrastructure and community services to support the proposed development"***

The applicant does not propose any significant changes to the existing buildings. The existing funeral home is connected to the municipal water main and sanitary sewer services and no additional services are anticipated to be required. While the proposed development will make use of existing infrastructure, this fact does not speak to the issue of compatibility and protection of existing and future planned sensitive land uses, which is the intent of the applicable Official Plan policies, OPA No. 7 and Zoning By-law 0028-2013.

### **Mississauga Official Plan**

Mississauga Official Plan (MOP) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board (OMB) issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain provisions which remain under appeal either on a city-wide or site-specific basis. Where policies of MOP are under appeal, the corresponding policies of Mississauga Plan are in force.

The applications were submitted under the policies of Mississauga Plan and the applicant has not consented to the application being converted to amend MOP.

Under MOP, the subject property is located within the Malton Neighbourhood Character Area and designated "Mixed Use" (see Appendix S-7). The "Mixed Use" designation within the Malton

Neighbourhood permits a variety of retail and service commercial uses similar to the previous "General Retail Commercial" designation under Mississauga Plan. A crematorium use continues to not be permitted on the subject property. The proposal requires an amendment to the MOP policies for the Malton Neighbourhood Character Area. However, the "Mixed Use" designation has been appealed city-wide and, therefore, the previous "General Retail Commercial" designation continues to apply to this site. While under appeal generally throughout the City, there has been no site specific appeal related to the subject lands in relation to the "Mixed Use" designation or any objection to same in the past.

Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. The criteria is very similar to those discussed under Mississauga Plan.

Mississauga Official Plan does not contemplate significant change in land use for the Malton Neighbourhood Character Area. The focus of the Malton Neighbourhood Character Area policies is to preserve the character of the existing neighbourhood and to ensure new development is compatible with the existing built fabric and environmental features. Malton will remain mostly developed consisting of a mix of low density residential use, medium density townhouses and high density apartments. Existing commercial uses are located along Airport Road, Goreway Drive and Derry Road East with future commercial development directed to concentrate in these areas. Further, lands on the north side of Derry Road East are mostly designated "Mixed Use" which permits a variety of retail and service commercial uses that are consistent with Derry Road East being identified as a Corridor in Mississauga Official Plan.

The Official Plan states that Mississauga will contain healthy and vibrant communities. In order to protect what is valuable and shape change responsibly, Mississauga will promote development decisions that enhance the quality of life for present and future generations. The proposed crematorium does not enhance the quality of life for existing and future residents within surrounding area as it may present adverse health, social and cultural impacts.

As per policy 6.1.1, Mississauga will protect life and property from natural and human made hazards, promote pollution prevention and ensure land use compatibility. When determining land use compatibility, regard will be given to amongst other factors; odours, air particulates, noise and other contaminants, which may impact adjacent or nearby land uses and natural areas (policy 6.6.5). Further, as per policy 7.1.10, it is also necessary to consider the culture of the area.

As per Section 10.3 of MOP, industrial uses include processing. A crematorium also includes processing and operates in a similar fashion and generates comparable concerns as an industrial use. Policy 10.3.5 states that industrial uses in proximity to residential uses and other sensitive land uses will not generate air pollution, odour or excessive noise. As per the applicant's Air Quality Study, 29 contaminants including odour will be released into the air, however, the impacts are expected to be within provincial standards. The Peer Review report of the applicant's Air Quality Study recommends that the report be updated or addendum issued to address the recommendations. While the updates have not been provided by the applicant to date, it remains a priority for Mississauga to plan for greener, healthier communities by promoting pollution prevention and separating conflicting land uses, including those that represent a stationary source of air pollution from populated areas to avoid adverse impacts.

### **Official Plan Amendment (OPA) No. 7**

On February 20, 2013, Council adopted OPA No. 7 to MOP. The primary purpose of the amendment is to provide appropriate locations for crematoriums in response to the *Funeral, Burial and Cremation Services Act, 2002*. The Amendment introduces the following to MOP:

- continued land use permissions for crematoriums in conjunction with a cemetery on lands designated "Private Open Space", "Public Open Space" and "Parkway Belt West";

- expanded land use permissions for crematoriums on lands designated "Industrial" in the Gateway and the Northeast Employment Character Areas, subject to a rezoning application;

The Gateway and Northeast Employment Character Areas contain approximately 1 000 ha (2,470 ac.) of designated industrial lands which include 15 vacant parcels. These areas include many properties that can accommodate a crematorium. While the intent of OPA No. 7 is to expand the possible locations for crematoriums beyond cemeteries, in order to be consistent with the *Funeral, Burial and Cremation Services Act, 2002*, a rezoning application is still required for lands designated "Industrial" within the Northeast or Gateway Employment Character Areas. OPA No. 7 does not permit crematoriums as-of-right on lands designated "Industrial" in the Gateway and the Northeast Employment Character Areas in order to ensure that impacts may be appropriately assessed.

- Further, a new policy has been introduced which identifies criteria to be applied in the evaluation of development proposals for crematoriums.

On March 11, 2013, the applicant appealed OPA No. 7 to the OMB.

*The Funeral, Burial and Cremation Services Act, 2002* requires that no person shall establish a crematorium without municipal approval. In this regard, the City has proactively adopted OPA No. 7 to establish an expanded policy direction for crematoriums in response to the enactment of the *Funeral, Burial and Cremation Services Act, 2002*.

The subject property is not located in one of the permitted designations, namely "Private Open Space", "Public Open Space", or "Parkway Belt West". It is not within the Northeast or Gateway Employment Character Areas and is not designated "Industrial". The applicant also has not satisfied the criteria under policy 6.6.6, as sensitive land uses are located within the surrounding area of the proposed crematorium and there may be adverse impacts to the

long-term planned function and viability of the stable Malton neighbourhood and intensification of the retail and service commercial area along Derry Road East. The proposed crematorium undermines the City's efforts in OPA No. 7 to clearly define where crematoriums may be considered appropriate.

### **Zoning By-law 0225-2007**

The proposed "C3-Exception" (General Commercial – Exception) zone is not acceptable for the reasons noted in the previous sections of this report together with those noted below.

According to the applicant, the proposal will only require internal alterations. Detailed red-lined floor plans along with an operations report have been requested to fully assess the proposed changes.

Under Zoning By-law 0225-2007, crematoriums are only permitted in "OS3" (Open Space – Cemetery) and "PB2" (Parkway Belt) zones accessory to a cemetery use. Uses that are not compatible with sensitive land uses such as manufacturing facilities and waste processing stations are permitted in Employment Zones. The more noxious uses including waste processing stations, waste transfer stations and composting facilities are restricted to "E2" (Employment) and "E3" (Industrial) zones subject to an 800 m (2,624.6 ft.) separation distance from a residential zone. The purpose of this separation distance is to ensure noise, odour and contaminants emitted from these facilities are appropriately buffered from residential uses and do not adversely affect the quality of life of residents.

There are existing deficiencies on site including the following: the required 5 m (16.4 ft.) greenbelt setback for parking spaces is not provided; the number of required disabled parking spaces is deficient by two (2) spaces; and the funeral home is not located on a major road as required in the Zoning By-law. This city-wide regulation for funeral establishment locations was adopted by Council the same day that the By-law to permit Benisasia Funeral Home was adopted (July 11, 2001). While the subject property has frontage onto the cul-de-sac of Legion Road, which is not a street

identified on Schedule 2.1.2.2(1) of the Zoning By-law, the property was assigned a Derry Road East address since Legion Road was a lane at the time and later expanded with other buildings constructed in front of the subject property. The Transportation and Works Department has not received any complaints from emergency services or the owner to indicate that a Derry Road East address is problematic. Depending upon the submission and review of the requested operations report and detailed red-lined floor plans, additional zone deficiencies may be identified.

### **Zoning By-law 0028-2013**

On February 20, 2013, Council passed Zoning By-law 0028-2013 to amend the City's comprehensive Zoning By-law 0225-2007 and implement the provisions of OPA No. 7, as follows:

- introduce a minimum 300 m (984.2 ft.) separation distance for crematorium facilities from Residential, "C4" (Mainstreet Commercial) and City Centre Zones;
- include instructions for how the minimum separation distance is to be measured, and;
- remove as-of-right zoning permissions for a crematorium on lands zoned "PB2" (Parkway Belt).

The purpose of the Zoning By-law amendment is to ensure that the expansion of existing or development of new crematorium facilities does not impact nearby sensitive land uses or the long-term planned function of adjacent lands. Industrial lands in Mississauga are zoned "E3" (Employment) which also applies to other industrial lands in the City beyond the Gateway and Northeast Employment Character Areas. To ensure land use compatibility, a minimum separation distance has been introduced for crematorium facilities.

On March 11, 2013, the applicant appealed By-law 0028-2013 to the OMB.



The rezoning application does not satisfy the minimum 300 m (984.2 ft.) separation distance requirement for a crematorium facility to zones that permit residential uses, as the existing funeral home is approximately 72 m (236.2 ft.) from existing residential lands to the north and to the west. The proposed crematorium undermines the City's efforts in By-law 0028-2013 to ensure an appropriate minimum separation distance between the proposed use and existing and planned future sensitive land uses.

***Funeral, Burial and Cremation Services Act, 2002***

On March 5, 2013, the applicant filed a letter with the City Clerk seeking consent of Council for the establishment of a crematorium within the existing funeral home. The *Funeral, Burial and Cremation Services Act, 2002* requires a municipality that receives a request for approval to establish, alter or increase a cemetery or crematorium in the municipality, to grant the approval if, in the municipality's opinion, it is in the public interest. A public hearing may be held to determine if the approval is in the public interest. The City is required to notify the applicant and the registrar in the Ministry of Consumer Services of Council's decision together with the reasons. Council's decision must also be published in a local newspaper. The Act allows the applicant, the registrar or any person with an interest to appeal the decision to the OMB.

It should be noted that granting approval of a request to establish a crematorium under the *Funeral, Burial and Cremation Services Act, 2002* does not represent approval of the subject applications under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The two Acts are independent of each other and a separate decision of Council is necessary.

The proposed crematorium is not acceptable from a planning perspective and is not in the public interest and should be refused under the *Funeral, Burial and Cremation Services Act, 2002*. The proposed crematorium is not in the public interest because it is not compatible with the surrounding residential land uses and is not sufficiently buffered from these residential land uses to mitigate adverse impacts. The proposed crematorium also may impact

future commercial intensification of the abutting lands along Derry Road East.

**FINANCIAL IMPACT:** Development charges may be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** The proposed Official Plan Amendment and Rezoning are not acceptable from a planning standpoint and should be refused for the following reasons:

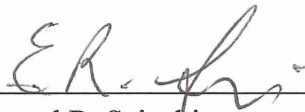
1. The proposed crematorium is not compatible with the surrounding residential land uses and may affect future intensification of the Derry Road East corridor;
2. The applications would undermine the City's efforts through OPA No. 7 and By-law 0028-2013 to clearly define where crematoriums may be considered appropriate and to ensure an appropriate minimum separation distance between the proposed use and existing and planned future sensitive land uses;
3. The applications are not consistent with the policies of Mississauga Plan (2003), Mississauga Official Plan (2011) and the Council adopted OPA No. 7 and Zoning By-law 0028-2013;
4. The applicant's planning justification does not provide a planning rationale for the proposed use at this location;
5. The proposed crematorium is not in the public interest in accordance with the *Funeral, Burial and Cremation Services Act, 2002*.

**ATTACHMENTS:** Appendix S-1: Information Report  
Appendix S-2: PDC Recommendation 0045-2011  
Appendix S-3: Council Resolution 0238-2011  
Appendix S-4: Council Resolution 0237-2011  
Appendix S-5: Letter from the Minister of Consumer Services

Appendix S-6: 300 m Separation Distance

Appendix S-7: Excerpt of Mississauga Official Plan Schedule 10

Appendix S-8: Excerpt of Mississauga Official Plan Schedule 3



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Stephanie Segreti, Development Planner*

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# Corporate Report

**PDC** SEPT 6 2011

Clerk's Files

Originator's  
Files OZ 09/012 W5

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**DATE:** August 16, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 6, 2011

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a crematorium in the existing funeral home**  
**3263 Derry Road East**  
**North of Derry Road East, east of Airport Road**  
**Owner: 1429036 Ontario Inc. (Benisia Funeral Home)**  
**Applicant: Glen Schnarr and Associates Inc.**  
**Bill 51**

**Public Meeting** **Ward 5**

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**RECOMMENDATION:** That the Report dated August 16, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" to "General Retail Commercial - Special Site" and to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial), to permit a crematorium in the existing funeral home under File OZ 09/012 W5, 1429036 Ontario Inc., 3263 Derry Road East, be received for information.

**BACKGROUND:** The subject applications have been circulated for technical comments and a community meeting was held on May 5, 2011.

In addition to the Official Plan Amendment and zoning approval, the proposed crematorium would require a Certificate of Approval from the Ministry of the Environment and a license to operate from the Ministry of Consumer Services, each governed under separate legislation.

The Province of Ontario licenses all funeral homes, crematoriums and cemeteries under the *Cemeteries Act (Revised)*, and the *Funeral Directors and Establishments Act*. The current legislation only permits a crematorium in a cemetery. A free standing crematorium or one that is proposed in a funeral home is currently not permitted.

The Province has proposed new legislation entitled the *Funeral, Burial and Cremation Services Act, 2002* (new Act). This new Act received Royal Assent on December 13, 2002, and is scheduled to come into effect on July 1, 2012.

The new Act is an expansion, consolidation and modernization of the *Cemeteries Act (Revised)*, and the *Funeral Directors and Establishments Act*. The primary objective is to offer protection and greater transparency to consumers and the bereavement sector and will permit crematoriums outside cemeteries. Under the new Act, no person shall establish a crematorium without first submitting a formal request to and receiving approval from the local municipality. The local municipality may hold a separate public hearing under the Act and grant approval if in the municipality's opinion, such an approval is in the public interest. The Ministry of Consumer Services is currently working to finalize the Regulations before the new Act can come into force. Until the new Act is in force, the existing legislation (i.e. the *Cemeteries Act (Revised)*, and the *Funeral Directors and Establishments Act* ) that govern crematoriums will continue to remain in effect.

The purpose of this report is to provide preliminary information on the applications and seek comments from the community. In anticipation of the new Act coming into effect next year, the applicant wishes to proceed with the proposed Official Plan Amendment and Rezoning of the subject lands in order to permit

the proposed crematorium within the existing funeral home as municipal approval is a prerequisite to any subsequent approvals and licensing by the Province.

No additional gross floor area or building addition are proposed through these applications.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications – submitted:	August 24, 2009 (Received) September 16, 2009 (Deemed Complete)
Gross Floor Area:	2 156.65 m <sup>2</sup> (23,214.75 sq. ft.)
Gross Floor Area - non-residential	1 296.49 m <sup>2</sup> (13,955.76 sq. ft.) - area accessible to the public
Building Height:	2 storeys
Lot Coverage	9.8 %
Landscaped Area:	12.7 %
Existing Parking:	98 spaces
Required Parking:	97 spaces
Supporting Documents:	<ul style="list-style-type: none"> <li>- Planning Justification and Rationale Report</li> <li>- Emission Summary and Dispersion Modeling Report</li> <li>- Phase I Environmental Site Assessment</li> <li>- Phase II Environmental Site Assessment</li> </ul>

<b>Site Characteristics</b>	
Frontage:	22.7 m (74.5 ft.) - Legion Road
Depth:	60.0 m (196.9 ft.) (Average)
Lot Area:	0.87 ha (2.15 ac.)
Existing Use:	Funeral Home

Additional information is provided in Appendices I-1 to I-8.

### **Neighbourhood Context**

The subject property is located in a mixed commercial and residential area in the Malton community. The topography is generally flat. The West Branch of Mimico Creek is located immediately to the north and east of the site. The area is characterized by mature trees generally located within the Mimico Creek floodplain. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: West Branch of Mimico Creek. Detached and semi-detached dwellings north of the Creek.
- East: West Branch of Mimico Creek. Detached dwellings east of the Creek.
- South: A motor vehicle sales and service facility.
- West: Office building and a trailer home park.

### **Current Mississauga Plan Designation and Policies for the Malton District (May 5, 2003)**

**"General Retail Commercial"** which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses are also permitted. Sections 3.8.2.11c and 3.8.5.3 of the General Policies state in part that crematoria will be located only in cemeteries. The applications are not in conformity with the land use designation because the proposed crematorium is not a permitted use.

The Malton District Land Use map identifies the subject lands to be located within the regulatory floodplain of the Mimico Creek Watershed and adjacent to the Mimico Natural Area System shown on Schedule 3 - Environmental Areas. In 2001, the owner was required to dedicate greenbelt lands under their ownership as part of the approval of the rezoning application to permit a funeral home under File OZ 00/052 W5. Additional greenbelt dedication will not be required if the subject applications are approved.

Section 3.15.4.4 of Mississauga Plan states in part that in determining compatibility between land uses, odours and air particulates will be important considerations.

Section 5.3.2 of Mississauga Plan contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment; as follows:

- the proposal would not adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; and
- there are adequate infrastructure and community services to support the proposed development.

#### **Proposed Official Plan Designation and Policies**

"**General Retail Commercial - Special Site**" to permit a crematorium within the existing funeral home.

#### **New Mississauga Official Plan**

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan.

Under the new Mississauga Official Plan, the subject lands are designated "**Mixed Use**" which does not permit a crematorium. The current proposal does not conform to the land use designation and associated policies contained in the new Mississauga Official



Plan. Section 11.2.4.4 states in part, that crematoria will be located only in cemeteries. Consideration will be given to the policies in the Plan that relate to clean air, pollution prevention, protection of air quality, and reduction of harmful gas emissions.

It is worth noting that the subject lands are located adjacent to the Green System shown on Schedules 1 and 1a, and the Natural Areas System on Schedule 3. The owner will not be required to dedicate additional greenbelt lands.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Existing Zoning**

"C3" (General Commercial), which permits a wide range of retail and service commercial uses including a funeral home. However, a crematorium is not permitted.

### **Proposed Zoning By-law Amendment**

"C3 - Exception" (General Commercial), to permit a crematorium within the existing funeral home.

The applicant has indicated that the standard regulations under the "C3" (General Commercial) zone will be met and therefore no changes have been requested. However, there are certain existing conditions on the property which are considered to be legal non-conforming and should be corrected as part of any approval. These include: an exemption from the minimum 5.0 m (16.4 ft.) greenbelt setback related to parking spaces as required by Table 2.1.17.1; a reduction to the required number of disabled parking from four to two disabled spaces; and, an exemption from the requirement that lots with funeral homes must front on major roads.

## COMMUNITY ISSUES

On October 14, 2009, Council referred a petition submitted by the residents of Justine Drive to staff for action. The petition was against the proposed crematorium. Additional correspondence was received expressing similar concerns.

On May 5, 2011, a community meeting was held at the Victory Hall to discuss the proposed crematorium which was attended by Mayor Hazel McCallion, City staff, the applicant and approximately 100 residents. The majority of the residents expressed concerns on the proposed crematorium. Staff received written comments during and after the community meeting in addition to various e-mails and calls expressing similar concerns.

The following is a summary of all comments and concerns:

- air quality is a major concern;
- crematoriums emit air pollutants;
- mercury emission is a serious health hazard;
- existing crematoriums already serve the City;
- crematoriums should not be located near residential areas; and
- frequency of cremation and hours of operation.

With respect to the comment that there are crematoriums already serving the City, information has been obtained from the Ontario Association of Cemetery and Funeral Professionals that there are 4 existing crematoriums in the Region of Peel. In addition, the City of Brampton has recently approved an Official Plan Amendment and Rezoning Application to permit a Funeral Visitation Centre and Crematorium in an industrial park at 10 Bramwin Court (see Appendix I-7).

The Planning and Building Department has also received 14 copies of a form letter dated June 4, 2011, signed by individuals which indicate that they have no objection to the approval of the subject applications. Letters were received from a sports and cultural society and from the executive committee of a seniors community indicating their support to the applications. Similarly, 2 additional

petitions were received, one from a seniors association and the other from a seniors club also in support of the proposal.

## **DEVELOPMENT ISSUES**

### **Air Quality**

An air quality study was submitted by the applicant and circulated for comments. The outstanding matters related to the study will be resolved prior to the Supplementary Report, (see Transportation and Works Department comments for details in Appendix I-6).

All agency comments are summarized in Appendix I-6. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- the cumulative impact of emissions from the proposed facility on the ambient air quality;
- land use compatibility with sensitive land uses; and
- timing of Provincial legislation and implications.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed use, there are certain other environmental matters with respect to air quality and pollution which will require the applicant to enter into appropriate agreements with the City.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:**

Appendix I-1 - Site History  
Appendix I-2 - Aerial Photograph  
Appendix I-3 - Excerpt of Malton District Land Use Map  
Appendix I-4 - Excerpt of Existing Land Use Map  
Appendix I-5 - Existing Site Plan  
Appendix I-6 - Agency Comments  
Appendix I-7 - Location of Existing and Proposed Crematoriums  
Appendix I-8 - General Context Map



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Haig Yeghouchian, Development Planner*

**1429036 Ontario Inc. (Benisasia Funeral Home)**

**File: OZ 09/012 W5**

### **Site History**

- September 26, 2000 - A rezoning application under File OZ 00/052 W5 was submitted to permit a funeral home.
- April 11, 2001 - Site Plan application under File SPR 01/149 W5 was submitted for approval to expand the funeral home by an additional 228.04 m<sup>2</sup> (2,454.7 sq. ft.)
- July 11, 2001 - Rezoning application (OZ 00/052 W5) was approved and the implementing zoning by-law was also passed by Council.
- June 7, 2002 - Site Plan Application (SPR 01/149 W5) was approved.
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which were not appealed and the subject lands were zoned "C3" (General Commercial).



**LEGEND:**

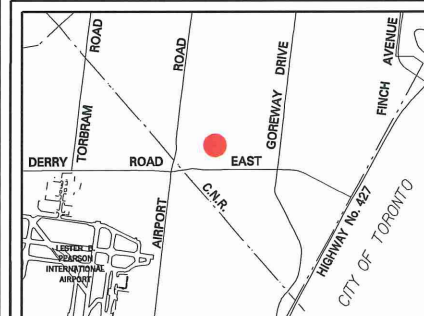


**SUBJECT LANDS**

**DATE OF AERIAL PHOTO: 03 2010**



**SUBJECT: 1429036 ONTARIO INC.**



**FILE NO:**  
**OZ 09012 W5**

**DWG. NO:**  
**09012A**

**SCALE:**  
**1:2500**

**PDC DATE:**  
**2011 09 06**

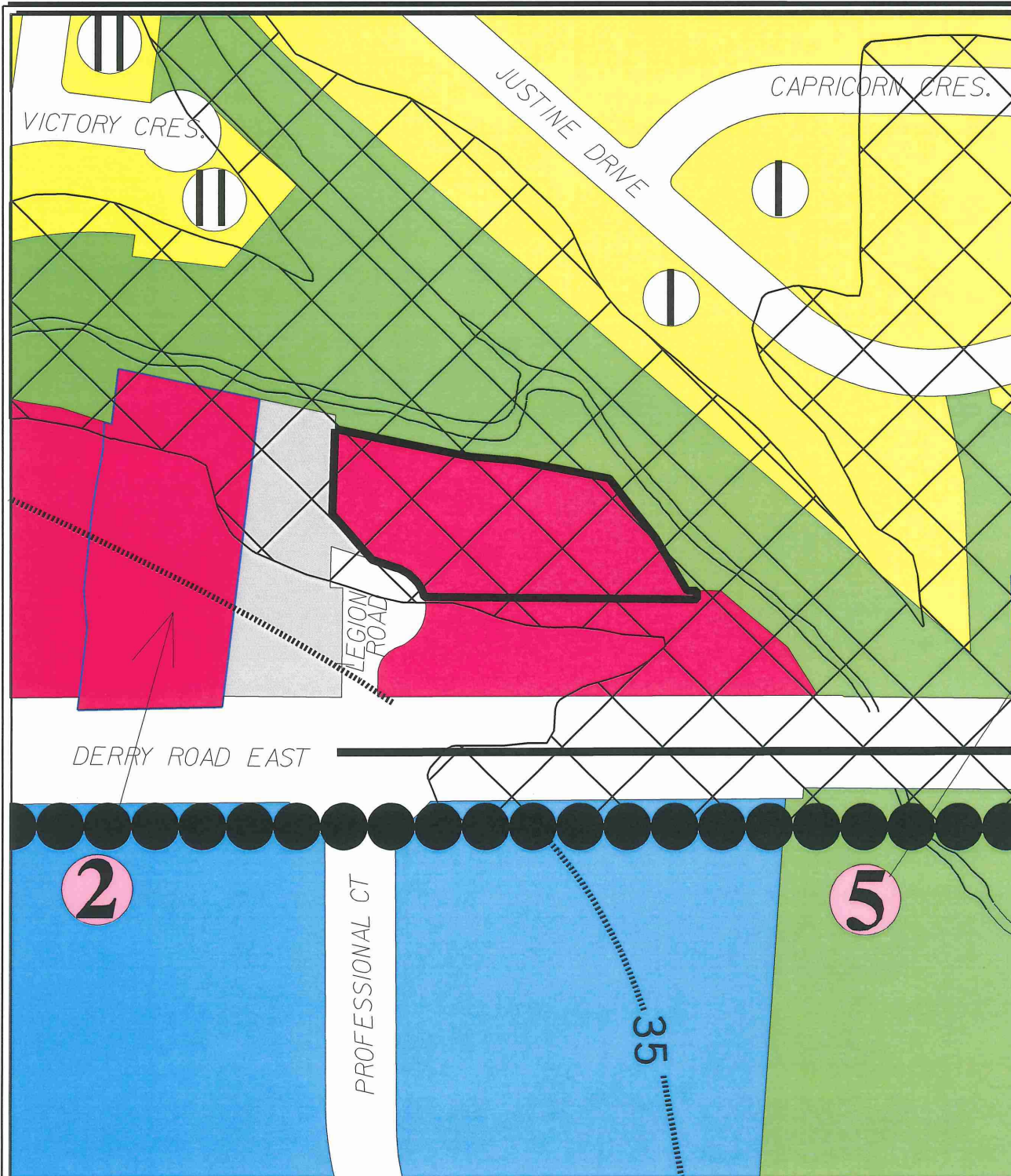
**DRAWN BY:**  
**K. PROKOP**

**MISSISSAUGA**  
**Planning and Building**

**Produced by**  
**T&W, Geomatics**















**APPENDIX I-2**














# **PART OF MALTON DISTRICT LAND USE MAP** **MALTON DISTRICT POLICIES OF MISSISSAUGA PLAN**






## **LAND USE DESIGNATIONS**

-  Residential - Low Density I
-  Residential - Low Density II
-  Residential - Medium Density I
-  Residential - Medium Density II
-  Residential - High Density I
-  Residential - High Density II
-  Mainstreet Commercial
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Public Open Space
-  Greenbelt
-  Utility

## **TRANSPORTATION LEGEND**

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  Existing Commuter Rail Station
-  1996 NEP/2000 NEF Composite Noise Contours
-  Planning District

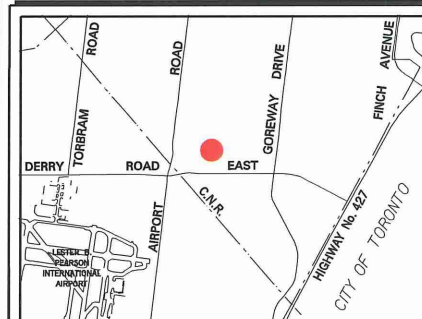
## **LAND USE LEGEND**

-  Regulatory Floodplain
-  Node Boundary
-  LBPIA Operating Area Boundary - See Aircraft Noise Policies
-  Note: In Malton, this includes all lands to the west of Goreway Drive.
-  Special Site Areas (See Special Site Policies)

 **SUBJECT LANDS**



**SUBJECT: 1429036 ONTARIO INC.**



**FILE NO:**  
**OZ 09012 W5**

**DWG. NO:**  
**09012L**

**SCALE:**  
**1:2500**

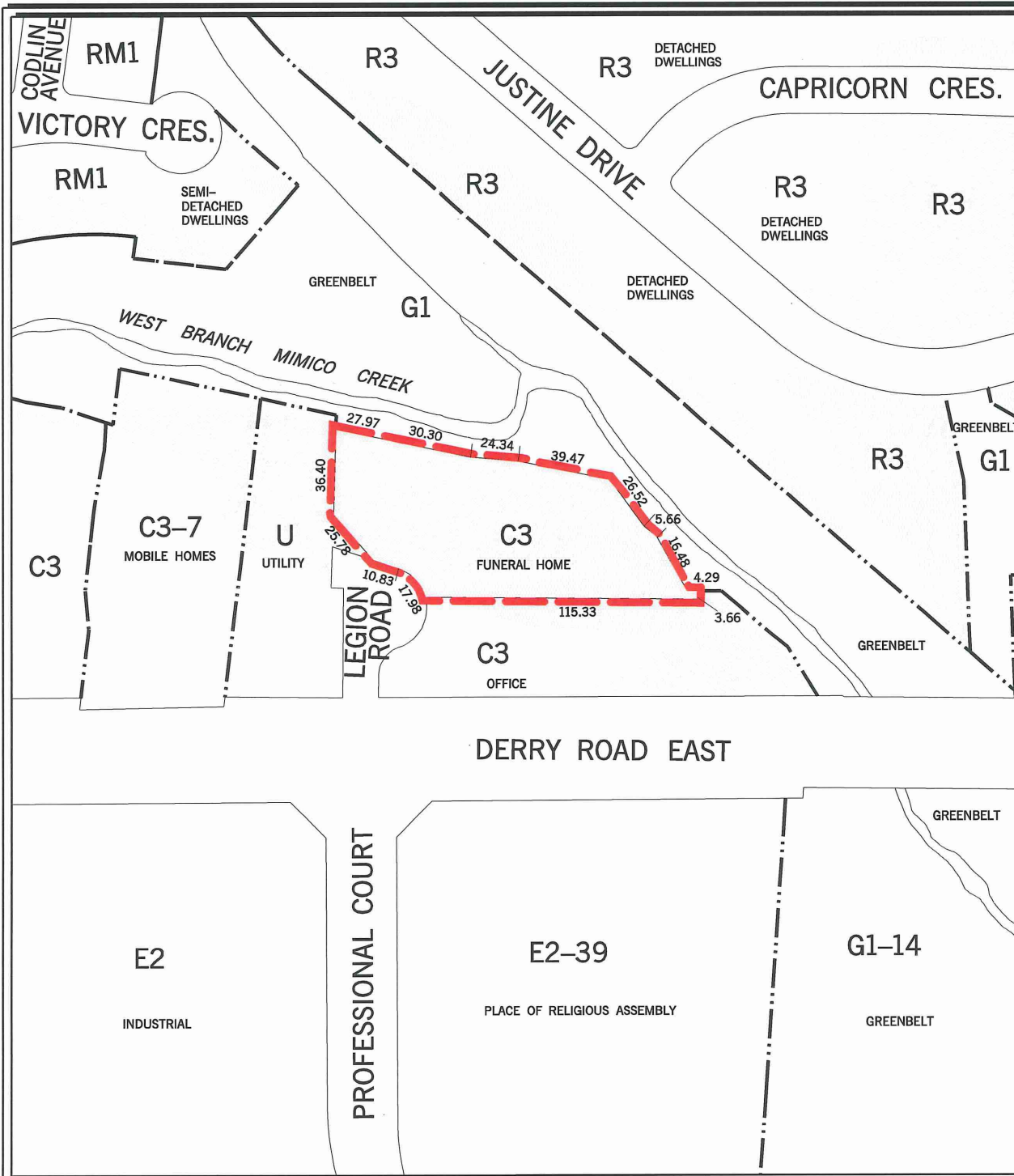
**PDC DATE:**  
**2011 09 06**

**DRAWN BY:**  
**K. PROKOP**

**APPENDIX 1-3**

**MISSISSAUGA**  
**Planning and Building**

**Produced by**  
**T&W, Geomatics**



#### LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "GENERAL RETAIL COMMERCIAL" TO "GENERAL RETAIL COMMERCIAL-SPECIAL SITE" AND PROPOSED REZONING FROM "C3" (GENERAL COMMERCIAL) TO "C3-EXCEPTION" (GENERAL COMMERCIAL), TO PERMIT A CREMATORIUM IN THE EXISTING FUNERAL HOME.

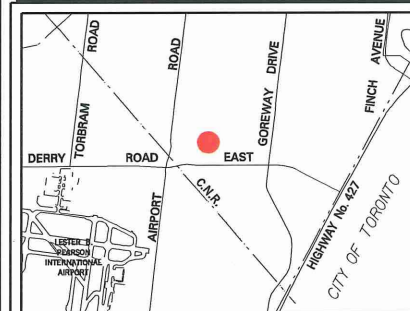
GREENBELT OVERLAY

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.  
THIS IS NOT A PLAN OF SURVEY.



#### SUBJECT:

**1429036 ONTARIO INC.**



FILE NO:

OZ 09012 W5

DWG. NO:

09012R

SCALE:

1:2500

PDC DATE:

2011 09 06

DRAWN BY:

K. PROKOP

APPENDIX I-4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



# BLOCK A, REG'D PLAN 896

PIN 13264-0665

DERRY GREENWAY PARK

NOTE:  
ALL NEW GRADES AT THE EDGES OF  
THE PARKING LOT TO MEET THE EXISTING GRADES

OBC Article: 3.2.2.25

OZ 00-052 W5

MUNICIPAL ADDRESS: 3263 DERRY ROAD E.  
BLOCK A  
PLAN/CONC. 470  
43 R 5366  
ZONING: M1 SECTION 2540  
SITE AREA: 8724 sq.m. (0.8724 ha)

## BUILDING AREA

EXISTING: 891.16 sq.m.  
PROPOSED ADDITION: 228.04 sq.m.  
TOTAL PROPOSED BUILDING AREA: 1119.20 sq.m.  
COVERAGE: 9.77%  
LANDSCAPED AREA: 1,105.61 sq.m.  
PAVED AREA: 4692.63 sq.m.  
GROSS FLOOR AREA  
BASEMENT: 184.58 sq.m.  
GROUND FLOOR: 891.16 sq.m.  
2-ND FLOOR: 852.77 sq.m.

TOTAL EXISTING GFA: 1928.81 sq.m.  
PROPOSED ADDITION (ground floor) GFA: 228.04 sq.m.  
TOTAL PROPOSED GFA: 2156.65 sq.m.

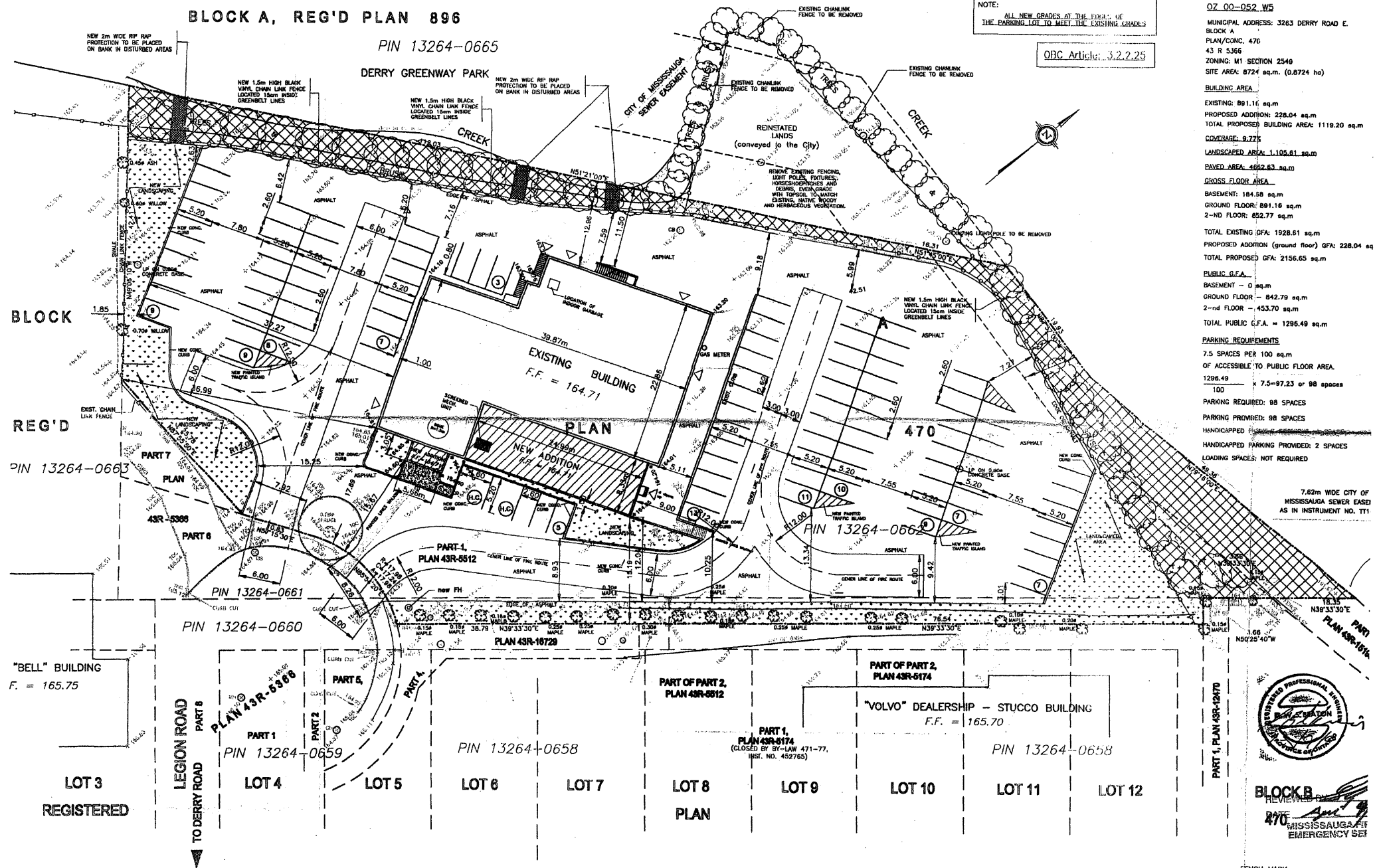
## PUBLIC GFA

BASEMENT - 0 sq.m.  
GROUND FLOOR - 842.79 sq.m.  
2-ND FLOOR - 453.70 sq.m.  
TOTAL PUBLIC GFA = 1296.49 sq.m.

## PARKING REQUIREMENTS

7.5 SPACES PER 100 sq.m.  
OF ACCESSIBLE TO PUBLIC FLOOR AREA.  
1296.49 x 7.5 = 97.23 or 98 spaces  
100  
PARKING REQUIRED: 98 SPACES  
PARKING PROVIDED: 98 SPACES  
HANDICAPPED PARKING REQUIRED: 2 SPACES  
HANDICAPPED PARKING PROVIDED: 2 SPACES  
LOADING SPACES: NOT REQUIRED

7.62m WIDE CITY OF  
MISSISSAUGA SEWER EASEL  
AS IN INSTRUMENT NO. T11



BLOCK B  
REVIEWED  
470  
MISSISSAUGA  
EMERGENCY SER

ENCH MARK

1429036 Ontario Inc. (Benisasia Funeral Home)

File: OZ 09/012 W5

**Agency Comments**

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

Agency / Comment Date	Comment
Ministry of Consumer Services (July 12, 2011)	<p>The <i>Cemeteries Act (Revised)</i> does not allow free standing crematoria in Ontario.</p> <p>In accordance with Sections 2, 7 and 56(1) of the <i>Cemeteries Act (Revised)</i>, a crematorium may only be built on existing cemetery land subject to the consent of the Registrar.</p> <p>The Funeral Burial Cremation Services Act, 2002, and the regulations have been approved and that the Act and regulations are scheduled to take effect on July 1, 2012.</p>
Region of Peel (July 26, 2011)	<p>Regional staff does not have any objections to the approval of the subject applications and note that an amendment to the Region of Peel Official Plan is not required. They have reviewed the applicant's air quality report and have advised that they do not have a regulatory role in air quality.</p> <p>In addition to zoning approval, the proposed crematorium would require a Certificate of Approval from the Ministry of the Environment (MOE) and a license to operate from the Ministry of Consumer Services.</p> <p>The Region has advised that the MOE has indicated that they would review the air quality report submitted by the applicant and provide comments on the report and cumulative impacts on the condition that the applicant submits a separate application to the MOE for a Certificate of Approval for the proposed crematorium.</p>
Toronto and Region Conservation Authority (July 26, 2011)	<p>The subject lands are located within the Regional Storm Floodplain of the Mimico Creek Watershed. The addition of a crematorium will not increase the existing risk on the property and as such they have no objection to the approval of the subject applications.</p>
Greater Toronto Airports Authority (July 26, 2011)	<p>According to the Airport Zoning Regulations for the Toronto Lester B. Pearson International Airport, development elevations on the subject property are affected by the Outer</p>

1429036 Ontario Inc. (Benisasia Funeral Home)

File: OZ 09/012 W5

Agency / Comment Date	Comment
	<p>Surface. The maximum allowable development elevation under this restriction is 219.46 m (720.0 ft.) Above Sea Level (ASL). The property is also affected by the Localizers for Runways 15L and 24R.</p> <p>Based on the finished floor elevation of 164.71 m (540.4 ft.) ASL, and the 2 storey (10.5 m (34.4 ft.) height of the existing building, the proposed crematorium in the existing funeral home would be within the allowable height limits associated with the Regulations.</p> <p>The subject property lies within the 30-35 NEF/NEP of the composite contour map for the Airport and within the Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustical design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
City Transportation and Works Department (July 29, 2011)	<p>An air quality study dated August, 2010 by RWDI Air Inc. was submitted by the applicant and was circulated to the Transportation and Works Department, and to the Region of Peel with a request to forward the study to the Ministry of the Environment (MOE) through the “one window” approach. The Region of Peel has indicated that they do not regulate air quality and therefore has expressed no comment on the study. The MOE has indicated to the Region that they will not review the study unless a Certificate of Approval application is submitted to the Ministry by the applicant. Correspondence from the applicant’s consultant indicates that it is their understanding that municipal planning approval is required prior to submitting an application for a Certificate of Approval. Therefore, it appears that Council will not have the benefit of the MOE’s expertise in air quality prior to making a decision on this application.</p> <p>The air quality study submitted in support of the applications concludes as follows:</p> <ul style="list-style-type: none"> <li>- the facility will emit twenty nine (29) contaminants, including odour,</li> </ul>

1429036 Ontario Inc. (Benisia Funeral Home)

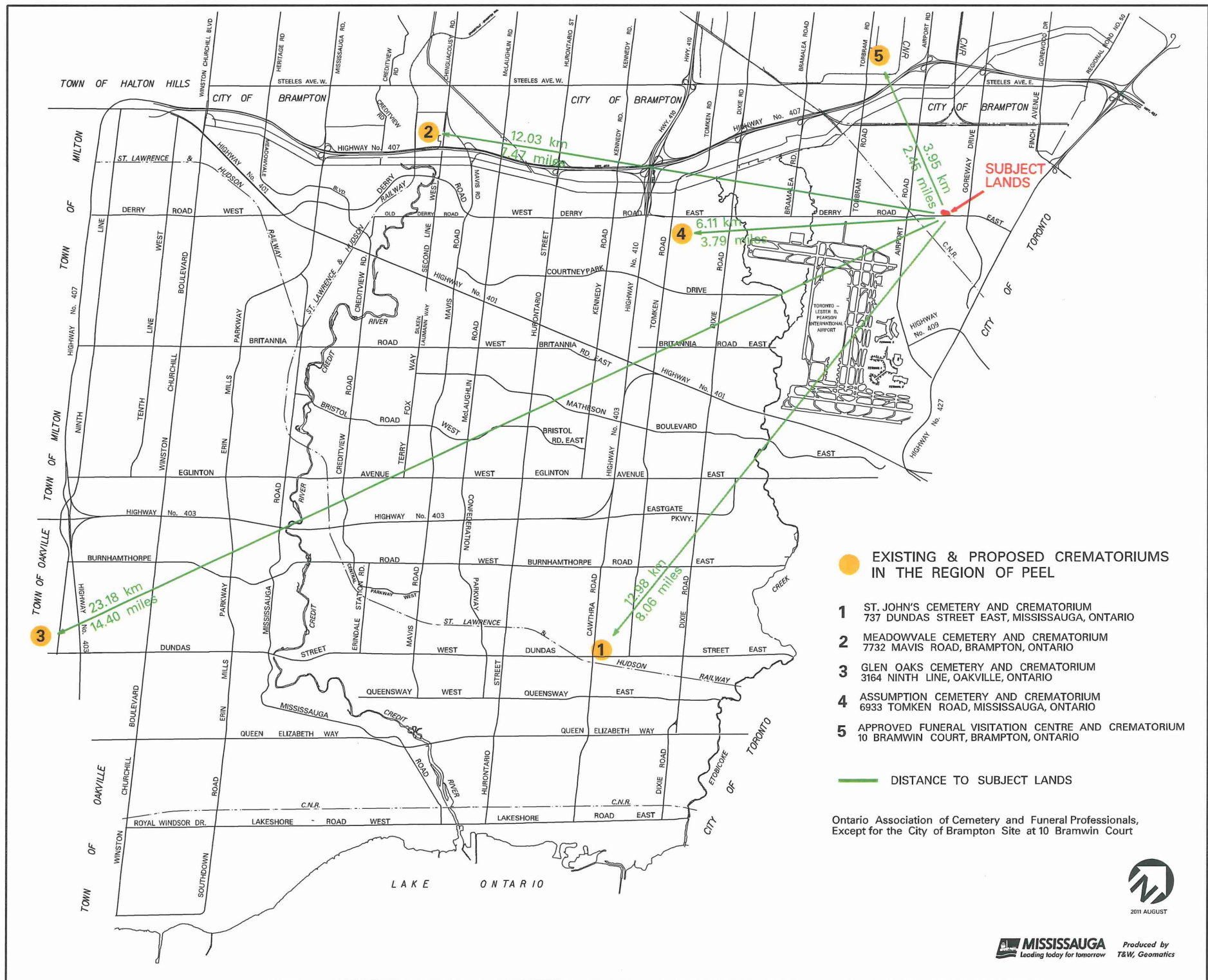
File: OZ 09/012 W5

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>- dispersion modeling indicates that contaminant concentrations due to emissions from the facility will comply with provincial 'point of impingement' air quality standards at the property boundary and at off-site sensitive receptors,</li> <li>- when emissions from the facility are added to the existing ambient air quality concentrations, air quality standards are exceeded for nitrogen oxides, cadmium and mercury.</li> </ul> <p>In response to questions raised by staff, the applicant's consultant indicated the following:</p> <ul style="list-style-type: none"> <li>- the current process to obtain approval from the MOE requires that a facility meet the 'point of impingement' standards without including the existing ambient air quality concentrations (cumulative effects),</li> <li>- the available data for background concentrations of cadmium was collected at a time when the laboratory detection limit was higher than the standard is today,</li> <li>- mercury emissions are based on old and limited test data,</li> <li>- further controls to reduce emissions are possible but would require the disposal of small amounts of ash, which could be a cultural issue as well as a regulatory issue.</li> </ul> <p>Staff does not have the level of expertise in this area to evaluate the above comments and provide guidance to Council. We therefore require that an independent and qualified consultant be retained by the City, at the applicant's expense, to evaluate the air quality study and other information that has been provided in order and make recommendations on the appropriateness of this land use proposal from an air quality perspective.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- City Community Services Department - Planning, Development and Business Services/Park Planning</li> </ul>

1429036 Ontario Inc. (Benisasia Funeral Home)

File: OZ 09/012 W5

Agency / Comment Date	Comment
	Division <ul style="list-style-type: none"> <li>- City Community Services Department - Culture Division</li> <li>- City Community Services Department - Fire and Emergency Services Division</li> <li>- Mississauga Transit</li> <li>- Canada Post</li> <li>- Enersource Hydro Mississauga</li> <li>- Enbridge Gas Distribution</li> </ul>
	The following City Departments and external agencies were circulated the applications but provided no comments: <ul style="list-style-type: none"> <li>- City Economic Development</li> <li>- City Realty Services</li> <li>- City Community Services Department - Cemeteries and Administration</li> <li>- Ministry of the Environment</li> <li>- Hydro One</li> <li>- Bell Canada</li> <li>- Rogers Cable</li> </ul>

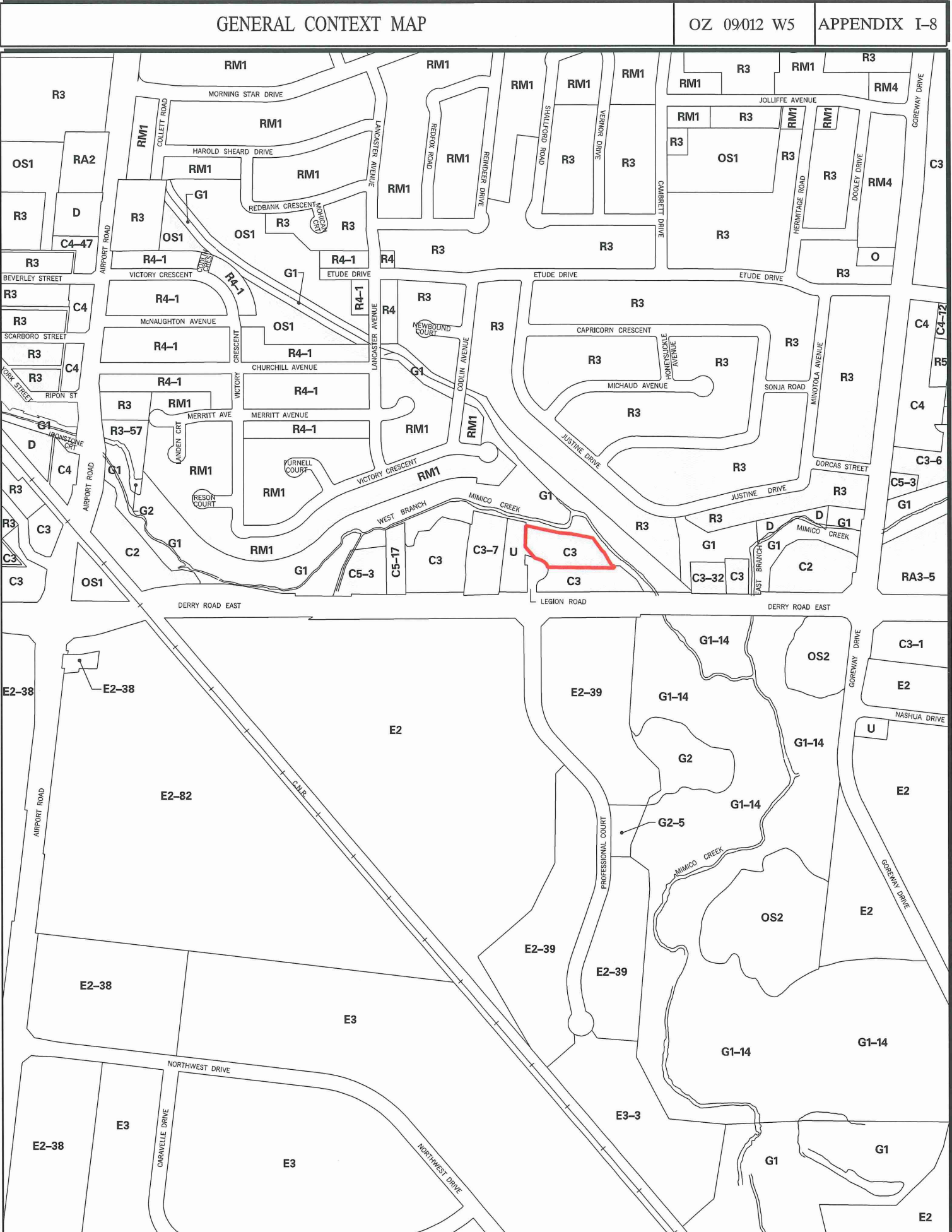




GENERAL CONTEXT MAP	OZ 09012 W5	APPENDIX I-8
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GENERAL CONTEXT MAP	OZ 09012 W5	APPENDIX I-8
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GENERAL CONTEXT MAP	OZ 09012 W5	APPENDIX I-8
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**1429036 Ontario Inc. (Benisasia Funeral Home)**

**File: OZ 09/012 W5**

**Recommendation PDC-0045-2011**

That the following recommendation be deferred:

1. That the Report dated August 16, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from 'General Retail Commercial' to 'General retail Commercial - Special Site' and to change the Zoning from 'C3' (General Commercial) to 'C3-Exception' (General Commercial), to permit a crematorium in the existing funeral home under File OZ 09/012 W5, 1429036 Ontario Inc., 3263 Derry Road East, be received for information.
2. That the following correspondence, be received:
  - (1) Letter dated June 21, 2011 from Mayor McCallion to The Honourable John Gerretsen, Minister of Consumer Services with respect to the Funeral, Burial and Cremation Services Act, 2002.
  - (2) Letter dated July 12, 2011 from The Honourable John Gerretsen, Minister of Consumer Services in response to Mayor McCallion's letter dated June 21, 2011.
  - (3) Email dated September 28, 2009 from Emilia Kostakova.
  - (4) Email dated November 19, 2009 from Jagir Dale.
  - (5) Email dated August 11, 2011 from Jane Linnegar.
  - (6) Email dated August 23, 2011 from Valentin Theodory.
  - (7) Email dated August 31, 2011 from Roberto Buosi.
  - (8) Email dated September 1, 2011 from Mahipal Reddy.
  - (9) Email dated September 1, 2011 from Merike Cook.
  - (10) Email dated September 2, 2011 from Ann Higgins.
  - (11) Email dated September 2, 2011 from Jackie Lane.
  - (12) Email dated September 2, 2011 from Ellen Hinks.
  - (13) Email dated September 2, 2011 from Marian Bhim.
  - (14) Email dated September 2, 2011 from Marian Svec.



**1429036 Ontario Inc. (Benisia Funeral Home)**

**File: OZ 09/012 W5**

- (15) Email dated September 2, 2011 from Frank Roschel.
- (16) Email dated September 4, 2011 from David Chaves.
- (17) Email dated September 5, 2011 from Anthony and Vona Lancaster.
- (18) Email dated September 6, 2011 from Bibi and Mohamed Ally.
- (19) Email dated September 6, 2011 from Valerie Thompson.
- (20) Email dated September 6, 2011 from Weston and Michelle Richards.
- (21) Email dated September 6, 2011 from Jacob Jilani.
- (22) Email dated September 6, 2011 from the Bartlett Family.
- (23) Letter dated August 20, 2011 from Mrs. Stella C. Sherwood.
- (24) Letter dated August 23, 2011 from W.E. and L.B. van Romondt.
- (25) Copy of submission from Mr. Arjun Tahiliani from the May 5, 2011 Community Meeting.
- (26) Letter dated September 1, 2011 from Mr. Arjun Tahiliani.
- (27) Letter dated September 1, 2011 from Elsbeth Hatje.
- 28) Copy of submission from Dolores Parker.
- (29) Letter dated July 6, 2011 from Brad Vessey, Property Manager, Fieldgate Commercial.
- (30) Letter dated June 12, 2011 from Mr. Gurmeet Singh of Desh Bhagat Sports and Cultural Society.
- (31) Form letters dated June 4, 2011 from the following residents supporting the subject application:
  - (i) Raghmohinder Singh Brar;
  - (ii) Major Singh Deol;
  - (iii) Gurdev Sidhu;
  - (iv) Gurdev Singh;
  - (iv) Baldev Singh Dhaliwal;
  - (v) Ajaib Singh Dhaliwal;
  - (vi) Dilbagh Singh Panha;
  - (viii) Gurdev Singh;
  - (ix) Sukhdev Singh Hansra;
  - (x) Pritam Singh Grewal;
  - (xi) Mukhtiar Singh Brar;
  - (xii) Gurnam Singh Brar;
  - (xiii) Natha Singh Dhaliwal;
  - (xiv) Bhajan Singh Gill.

**1429036 Ontario Inc. (Benisia Funeral Home)**

**File: OZ 09/012 W5**

(32) Petition dated July 2011 from Gurdial Singh, on behalf of members of the Humber Wood Senior Club in Rexdale, in support of the subject application.

(33) Petition dated July 2011 from Piara Singh Toor, on behalf of members of the Senior Asian Association, Mississauga, in support of the subject application.

(34) Petition containing 1500 signatures from Malton (Ward 5) Committee opposing the subject application.

(35) Email dated September 6, 2011 from Mathew Cook.

3. That the Commissioner of Planning and Building be directed to bring the Supplementary Report back to the Planning and Development Committee after the new legislation entitled the Funeral, Burial and Cremation Services Act, 2002, and associated regulations come into effect.

4. That the Commissioner of Planning and Building be directed to prepare appropriate recommendations for consideration by Council at its next meeting on September 14, 2011 requesting that the Minister of Consumer Services consider the establishment of a minimum separation distance from a residential zone to a future crematorium as part of the implementing regulations for the Funeral, Burial and Cremation Services Act, 2002.

1429036 Ontario Inc. (Benisasia Funeral Home)

File: OZ 09/012 W5

**Recommendation PDC-0045-2011 as amended and adopted by Council on October 12, 2011, as Resolution 0238-2011:**

- 0238-2011
- “1. That the Report dated August 16, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" to "General Retail Commercial - Special Site" and to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial), to permit a crematorium in the existing funeral home under File OZ 09/012 W5, 1429036 Ontario Inc., 3263 Derry Road East, be received for information.
  2. That the following correspondence, be received:
    - (1) Letter dated June 21, 2011 from Mayor McCallion to The Honourable John Gerretsen, Minister of Consumer Services with respect to the Funeral, Burial and Cremation Services Act, 2002.
    - (2) Letter dated July 12, 2011 from The Honourable John Gerretsen, Minister of Consumer Services in response to Mayor McCallion's letter dated June 21, 2011.
    - (3) Email dated September 28, 2009 from Emilia Kostakova.
    - (4) Email dated November 19, 2009 from Jagir Dale.
    - (5) Email dated August 11, 2011 from Jane Linnegar.
    - (6) Email dated August 23, 2011 from Valentin Theodory.
    - (7) Email dated August 31, 2011 from Roberto Buosi.
    - (8) Email dated September 1, 2011 from Mahipal Reddy.
    - (9) Email dated September 1, 2011 from Merike Cook.
    - (10) Email dated September 2, 2011 from Ann Higgins.
    - (11) Email dated September 2, 2011 from Jackie Lane.
    - (12) Email dated September 2, 2011 from Ellen Hinks.
    - (13) Email dated September 2, 2011 from Marian Bhim.
    - (14) Email dated September 2, 2011 from Marian Svec.
    - (15) Email dated September 2, 2011 from Frank Roschel.
    - (16) Email dated September 4, 2011 from David Chaves.
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    - (23) Letter dated August 20, 2011 from Mrs. Stella C. Sherwood.
    - (24) Letter dated August 23, 2011 from W.E.and L.B. van Romondt.
      - a. Copy of submission from Mr. Arjun Tahiliani from the May 5, 2011 Community Meeting.
    - (25) Letter dated September 1, 2011 from Mr. Arjun Tahiliani.
    - (26) Letter dated September 1, 2011 from Elsbeth Hatje.
    - (27) Copy of submission from Dolores Parker.
      - a. Letter dated July 6, 2011 from Brad Vessey, Property Manager, Fieldgate Commercial.

1429036 Ontario Inc. (Benisasia Funeral Home)

File: OZ 09/012 W5

- b. Letter dated June 12, 2011 from Mr. Gurmeet Singh of Desh Bhagat Sports and Cultural Society.
  - c. Form letters dated June 4, 2011 from the following residents supporting the subject application:
  - d. Raghmohinder Singh Brar;
  - e. Major Singh Deol;
  - f. Gurdev Sidhu;
  - g. Gurdev Singh;
  - h. Baldev Singh Dhaliwal;
  - i. Ajaib Singh Dhaliwal;
  - j. Dilbagh Singh Panha;
  - k. Gurdev Singh;
  - l. Sukhdev Singh Hansra;
  - m. Pritam Singh Grewal;
  - n. Mukhtiar Singh Brar;
  - o. Gurnam Singh Brar;
  - p. Natha Singh Dhaliwal;
  - q. Bhajan Singh Gill.
- (28) Petition dated July 2011 from Gurdial Singh, on behalf of members of the Humber Wood Senior Club in Rexdale, in support of the subject application.
- (29) Petition dated July 2011 from Piara Singh Toor, on behalf of members of the Senior Asian Association, Mississauga, in support of the subject application.
- (30) Petition containing 1500 signatures from Malton (Ward 5) Committee opposing the subject application.
- (31) Email dated September 6, 2011 from Mathew Cook.
3. That the Commissioner of Planning and Building be directed to bring the Supplementary Report back to the Planning and Development Committee after the new legislation entitled the *Funeral, Burial and Cremation Services Act, 2002*, and associated regulations come into effect.
4. That the Commissioner of Planning and Building be directed to prepare appropriate recommendations requesting that the Minister of Consumer Services consider the establishment of a minimum separation distance from a residential zone to a future crematorium as part of the implementing regulations for the *Funeral, Burial and Cremation Services Act, 2002*.”

1429036 Onatrion Inc. (Benisasia Funeral Home)

File: OZ 09/012 W5

**Council Resolution 0237-2011 approved on October 12, 2011:**

0237-2011        "WHEREAS on August 24, 2009, the City of Mississauga received Official Plan Amendment and Rezoning Applications submitted by 1429036 Ontario Inc., to permit a proposed crematorium in the existing funeral home on 3263 Derry Road East under File OZ 09/012 W5;

AND WHEREAS these applications were deemed complete by the City on September 16, 2009;

AND WHEREAS on September 6, 2011, the City of Mississauga Planning and Development Committee held a Public Meeting pursuant to the provisions of the *Planning Act*, as amended regarding the proposal;

AND WHEREAS the legislation currently in effect, namely the *Cemeteries Act (Revised)* and the *Funeral Directors and Establishment Act* permit crematoriums only in cemeteries;

AND WHEREAS the Province has enacted the *Funeral, Burial and Cremation Services Act, 2002*, and passed related regulations which will permit crematoriums outside cemeteries;

AND WHEREAS the *Funeral, Burial and Cremation Services Act, 2002*, and related regulations are scheduled to come into force on July 1, 2012;

AND WHEREAS the regulations of the *Funeral, Burial and Cremation Services Act, 2002*, do not include a minimum separation distance requirement from a residential zone to a proposed crematorium;

AND WHEREAS the City of Mississauga is concerned about the proximity of the proposed crematorium to existing residential development;

AND WHEREAS it would be premature for the City of Mississauga to approve the proposal prior to the coming into force of the legislation and regulations that would permit a crematorium to be located outside of a cemetery;

NOW THEREFORE LET IT BE RESOLVED:

1. That the Minister of Consumer Services, be requested to amend the *Funeral, Burial and Cremation Services Act, 2002* or the regulations there under to establish minimum separation distances from proposed crematoria to other sensitive land uses.

2. That a copy of this resolution be sent to the Minister of Consumer Services, Minister of Municipal Affairs and Housing, Minister of the Environment, all local Members of Provincial Parliament, Region of Peel and the local area municipalities and Association of Municipalities of Ontario(AMO)

3. That the Commissioner of Planning and Building be directed to review the official plan and zoning by-law with respect to the Funeral, Burial and Crematorium Services Act, 2002 and report back to Council with any recommended changes to policy and zoning by early 2012."

Ministry of  
Consumer Services

Office of the Minister

6<sup>th</sup> Floor, Mowat Block  
900 Bay Street  
Toronto ON M7A 1L2  
Telephone: 416 327-8300  
Facsimile: 416 326-1947

Ministère des  
Services aux consommateurs

Bureau de la ministre

Édifice Mowat, 6<sup>e</sup> étage  
900, rue Bay  
Toronto ON M7A 1L2  
Téléphone: 416 327-8300  
Télécopieur: 416 326-1947



COUNCIL AGENDA

FEB 08 2012

MCS3725MC-2011-1066

FEB 01 2012

RECEIVED

REGISTRATION

DATE FEB 03 2012

FILE No.

11/192

MAYOR'S OFFICE

Her Worship Mayor McCallion, C.M., LL.D.  
Mayor of Mississauga  
The Corporation of the City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Mayor McCallion:

Thank you for the call with me and my staff to discuss a rezoning application that has been submitted to your municipality requesting approval to establish a crematorium in the basement of an existing funeral home. I also appreciate your taking the time to write to me about this issue and for enclosing a resolution asking that the *Funeral, Burial and Cremation Services Act, 2002* (FBCSA) or the regulations be amended to establish minimum separation distances from proposed crematoria to other sensitive land uses. I apologize for the delay in responding to you.

Through extensive consultation over the years, we have worked closely with industry operators and consumer groups both in the development of the new Act itself and its supporting regulations. These stakeholders included the Association of Municipalities of Ontario, the Association of Municipal Managers, Clerks and Treasurers and the Municipal Cemetery Working Group. Concerns regarding the location of crematoria were not raised during the consultation process.

The FBCSA establishes the regulatory framework for most of the bereavement sector, including cemeteries, funeral establishments, transfer services, crematoriums and staff employed by these businesses. The primary purpose of the Act is to ensure consumer protection including defined consumer rights and entitlements.

Under the FBCSA, which is scheduled to take effect on July 1, 2012, establishing a crematorium off cemetery property:

- may be permitted if municipal by-laws and strict environmental standards are met;
- will continue to require municipal approval;
- will require the Ministry of the Environment's environmental compliance approval, which includes strict emissions limits and requirements to ensure that the environment is not adversely affected.

I-18(a)

- 2 -

Municipalities may pass zoning by-laws under the *Planning Act* to control how land may be used, where buildings and other structures may be located and regulate other matters, including location, height and the size of buildings or structures. Where there are planning grounds, zoning by-laws may be passed in order to minimize or prevent land use conflicts and the locating of incompatible land uses. Municipalities have used separation distances to separate incompatible land uses in order to minimize the impact of the development of land.

While the issue of land use within a municipality remains a local matter, guidelines developed by the Ministry of the Environment are available to assist municipalities as they develop policies for land use compatibility. Each municipality continues to have the ability through its planning process to identify and impose unique requirements to address specific circumstances.

The MOE will ensure that stringent air standards are met before issuing an environmental compliance approval to establish a crematorium. An applicant must demonstrate to the MOE that it can meet all relevant air standards and operate in a way that will not cause adverse impacts to the community or environment. MOE regulations have set standards with regard to air quality for the protection of the environment and human health.

Before any consideration of an application for licensing under the FBCSA, municipal and MOE environmental approvals must be obtained. Absent these approvals, the application for a crematorium licence will not be considered.

Thank you, again, for writing.

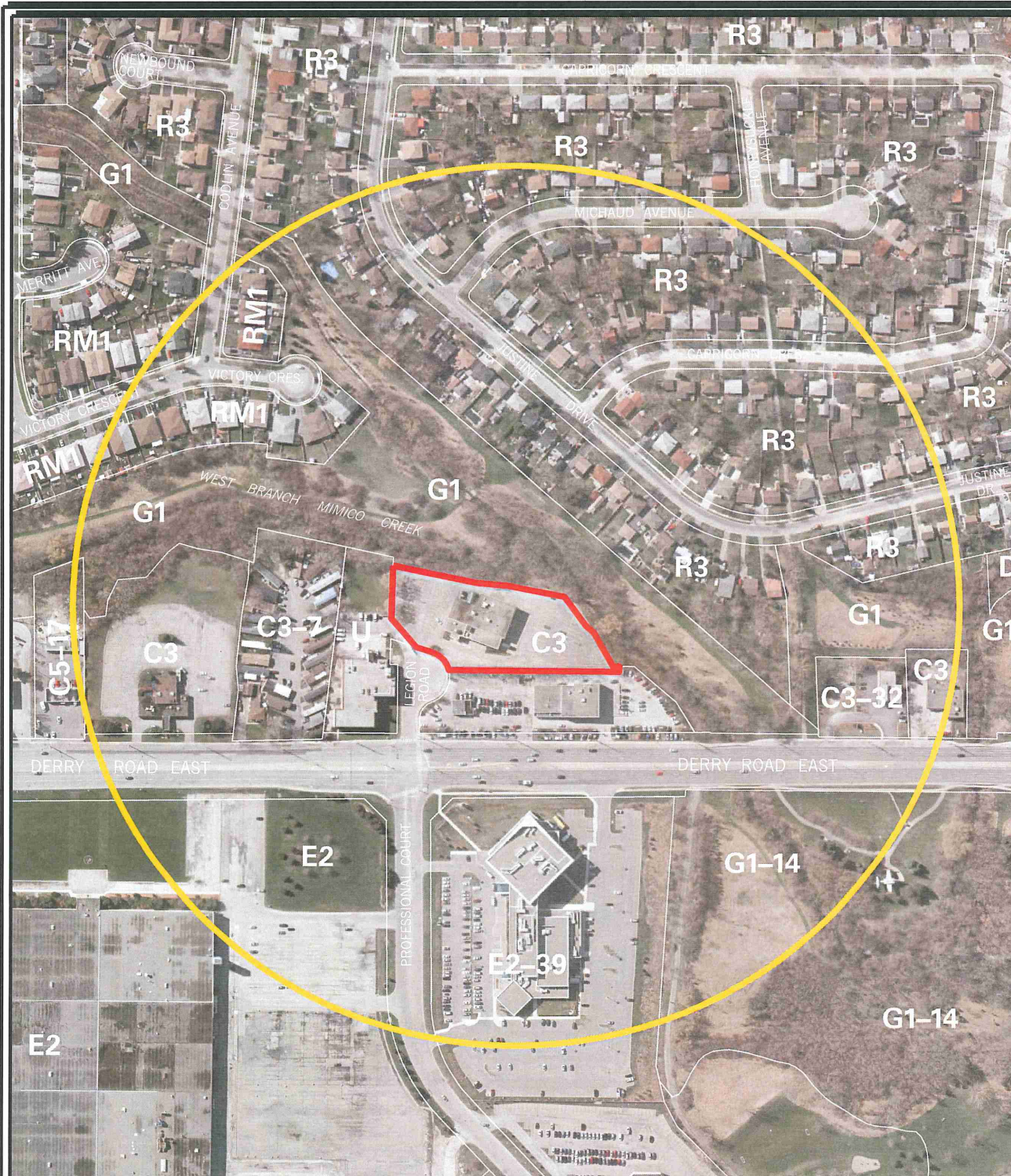
Sincerely,

  
Margaret Best  
Minister

c: The Honourable Kathleen Wynne, Minister of Municipal Affairs and Housing  
The Honourable Jim Bradley, Minister of the Environment

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services	For
<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Appropriate Action
<input checked="" type="checkbox"/> Planning & Building	<input type="checkbox"/> Information
<input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply
	<input type="checkbox"/> Report





# LEGEND:



SUBJECT LANDS



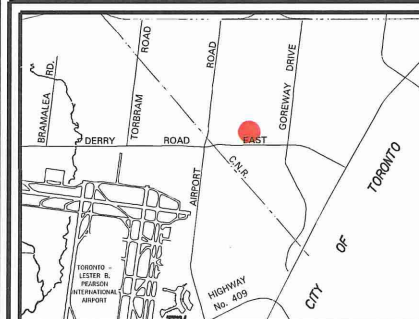
300m RADIUS

NOTE: PROPOSED ZONING IS DELINEATED AND SHOWN IN *ITALICS* WITHIN THE APPLICATION AREA. THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

**1429036 ONTARIO INC.**



FILE NO:  
OZ 09/012 W5

DWG. NO:  
Appendix 6

SCALE:  
1:4000

DATE:  
2013/10/15

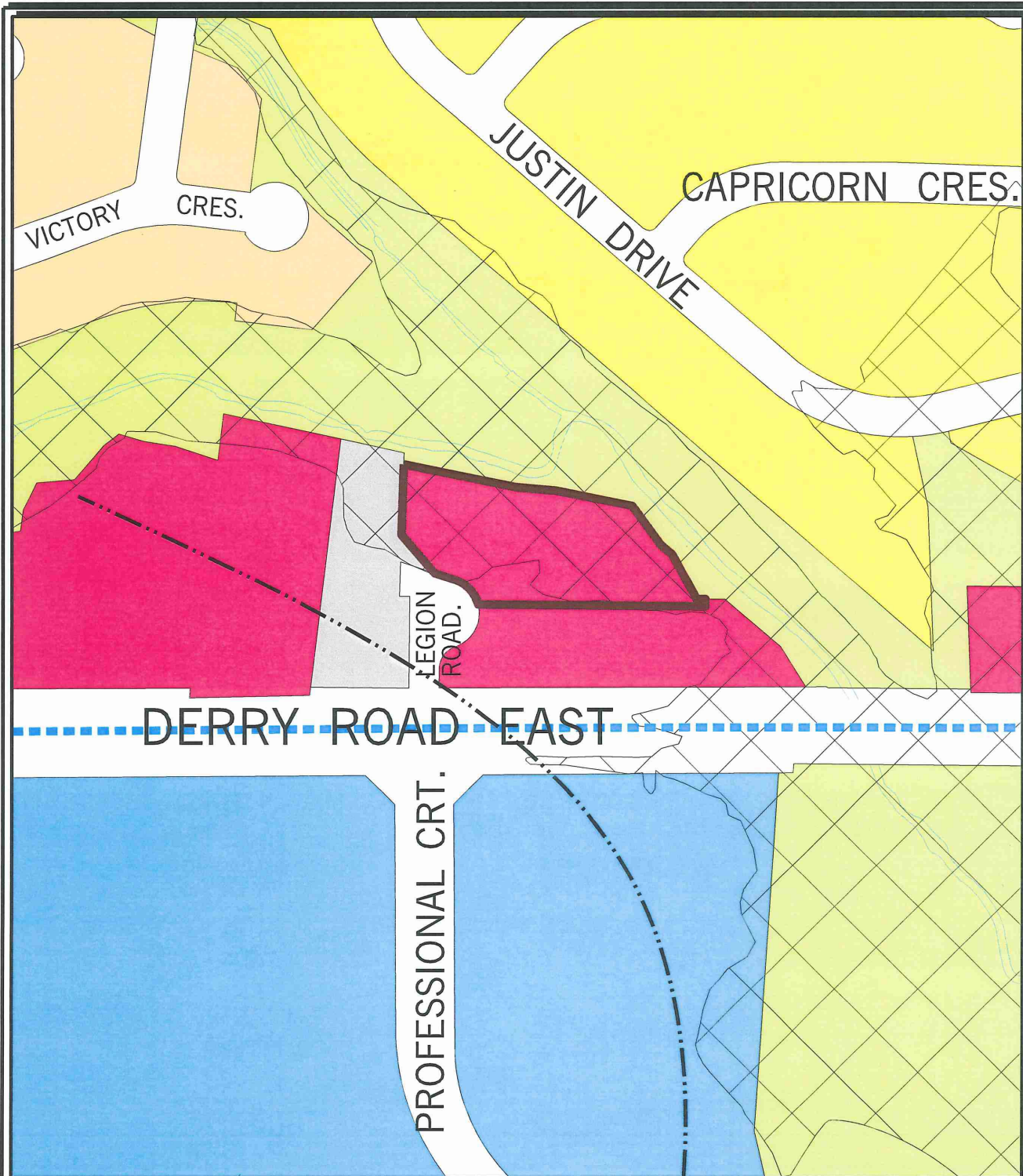
DRAWN BY:  
A.SHAH

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

APPENDIX S-6





# PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

## LAND USE DESIGNATIONS

	Residential Low Density I		Business Employment
	Residential Low Density II		Industrial
	Residential Medium Density		Airport
	Residential High Density		Institutional
	Downtown Mixed Use		Public Open Space
	Downtown Core Commercial		Private Open Space
	Mixed Use		Greenbelt
	Convenience Commercial		Parkway Belt West
	Motor Vehicle Commercial		Utility
	Office		To Be Determined

## LAND USE LEGEND

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

## CITY STRUCTURE

### Elements

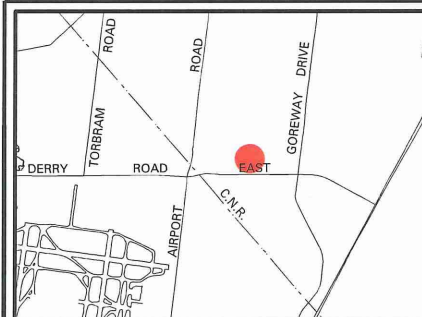
	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		Special Purpose Area
	Neighbourhood		

SUBJECT LANDS



SUBJECT:

1429036 ONTARIO INC.



FILE NO:

OZ 09/012 W5

DWG. NO:

Appendix 7

SCALE:

1:1500

DATE:

2013/10/15

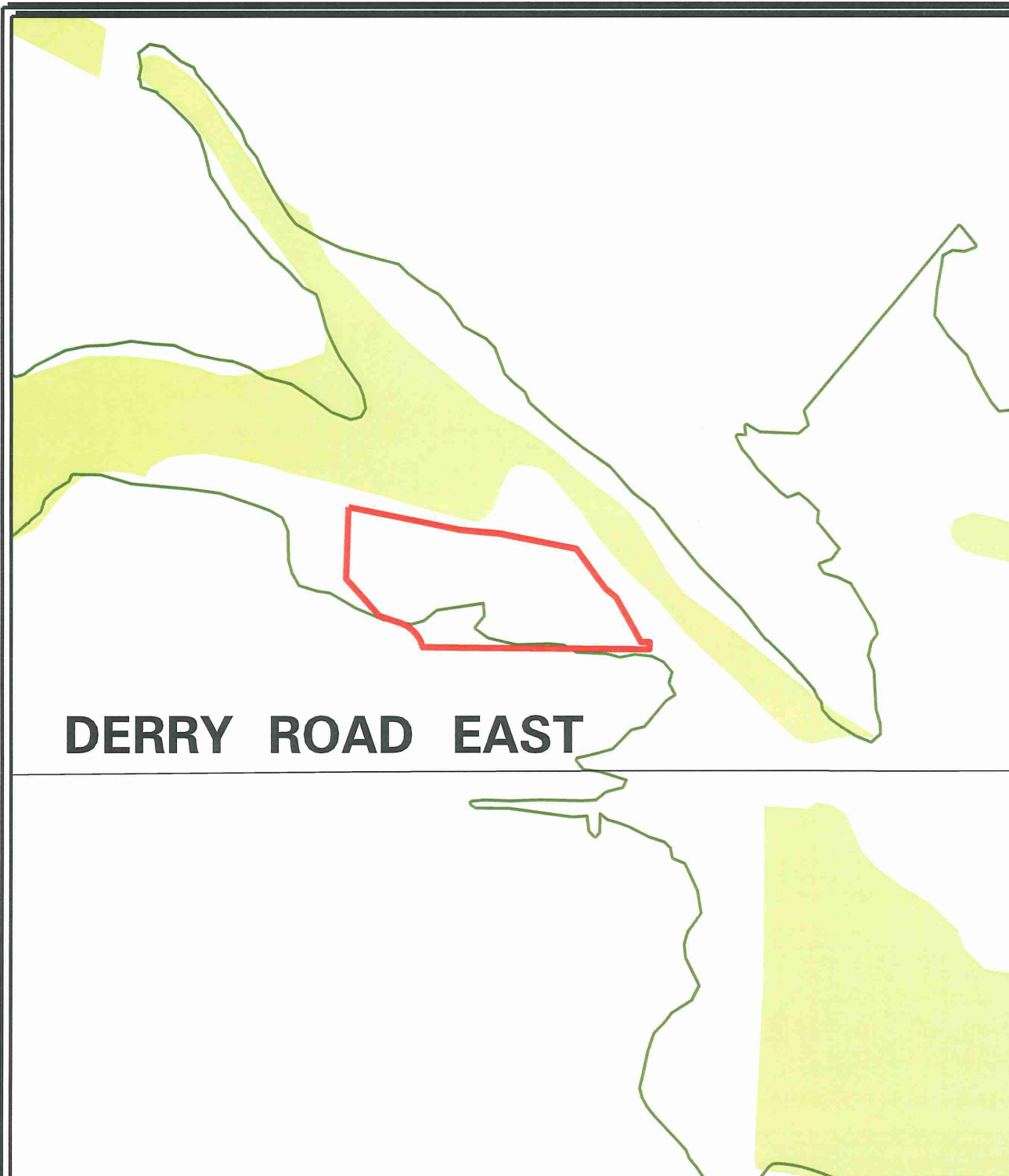
DRAWN BY:

A.SHAH

APPENDIX S-7

**MISSISSAUGA**  
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# LEGEND:

 **SUBJECT LANDS**

## Schedule 3

### Natural Areas System:

-  Natural Areas
-  Special Management Areas
-  Linkages
-  Residential Woodlands
-  Provincially Significant Wetlands
-  Other Wetlands
-  Areas of Natural and Scientific Interest - Provincial Significance
-  Areas of Natural and Scientific Interest - Regional Significance

### Natural Hazards:

-  Natural Hazards
-  Two Zone Floodplain Regulations
-  Special Policy Area Floodplain

### Notes:

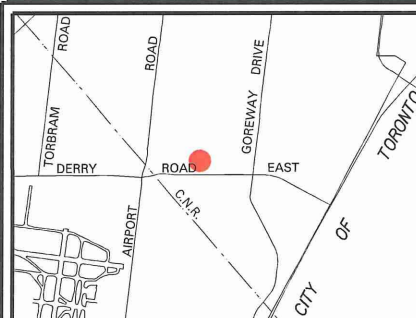
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative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

V - 2.001



**SUBJECT:**

**1429036 ONTARIO INC.**



**FILE NO:**  
OZ 09/012 W5

**DWG. NO:**  
Appendix 8

**SCALE:**  
1:3000

**DATE:**  
2013/10/15

**DRAWN BY:**  
A.SHAH

**APPENDIX S-8**

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