



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, APRIL 14, 2014 - 7:00 P.M.

COUNCIL CHAMBER, 2ND 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 (Chair)
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
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

LIVE STREAMING: <http://www.mississauga.ca/videos>



PLANNING & DEVELOPMENT COMMITTEE – APRIL 14, 2014

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

Send written submissions or request notification of future meetings to:

Mississauga City Council
c/o Planning and Building Department – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting of March 24, 2014

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2014)
2. PUBLIC MEETING
Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments
File: CD.02.MIS
3. PUBLIC MEETING
Information Report on Official Plan Amendment and Rezoning Applications. To permit the replacement of three existing 3 storey rental apartment buildings with three rental apartment buildings with heights of 19, 22 and 25 storeys
2700 Aquitaine Avenue
South side of Aquitaine Avenue, East of Glen Erin Drive
Owner: 7838794 Canada Inc. (c/o Carttera Private Equities Inc.)
Applicant: Weston Consulting Group Inc. – **Bill 51** (Ward 9)
File: OZ 13/013 W9

4. SUPPLEMENTARY REPORT
Proposal to rezone and redesignate City owned lands for parkland and greenbelt uses
City of Mississauga (Wards 1, 7, 8, 9 & 11)
File: CD.21.CON
5. 2014 Annual Reports – Employment Profile, Office Directory, Residential Directory and Natural Areas System Update
File: CD.15.MIS
6. Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area – Report on Comments (Ward 11)
File: CD.03.MEA
7. Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments
File: CD.04.HUR
8. Regional Official Plan Amendment (ROPA) 27 – Peel 2041
File: LA.09.REG

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2014)

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

RECOMMENDATIONS: That the report dated March 25, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 14-00198
Ward 3
Valu-Mart
1125 Bloor St.

To permit the following:

- (i) One (1) sign which projects above the parapet of the building.

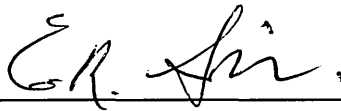
BACKGROUND: The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

COMMENTS: The Planning and Building Department has received one (1) Sign Variance Application (see Appendix 1) 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: Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is not a process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

ATTACHMENTS: Valu-mart
Appendix 1-1 to 1-5



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Darren Bryan, Supervisor Sign Unit





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 25, 2014

FILE: 14-00198

RE: **Valu-Mart**
1125 Bloor St. – Ward 3

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

Section 17	Proposed
A sign must not project above the top of the parapet of the building.	One (1) sign which projects above the parapet of the building.

COMMENTS:

The variance is to permit one (1) sign on the east elevation of the tenant's unit. The sign is located on a sloped roof element extending up to the parapet. The proposed sign will replace an existing sign in the same location and faces the parking area. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

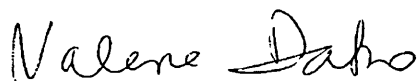


Letter of Rational

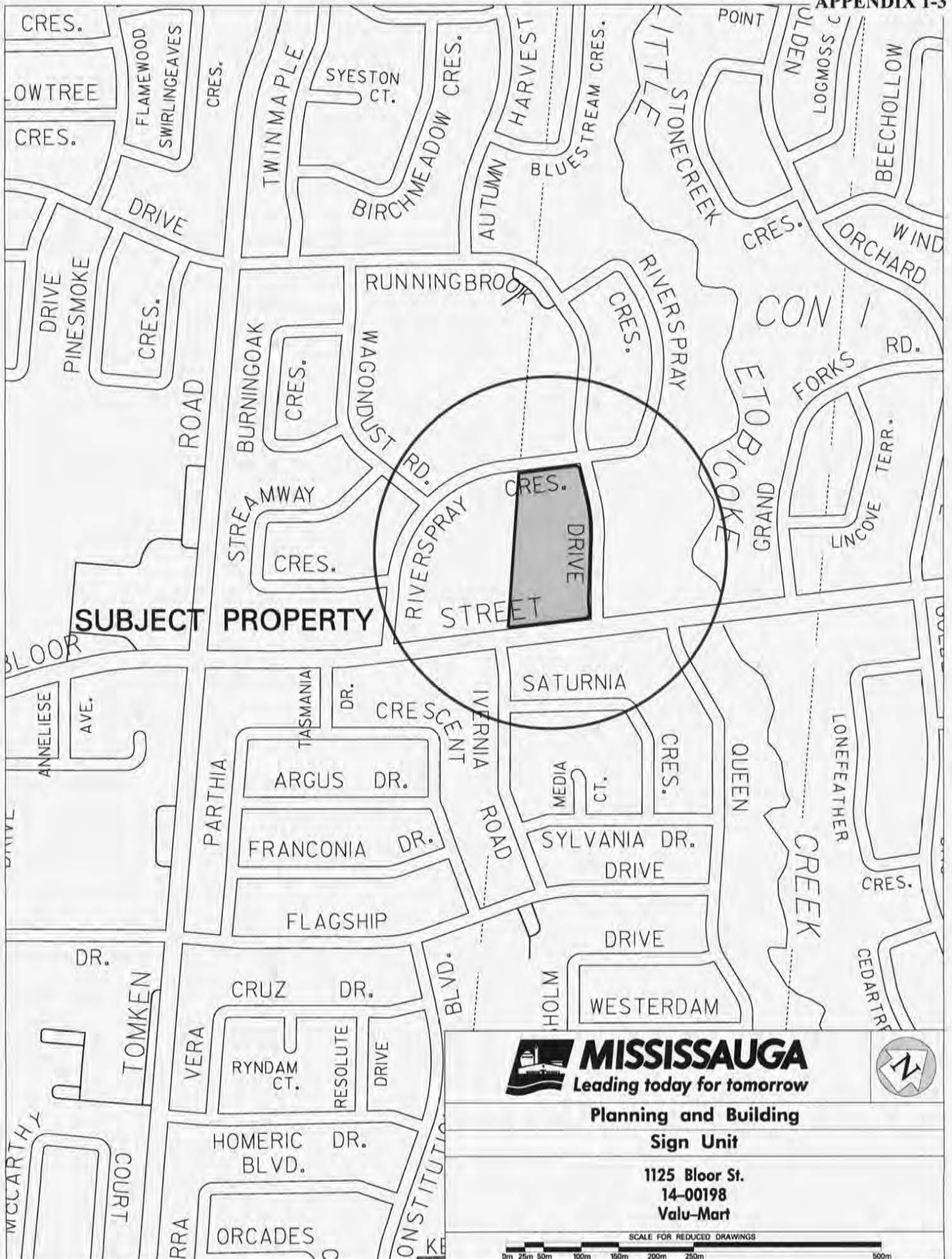
The present is our application for a sign variance of the City of Mississauga. The purpose of our request is for the purpose of installing a roof sign on the property for Valu-Mart.

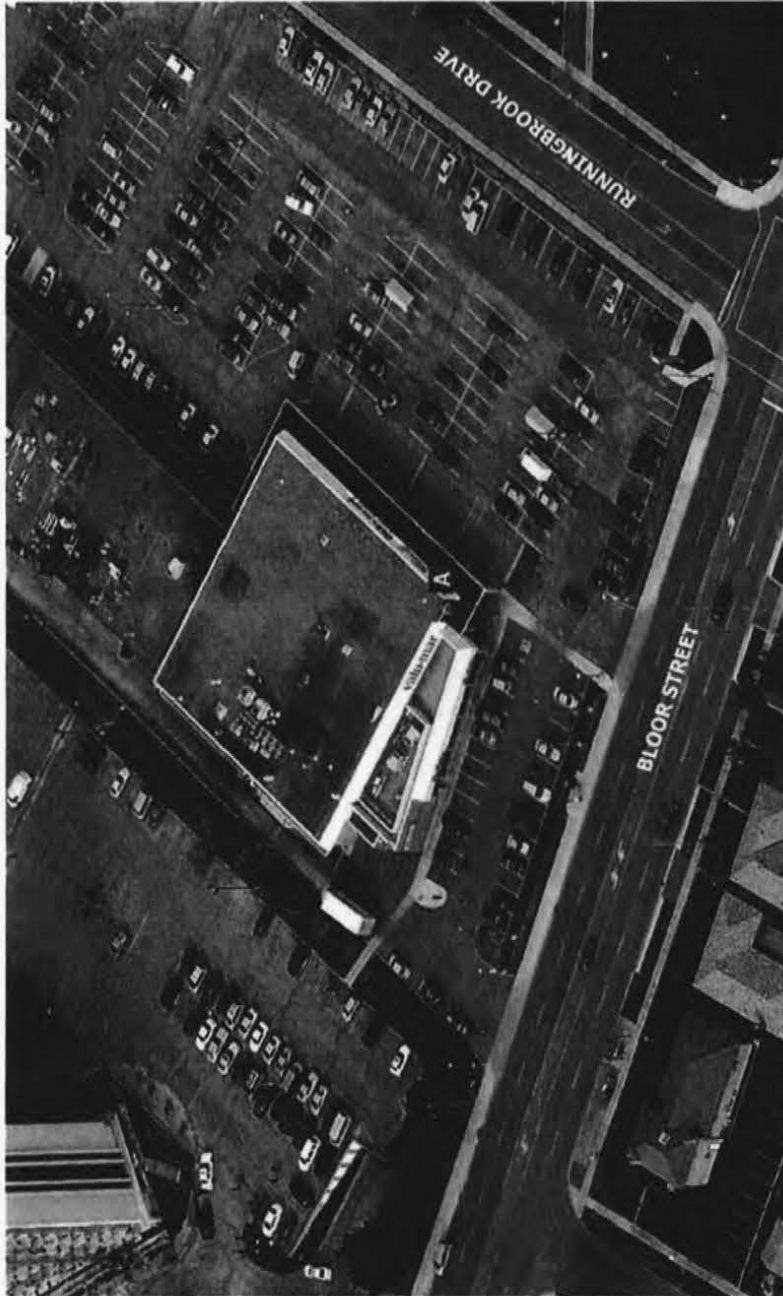
We are asking permission to install a sign with the new logo design as Valu-Mart under national rebranding program is upgrading their exterior signs. There is already an existing sign with the old logo at this location. We will be simply changing the sign with the new logo as the sign must be updated as for company's new standards. Also we know that according to Ontario Building Code the installation of a roof sign requires Variance approval. We believe that this sign is absolutely necessary as for the identification for customers; it will also complete the brand image of Valu-Mart.

Thank you for the attention you will give to this request, and please do not hesitate to contact us immediately should you require additional information and/or documentation to complete our application. The resolution of the Council concerning this proposition is pivotal to our client's decision to proceed with this store upgrading.



Valerie Datso
International Neon
Tel. : (514) 937-0044
Fax : (514) 938-2056
valerie@neon.ca





SITE PLAN
Not to Scale

VALU-MART • Mississauga, ON

1-800
906
NEON

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



CLIENT: LOBLAW PROPERTIES LIMITED
ADDRESS: 1 PRESIDENT'S CHOICE CIRCLE
CITY: BRAMPTON, ONTARIO
TEL.: (416) 252-5541
P.C.: LBY 555
FAX: (416) 252-7643

SITE: VALU-MART • Mississauga, On
ADDRESS: 1125 BLOOR STREET EAST
CITY: MISSISSAUGA, ON
TEL.:
P.C.:
FAX:

DRAWING:
DATE:
SCALE:
REV. DATE:
DRAWN BY:
DTR. BY: LOBLAW BRANDS | VALU-MART | MISSISSAUGA | ON | 50000

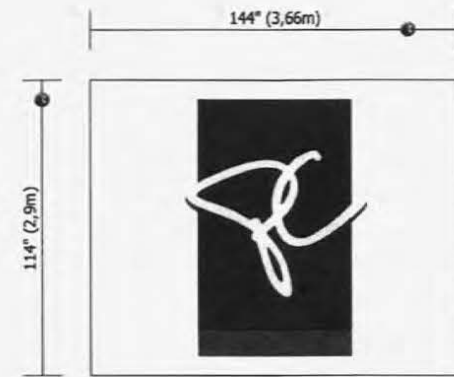


SOUTH-EAST ELEVATION (PHOTOGRAPHIC VIEW)
NOT TO SCALE

REMOVE & DISPOSE EXISTING
SIGN SUPPORT STRUCTURE
ROOF TO BE REPAIRED BY OTHERS



EXISTING



A NEW NON-ILLUMINATED FLEXIBLE FACE SIGN X1

Scale: 1/4" = 1'-0"

Description:

One (1) new non illuminated "frameless" frame and a flexible face sign c/w vinyl graphics front applied.

Area: 114 ft² or 10,6 m²

Weight: 120 Lbs

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



CLIENT: LOBLAW PROPERTIES LIMITED
ADDRESS: 1 PRESIDENT'S CHOICE CIRCLE
CITY: BRAMPTON, ONTARIO P.C.: L6Y 5S5
TEL: (416) 252-5541 FAX: (416) 252-7643

SITE: VALU-MART • Mississauga, On
ADDRESS: 1125 BLOOR STREET EAST
CITY: MISSISSAUGA, ON P.C.:
TEL: FAX:

DRAWING:
DATE: REV. DATE:
SCALE: DRAWN BY:
DTR: WIP2013 | LOBLAWS BRANDS | VALU-MART | MISSISSAUGA | COR | SIGNAGE

1-800
906
NEON



Corporate Report

Clerk's Files

Originator's
Files

CD-02.MIS

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Natural Heritage and Urban Forest Strategy - Proposed
Mississauga Official Plan Amendments
PUBLIC MEETING**

- RECOMMENDATION:**
1. That the submissions made at the public meeting to be held at the Planning and Development Committee meeting on April 14, 2014 to consider the proposed Mississauga Official Plan amendments as outlined in the report titled "Natural Heritage and Urban Forest Strategy - Proposed Mississauga Official Plan Amendments" dated March 25, 2014, from the Commissioner of Planning and Building, be received.
 2. That Planning and Building Department staff report back on the submissions.

REPORT HIGHLIGHTS:	<p>Proposed Mississauga Official Plan amendments to implement the Natural Heritage and Urban Forest Strategy include:</p> <ul style="list-style-type: none"> • Revising the Green System policy framework to clarify Natural Heritage System components and include the Urban Forest; • Revising policies related to the Natural Heritage System to be clearly consistent with Provincial legislation and conform to Regional official plan policies;
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- Clarifying and strengthening policies related to the Natural Heritage System; and
- Redesignating selected City-owned sites identified as Significant Natural Areas to the “Greenbelt” land use designation.

BACKGROUND:

The Natural Heritage and Urban Forest Strategy, endorsed by City Council (GC-0023-2014) on February 12, 2014, proposes revisions to Mississauga Official Plan policies to strengthen the protection, enhancement, restoration, expansion and connectivity of Mississauga’s Natural Heritage System and Urban Forest.

The strategy concludes that while the Mississauga Official Plan Green System policy framework is fairly comprehensive and already includes a number of policies that are both appropriate and progressive, the following was noted:

- The Urban Forest is not included in the Green System framework;
- The term “Natural Areas System” continues to be used instead of the more widely accepted provincial standard “Natural Heritage System”;
- A clearer policy distinction between the three sub- categories of the Natural Areas System is needed;
- Explicit links between the Natural Areas System and Provincial and Regional policy direction regarding natural heritage are needed;
- The criteria for identification of some of the components of the Natural Areas System require clarification;
- Not all Significant Natural Sites and Natural Sites are designated as Greenbelt or Open Space; and
- Updated terms should be defined in the Mississauga Official Plan.

COMMENTS:**Proposed Amendments to Chapter 6: Value the Environment**

The proposed amendments which were prepared as part of the Natural Heritage and Urban Forest Strategy are shown in Appendix 1.

Deletions are shown as ~~strikeouts~~; additions are shown in red print and policies which have been moved are shown in green print.

A summary of the main additions to Mississauga Official Plan policies is provided below.

Revising the Green System policy framework to clarify Natural Heritage System components and include the Urban Forest

- Rename the “Natural Areas System” to the “Natural Heritage System”.
- Create a consolidated category for all natural heritage features afforded the highest level of protection called “Significant Natural Areas” and retain the existing category of “Natural Green Spaces” for features or areas where a more flexible approach is warranted.
- Revise the illustration of the Green System framework to reflect the policy changes above and include the Urban Forest with its related components.

Revising policies related to the Natural Heritage System to be clearly consistent with Provincial legislation and conform to Regional official plan policies

- Reflect the intent of the Provincial Policy Statement by using terminology and structure from the Provincial Policy Statement for the recommended natural heritage system and features to be included in the proposed “Significant Natural Areas” category (e.g., Significant Wetlands, Significant Woodlands, Significant Valleylands, etc.).
- Clarify the relationship to the Regional Greenlands System (ROPA 21b) so it is clear what features fall into the “Core Areas” or Natural Areas and Corridors” (in which development is largely constrained) and “Potential Natural Areas and Corridors” (where land uses are less constrained).
- Clarify what constitutes a significant woodland and significant valleyland within the proposed Significant Natural Area category by using Table 1 of ROPA 21b as the basis for the policy criteria.

Clarifying and strengthening policies related to the Natural Heritage System

- Designate Significant Natural Areas as Greenbelt to ensure their long term protection.
- Apply site plan control for development in Residential Woodlands.

Proposed Redesignation of Significant Natural Areas to “Greenbelt”

As listed above, a proposed policy amendment involves the redesignation of all natural features and areas comprising Significant Natural Areas to “Greenbelt”. While staff support this recommendation, they propose a phased approach where only City-owned sites that are already within the Natural Areas System be redesignated at this time.

A phased approach to the redesignation of Significant Natural Areas would allow for the opportunity to consult with private land owners and to undertake field work on sites that are not currently in the Natural Areas System. Further, a phased approach would allow for the opportunity to consider various implementation strategies and policy options which may involve the redesignation of lands in conjunction with a development application, inclusion of lands in an acquisition strategy, and special site policies and zoning to acknowledge any existing land uses.

The redesignation of selected City-owned Significant Natural Areas, would achieve the following:

- strengthen the protection of natural features;
- conform to the Peel Region’s Core Greenlands Official Plan policies; and

- demonstrate the City's commitment to protect Significant Natural Areas.

The sites proposed to be redesignated are shown in Appendix 2.

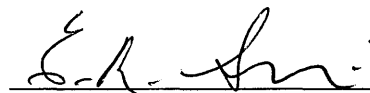
STRATEGIC PLAN: The proposed amendments are consistent with the Living Green pillar and the Strategic Plan goal to conserve, enhance and connect natural environments.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: It is proposed that Mississauga Official Plan be amended to implement the recommendations of the Natural Heritage and Urban Forest Strategy. These amendments affect Chapter 6: Value the Environment. Also, it is proposed that City-owned lands that have been identified as Significant Natural Areas and are currently within the Natural Areas System be redesignated to "Greenbelt" at this time and a phased approach to the redesignation of other Significant Natural Areas be taken.

ATTACHMENTS:

APPENDIX 1:	Mississauga Official Plan Chapter 6: Value the Environment Amendments.
APPENDIX 2:	City-owned Significant Natural Areas to be Redesignated Greenbelt.



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Eva Kliwer, Policy Planner



6 Value the Environment

6.1 Introduction

Mississauga is located on the shore of Lake Ontario, part of the largest system of freshwater lakes in the world. Mississauga contains watersheds of the Credit River, Etobicoke Creek and other *watercourses* that form part of the Great Lakes drainage basin. Mississauga is partially within the Carolinian Forest Ecoregion, Canada's most biologically diverse ecological region. This region contains Canada's most rare and endangered plants and animals, and is the most threatened ecological region in Ontario.

The City's Strategic Plan identifies "Living Green" as one of the five pillars of the strategic vision for the

city. Living Green involves implementing measures that are sensitive to, and complement, the natural environment. As the city continues to grow, it is imperative that growth does not compromise the natural environment, including the climate. The health of the natural environment is critical to human and economic vitality and the overall well-being of society. It provides the fundamental necessities of life – clean air, land and water – and is an essential component of the fabric and character of communities. Further, climate change affects land use policies and transportation choices that can contribute to improving the quality of the environment and lead to developing a sustainable city. These policies are the subject of this chapter.



Figure 6-1: As an environmentally responsible community, Mississauga is committed to environmental protection, conducting its corporate operations in an environmentally responsible manner and promoting awareness of environmental policies, issues and initiatives. Residents and businesses have a large role to play to help protect and enhance the land, air, water and energy resources that are enjoyed by all in the city. (Credit River Valley)

Promoting transit as a form of transportation supported by transit supportive uses, which employ compact design principles, will assist in addressing the issues that are negatively impacting the environment. Other chapters of this Plan address these matters and support the Living Green pillar of the Strategic Plan.

There are many opportunities for all lands within the city to contribute to the health of the natural environment. The Green System in Mississauga, consisting of the Natural Areas **Heritage** System, the **Urban Forest**, **Natural Hazard Lands** and Parks and Open Spaces, contributes to a valuable natural environment in the city. These areas provide habitats for flora and fauna to thrive and **although not all of these areas are within the Natural Heritage System, they serve to support and connect the Natural Heritage System. These areas also provide** locations for residents, employees and visitors to recreate and enjoy nature. The Urban Forest, comprising trees on public and private properties in the city, also contributes to a healthy and sustainable city, and should be protected and enhanced where possible.

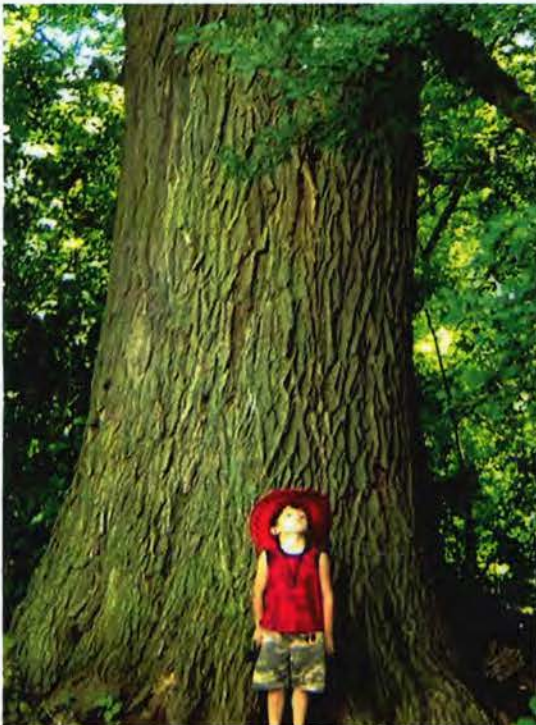


Figure 6-2: Mississauga's Natural Areas and their ecological functions will be preserved and enhanced, and natural resources managed wisely, so that current and future generations enjoy a healthy and safe environment

Water, air and land are essential elements of the environment affected by human activity. Issues such as stormwater, air quality, **contaminated sites**, noise and **waste** generation have a significant impact on the environment and require mitigation and management to reduce their impacts. Sustainably managing land means directing growth to protect and enhance the natural environment, maximize public benefit and contribute to the economy. It means that development is integrated into the community, while negative impacts to the Green System, the Urban Forest, ecological processes and biological diversity are avoided. It also means protecting, enhancing and, where possible, restoring the Natural Areas **Heritage** System.

The rehabilitation and development of brownfield sites presents an opportunity to remediate existing contamination and provide opportunities for community improvement. The generation of **waste** and how it is managed is another critical factor in creating a healthy environment. Noise is a common occurrence in an urban environment. Traffic and aircraft noise as well as noise generated by various land use activities needs to be managed and mitigated in order to create a comfortable living and working environment.

6.1.1 Mississauga will:

- a. protect, enhance and restore the Natural **Heritage** Areas-System;
- b. protect life and property from natural and human made hazards;
- c. **encourage the stewardship and enhancement of other areas within the Green System, particularly where it enhances the function and linkage of the Natural Heritage System:**
- d. promote pollution prevention, reduction of natural resource consumption and increased use of renewable energy; and
- e. ensure land use compatibility.

6.1.2 Mississauga will promote an **ecosystem approach** to planning.

6.1.3 Mississauga will protect the quality and integrity of its air, land, water and biota for current and future generations.

6.1.4 Mississauga will promote pollution prevention in order to help protect the quality of the air, land and water.

6.1.5 Mississauga will promote education, awareness, community involvement and commitment to community stewardship for the protection and enhancement of the environment.

6.1.6 Mississauga will work with other jurisdictions and levels of government and encourage and support partnerships among the City, industries, businesses and the community to improve air quality, protect and enhance the natural environment, reduce energy use and manage *waste*.

6.1.7 Mississauga will work with other jurisdictions and levels of government, industries, businesses and the community to address climate change mitigation and adaptation.

6.1.8 Sensitive land uses will not be permitted adjacent to existing major facilities such as the airport, transportation corridors, wastewater treatment plants, *waste* sites and industrial and aggregate activities, if adverse effects from these facilities cannot be mitigated.

6.1.9 Sensitive land uses may be considered in proximity to major facilities such as the Airport, transportation corridors, wastewater treatment plants, *waste* sites, industries and aggregate activities only where effective control is provided through appropriate site and building design, buffers and/or separation distances to prevent adverse effects from these facilities.

6.1.10 In accordance with the Provincial Government guidelines, the development proponent will be required to undertake a feasibility study in those cases where:

- a. a sensitive land use is proposed within the area of influence of a facility that generates contaminant discharges; or

- b. facility generates contaminated discharges or a proposed facility is likely to generate contaminated discharges. The study will evaluate the impacts, both before and after any proposed mitigation measures are applied and identify options for mitigation both at the source or elsewhere to the satisfaction of the City and other appropriate approval authorities.

6.2 Living Green

To create a sustainable environment, everyone should aspire to “live green”. The integration of green development techniques contribute to the environment in a variety of ways. For example, landscaped areas can be naturalized, trees can be planted, stormwater can be managed on-site and green roofs can be constructed.

Climate change is a daunting issue that requires the collective actions of many. While no individual development or municipality can solve the issue of climate change, it is necessary to consider the environmental impacts of every development proposal and planning decision, and mitigation measures to avoid environmental harm and adapt to changing environmental conditions.

Other chapters of this Plan address creating an urban structure that directs growth to Intensification Areas where compact, mixed use areas will be supported by transit and where walking and cycling will be viable modes of transportation. This is essential to creating an environmentally sustainable city.



Figure 6-3: Naturalized landscaping with native, non-invasive plants species in the city's employment areas benefits the environment in many ways, such as improving air quality, reducing water consumption and pesticide use, and providing habitat for birds and insects.

This Plan also contains policies regarding the Natural **Heritage Areas** System. In addition to preserving and enhancing the Natural **Heritage System Areas**, **stormwater best management practices** for new development can also be employed. Use of green development standards such as Leadership in Energy & Environmental Design (LEED), Green Globes or other customized standards can do much to ensure that new development or existing development is environmentally sustainable.

Individual sites and portions of the public realm can contribute to the health of the environment by incorporating measures such as:

- orienting buildings to be “solar ready” to take advantage of passive heating and cooling;
- connecting to district energy systems;
- using **renewable energy** sources such as solar or geothermal energy;
- managing stormwater runoff using **stormwater best management practices**;
- naturalizing landscapes with native, non-invasive species;
- planting trees;
- installing green roofs or white roofs;
- supporting urban agriculture;
- preventing and reducing pollution; and
- considering the impact of development on sensitive land uses.

6.2.1 Mississauga will strive to be a leader in sustainable development to mitigate, manage and adapt to the impacts of climate change.

6.2.2 Mississauga will build communities that are environmentally sustainable and encourage sustainable ways of living.

6.2.3 Mississauga will develop a green development strategy to enhance environmental sustainability.

6.2.4 Mississauga may develop incentive programs to encourage green development.

6.2.5 Mississauga encourages the retrofitting of existing buildings and developed sites to be more environmentally sustainable.

6.2.6 Mississauga will encourage naturalized landscaped areas ~~adjacent to Natural Areas~~ using native, non-invasive species, **especially on lands within the Green System**.

6.2.7 Mississauga will require development proposals to address the management of stormwater using **stormwater best management practices**.

6.2.8 Mississauga will encourage the use of green technologies and design to assist in minimizing the impacts of development on the health of the environment.

6.2.9 Pollution concerns may affect land, water and air quality. Mississauga will support other levels of government in their efforts to monitor land, water and air quality and where feasible, to establish programs to screen proposals for their impacts in this regard.

6.2.10 Mississauga will support and encourage initiatives and pollution prevention programs to prevent and reduce the causes and impacts of pollution.

6.2.11 A Pollution Prevention Plan must be undertaken for development, which has the potential to generate pollutant discharges to a storm sewer system or to a water body prior to approval. The plan must consider the use of processes, practices, materials or technology that avoids or minimizes the creation of pollutant discharges to a storm sewer system or to a water body. The implementation of the recommended measures will be conditions of approval.

6.2.12 Mississauga will encourage tree planting on public and private lands ~~allowing for an~~ **and will strive to** increase in the Urban Forest canopy.

6.3 Green System

6.3.1 Introduction

The Green System makes up almost 23 per cent of total land cover in Mississauga and is composed of:

- Natural Areas **Heritage** System;
- The Urban Forest;
- **Natural Hazard Lands**; and
- Parks and Open Spaces.

The four principal components of the Green System, as listed above, are part of a broader urban ecosystem and should be viewed within the context of a single, inter-related system of green spaces. As shown in Figure 6.4 these four components are not mutually exclusive.

It is challenging to achieve a high level of ecological function and connectivity in an urban area. The Green System is a response to this challenge and creates a framework to maximize ecological functions and connectivity within the city.

The most significant natural heritage features and areas in Mississauga are captured within the Natural Heritage System. Other components of the Green System support the Natural Heritage System, and are particularly important for providing connections among natural heritage features and areas within the Natural Heritage System. These connections may be direct connections, as when a city park is situated between two natural areas within the Natural Heritage System, or they may provide “stepping stones” that allow temporary refuge for species that are moving between natural heritage features and areas that lack direct connections.

Lands within the Natural Areas **Heritage** System perform an essential ecological function. They sustain *biodiversity* by providing habitat for plants and animals and they clean the air and water. The connectivity of the Natural Areas **Heritage** System is important for maintaining native vegetation communities and providing corridors for urban wildlife. Preserving and enhancing these lands in their natural state is essential to the overall health and functioning of the natural environment. As such, Mississauga will promote and be proactive in the management of its Natural Areas **Heritage** System.

The Urban Forest includes all the trees within the City of Mississauga on both public and private lands, within the Natural Heritage System as well as along streets, in parks, in yards and on a wide range of open spaces and other land uses. The Urban Forest, as a whole, contributes to the city's health and the quality of life for those who live, work and play here. As such, the City of Mississauga will promote and be proactive in the sustainable management of its Urban Forest.

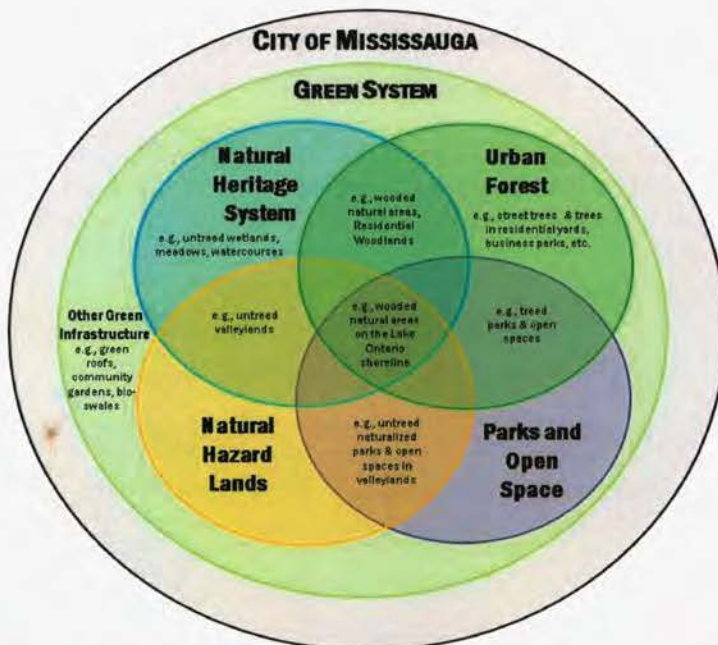


Figure 6-4: The Green System as set out in these four components provides opportunities for management, enhancement and stewardship.

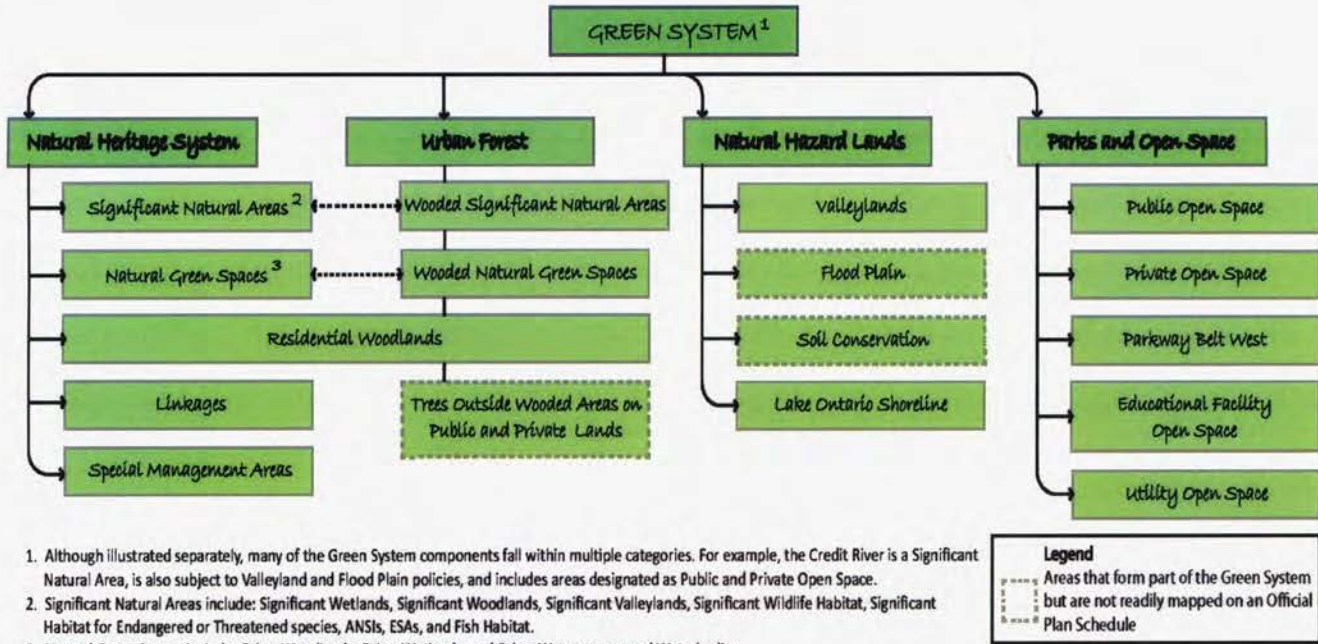
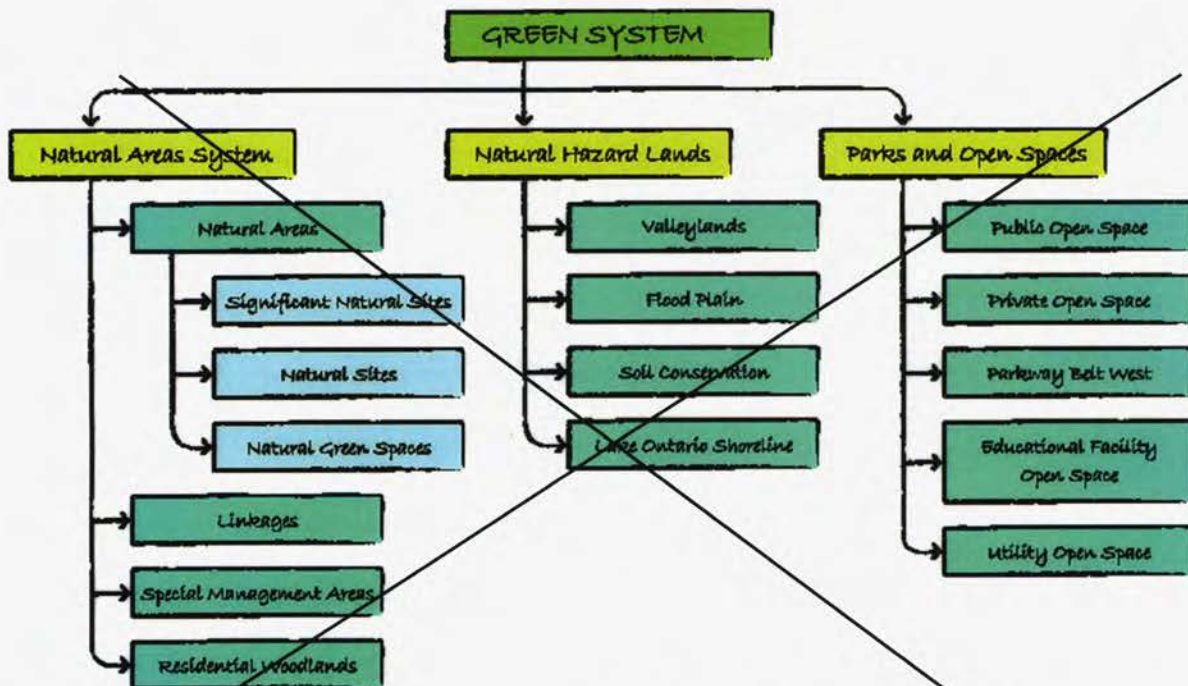


Figure 6.4-5: The Green System is composed of the Natural Heritage System, Urban Forest, Natural Hazard Lands and Parks and Open Spaces.



NOTE: While illustrated as separate elements, many components of the Green System fall within all three categories, i.e. the Credit River, which is a significant natural site, subject to valleyland and flood plain policies, and can be either public or private open space.

Figure 6.4: The Green System is composed of the Natural Areas System, Natural Hazard Lands and Parks and Open Spaces.

Natural Hazard Lands are generally associated with **valley and watercourse corridors** and the Lake Ontario shoreline. These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion and are shown in Schedule 3: Natural System. **Although the significant valleylands and the valley and watercourses are included and discussed under Natural Hazard Lands, they are also Significant Natural Areas and form part of the city's Natural Heritage System.**

Watercourse corridors and the Lake Ontario shoreline, including the physical hazards associated with these areas, are critical to the **Natural Areas Heritage** System due to the ecological functions, **including linkage function, that** they provide. Of particular concern within **valley and watercourse corridors** is the preservation and enhancement of fish habitat as an indicator of a healthy environment and for leisure activity and tourism.

Natural hazard lands, Significant Natural Areas and buffers are generally designated Greenbelt to protect life and property and to provide for the protection and enhancement of Natural Areas and features and their ecological functions.

Buffers are vegetated protection areas that provide a physical separation of development from the limits of **Natural Hazard Lands** and **Significant** Natural Areas. Benefits and functions of buffers can include the following:

- maintenance of slope stability and reduction of erosion on valley slopes;
- attenuation of stormwater runoff;
- reduction of human intrusion into **Significant** Natural Areas and allowance for predation habits of pets, such as cats and dogs;
- protection of tree root zones to ensure survival of vegetation;
- provision of a safety zone for tree fall next to woodlands;
- enhancement of woodland interior and edge areas through native species plantings; and

- enhanced wildlife habitat and corridors for wildlife movement.

Buffers shall be determined on a site specific basis as part of an Environmental Impact Study (EIS) or other similar study.

Natural Hazard Lands, Significant Natural Areas and buffers may provide opportunities for passive recreational activities, in appropriate locations.

Parks and Open Spaces within the Green System, as shown on Schedule 4: Parks and Open Spaces, have primary uses such as recreational, educational, cultural and utility services. These lands contain a significant amount of open space such as landscaped areas, lawns, sports fields, etc. These areas have the potential to be managed in a manner that supports and enhances the **Natural Areas Heritage** System, **particularly by providing linkages between natural heritage features and areas.**

6.3.1.1 Mississauga will give priority to actions that protect, enhance, restore and expand the Green System and the natural environment for the benefit of existing and future generations.

6.3.1.2 The City will promote the Green System to public and private stakeholders as being integral to protecting the city's natural heritage, particularly its role in providing ecological linkages and ecosystem services.

6.3.1.3 The City, in partnership with conservation authorities, will seek to initiate a landowner contact program to encourage stewardship on privately-owned lands in the Green System and support partnerships for the naturalization of these lands where feasible.

6.3.1.4 The City will work with the conservation authorities to encourage restoration, enhancement, stewardship and management of lands identified by conservation authorities as part of their natural heritage systems.

6.3.1.5 The City will, where feasible, explore and consider opportunities to naturalize City-owned lands, particularly where it abuts or directly connects areas within the Natural Heritage System.



Figure 6-5 6: Mississauga's parks, green spaces, recreation areas and Natural Areas make up the majority of the city's Green System. In addition to its recreational use, the BraeBen Golf Course, built on the former Britannia Landfill site, provides natural habitat through the design of landscaping and water features.

6.3.1.6 The City will seek to enhance the linkage function of lands within the Green System through management, enhancement and restoration, especially where such lands provide direct linkage among features in the Natural Heritage System. On privately owned lands, linkage enhancement will be accomplished through support and encouragement of stewardship initiatives.

6.3.42 Natural Areas Heritage System

Mississauga's natural heritage system is known as the Natural Areas System. The Natural Areas System consists of the following:

- Significant Natural Areas
- Natural Green Spaces
- Linkages
- Special Management Areas; and
- Residential Woodlands.

The location and extent of the Natural Areas Heritage System is conceptually illustrated on Schedule 3: Natural System. Detailed information

regarding the natural heritage features within the Natural Heritage System can be found in the Natural Areas Survey and supporting fact sheets.

While the city's Natural Heritage System focuses on the protection of natural features, areas and linkages, the conservation authorities have differing natural heritage systems, which include additional lands that could assist in the achievement of ecological targets to protect and enhance biological diversity. The City recognizes the value of these lands. Although they are not all included within the city's Natural Heritage System, some of the lands are part of the city's broader Green System and recognized as supporting the city's Natural Heritage System. Restoration, enhancement, management and stewardship of these additional areas is encouraged where feasible.

Although some Significant Natural Areas are of higher quality than others, a fundamental premise is that all Significant Natural Areas and their ecological functions are part of the Natural Areas Heritage System, and the total or partial loss of any portion of the system diminishes the entire system. As such, all Significant Natural Areas will be protected, enhanced and restored. In addition, Natural Green Spaces, Linkages and Special Management Areas should be restored to Significant Natural Areas or managed to support the Natural Areas Heritage System. Residential Woodlands should be protected and enhanced.

Significant Natural Areas include features such as valley and watercourse corridors, meadows, woodlands, and wetlands that represent the pre-settlement landscape and also include remnant parcels of native vegetation or areas that have been restored to a natural state through naturalization or successional growth.

6.3.2.1. Significant Natural Areas

~~6.3.1.1 Natural Areas include Significant Natural Sites, Natural Sites and Natural Green Spaces~~

a. Significant Natural Sites **Areas** are areas that meet one or more of the following criteria:

- **Provincially significant life science** all areas of natural and scientific interest (ANSI);
- **Regionally significant life science areas** of natural and scientific interest (ANSI);
- **environmentally sensitive or significant areas** and other areas designated for outstanding ecological features;
- ~~all areas with a **Floristic Quality Index (FQI)** of greater than or equal to 40;~~
- ~~all areas with a mean **floristic co-efficient** greater than or equal to 4.5;~~
- ~~all woodlands greater than or equal to ten ha;~~
- ~~all areas that support Provincially significant species or species at risk listed as special concern~~ **Significant habitat** of threatened species or endangered species;
- ~~all **Significant** woodlands that meet one or more of the following criteria :with the potential to provide interior conditions;~~
 - all woodlands **including cultural woodlands and plantations** greater than or equal to ten four ha;
 - any woodland, excluding cultural woodlands and plantations, greater than or equal to two ha and less than four ha;
 - any woodland excluding cultural woodlands and plantations greater than or equal to 0.5 ha and less than two ha that:
 - all woodlands that supports old growth trees (greater than or equal to 100 years old);
 - supports a significant linkage function as determined through a natural heritage study approved by the City;
 - is located within 100 m of another Significant Natural Area supporting a significant ecological relationship

between the two features;

- is located within 30 m of a watercourse or significant wetland; or
- supports significant species or communities;

- all ~~s~~ **Significant wetlands including:**

- Provincially significant coastal wetlands;
- Provincially significant wetlands; and
- **other wetlands** greater than ~~two ha or more~~ 0.5 ha;

- the Credit River and Etobicoke Creek valleylands and other definable valleylands associated with tributaries of the Credit River and Etobicoke Creeks except for discontinuous valleyland features and other non-valley landforms; and

- **Fish habitat;** and

- **Significant wildlife habitat.**

b. ~~Natural Sites~~ are areas that meet one or more of the following criteria:

- ~~all woodlands greater than or equal to two ha but less than ten ha (woodland being defined as forests, which support appropriate understorey as well as woody canopy species);~~
- ~~all woodlands composed of uncommon (in the context of the city) canopy species;~~
- ~~all areas that represent uncommon vegetation associations in the city;~~
- ~~all areas that support regionally significant plant or animal species;~~
- ~~all areas with a Floristic Quality Index (FQI) of 25 to 39.99;~~
- ~~all areas with a mean **floristic co-efficient** of 3.5 to 4.49; and~~
- ~~all areas that include natural (i.e. not engineered) landscape features including but not limited to valleylands, **watercourses** and unusual landform features; and~~

6.3.2.2 Natural Green Spaces

~~e.~~ **a.** Natural Green Spaces are areas that meet one or more of the following criteria:

- all **other watercourses** that have some riparian vegetation other than mowed grass even if they are predominantly engineered;
- all wooded areas **woodlands** that are less than **between 0.5 to 2 ha** and do not fulfill any of the criteria for Significant ~~Natural Sites~~ woodlands and Lake Aquitaine and Lake Wabukayne; and
- all areas **greater than 0.5 ha** that represent uncommon vegetation associations in the city.

b. Where Natural Green Spaces have been restored or enhanced to a natural state, they may fulfill the criterion of Section 6.3.2.1 and may be identified as a Significant Natural Area.

6.3.2.3 Linkages

~~6.3.1.2~~ Linkages are areas that serve to link **connect** two or more of the **natural heritage features and areas** components of the Natural Areas Heritage System within the city, or to natural heritage **features and areas** outside of the city boundaries. Linkages are necessary to maintain **biodiversity** and support ecological functions. As noted in section 6.3.1, ecological linkage is difficult to achieve within urban areas. For this reason, some Linkages consist of private and public lands captured in the Green System, while others are identified within the Natural Heritage System. Also, some linear Significant Natural Areas, notably the Credit River and Etobicoke Creek valleys, provide significant linkage functions. It is important that the extent of linkage among natural heritage features and areas include consideration of the Green System. Linkages may include, ~~but are not limited to the following:~~

- stormwater management facilities including ponds; and
- **lands along watercourses;**
- designated public open space;



Figure 6-6 **7**: Historically, agricultural practices and land development have resulted in displacement and fragmentation of much of the natural environment. The Credit River Valley Corridor is a major component of Mississauga's Natural Areas System, containing the majority of the city's **Significant** Natural Areas.

- utility corridors;
- rights-of-way; and
- green space along major arterial roads providing there is an adequate barrier between the linkage and the roadway.

~~Linkages are lands that are necessary to connect Natural Areas to maintain biodiversity and support ecological functions. Where lands within Linkages have been restored or enhanced to a natural state they may will fulfill the criteria in section 6.3.2.1 and be identified as Significant Natural Areas. Other and where lands that have not been restored they will remain as Linkages within the Natural Areas Heritage System.~~

6.3.2.4 Special Management Areas

~~6.3.1.3~~ Special Management Areas are lands adjacent to or near existing Significant Natural Areas and Natural Green Spaces with the potential for management and/or restoration that will enhance and support the adjacent natural feature, and or which should be planned or managed specially due to their proximity to the existing Significant Natural Area. While the primary use of some of these lands may be for parks, stormwater management or other purposes, they provide opportunities for ecological benefits to the Natural Heritage Areas System. Where Special Management Areas are on private lands, the City, working with the conservation authorities, will encourage landowners to promote stewardship and enhancement of their lands. When If lands within Special Management Areas have been enhanced or restored to a natural state and meet the criteria for a Significant Natural Area, they will be identified as a Significant Natural Area. Where lands have not been restored, they will continue to be identified as a Special Management Area within the Natural Heritage Areas System.

6.3.2.5 Residential Woodlands

~~6.3.1.4~~ Residential Woodlands are areas within Neighbourhoods, generally in older residential areas with large lots that have mature trees forming a fairly continuous canopy. Some These areas are

generally zoned for residential use and generally have minimal native understorey due to maintenance of lawns and landscaping, which distinguishes them from significant woodlands. Residential Woodlands provide a number of ecological benefits such as habitat for tolerant canopy birds (both in migration and for breeding) and other urban wildlife, linkage, and facilitating ground water recharge due to the high proportion of permeable ground cover. Development proposals in Residential Woodlands will seek to protect, enhance, restore and expand the existing tree canopy, understorey, ecosystem functions and wildlife habitat.

The City may require a scoped site plan approval for any new buildings or expansions of floor area to existing buildings greater than 15% in Residential Woodlands to ensure canopy and ecosystem functions and services are maintained.



Figure 6-78: Mississauga promotes and is proactive in the management of its Natural Areas and the protection of its ecological functions.

~~6.3.1.5~~ **6.3.2.6** The Natural **Heritage Areas** System will be protected, enhanced, restored and expanded through the following measures:

- a. placing those natural heritage features and areas comprising Significant Natural Areas within the City's Greenbelt designations and areas identified for protection, enhancement, restoration and acquisition through development applications in the appropriate land use designation and zoning category to ensure their long term protection;
- b. ensuring that development in or adjacent to the other components of the Natural Heritage System protects and maintains the ecological features and functions through such means as appropriate building siting, landscaping, and parking area locations and restriction in the application of site plan control;
- c. placing those areas identified for protection, enhancement and restoration in public ownership where feasible;
- d. discouraging fragmentation of ownership of **Significant** Natural Areas and buffers;
- e. using native plant materials and non-invasive species, and reducing and/or eliminating existing invasive, non-native plant species to improve ecological value and the sustainability of indigenous vegetation, where appropriate;
- f. retaining areas in a natural condition and/or allowing them to regenerate to assume a natural state;
- g. controlling activities that may be incompatible with the retention of **natural heritage features, areas and Linkages, including their ecological functions**;
- h. the promotion of stewardship within privately and publicly owned **lands within the Natural Heritage System** ~~Natural Areas~~; and
- i. regulation of encroachment into **Significant** Natural Areas, **Natural Green Spaces** and other public open spaces.

~~6.3.1.13~~ **6.3.2.7** Development and site alteration will not be permitted within or adjacent to **Significant** Natural Areas, Linkages, **Natural Green Spaces** and Special Management Areas unless it has been demonstrated that there will be no negative impacts to the **natural** features and **their** ecological functions ~~of or to the function of~~ the Natural Areas **Heritage** System. An Environmental Impact Study (EIS) will be required, and the Terms of Reference will be provided by the City. The EIS will be approved by the City, in consultation with the relevant conservation authority, at the early stages of a proposal's consideration. The EIS will delineate the area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal. It will also outline measures to protect, enhance, and restore the natural features, area and Linkages including their ecological functions.

6.3.2.8 The requirement for an EIS for Special Management Areas and for Linkages may be waived at the discretion of the City in consultation with the appropriate agency where the impacts of the proposed development or site alteration are expected to be limited in area or scope, or if it is determined through a site visit that development will not likely result in negative impacts on the natural feature or area or its ecological functions, or where other environmental studies fulfilling the requirement of an EIS have been previously prepared.

~~6.3.1.16~~ **6.3.2.9** ~~Notwithstanding policy 6.3.2.7,~~ development, site alteration and new utilities will not be permitted in Provincially significant wetlands, **and Provincially** significant coastal wetlands. ~~and significant habitat of endangered species and threatened species.~~

6.3.2.10 ~~Notwithstanding policy 6.3.2.7,~~ development, site alteration and new utilities will not be permitted in significant habitat of endangered species and threatened species **except in accordance with Provincial requirements.**

~~6.3.1.20~~ **6.3.2.11** Development and site alteration will not be permitted in areas of fish habitat and potential fish habitat, except in accordance with

Provincial and Federal requirements. Setbacks and buffers adjacent to fish habitat areas will be determined by an Environmental Impact Study, which shall conform to approved fisheries management plans.

~~6.3.1.22~~ 6.3.2.12 Notwithstanding policy 6.3.2.7, development and site alteration will not be permitted in:

- **environmentally sensitive or significant areas;**
- Provincial Life Science Areas of Natural and Scientific Interest;
- significant woodlands meeting the criteria for Core woodlands in Table 1 of the Region of Peel Official Plan;
- valley and stream corridors meeting the criteria for Core valley and stream corridors in Table 2 of the Region of Peel Official Plan;

except for:

- forest, fish and wildlife management;
- conservation;
- flood and/or erosion works;
- passive recreational activity;
- **minor development and minor site alteration;**
- existing uses, buildings and structures and expansion thereto; and
- accessory uses, buildings or structures.

~~the Core Areas of the Greenlands System, as defined in the Region of Peel Official Plan, except for those uses permitted in the Greenbelt designation of this Plan.~~

~~6.3.1.18~~ 6.3.2.13 Development and site alteration on lands adjacent to a **Provincially** significant wetland, **Provincially** coastal wetland and significant habitat of endangered species and threatened species will require an Environmental Impact Study, demonstrating no negative impact to the natural features or on their ecological function, to the satisfaction of the City and appropriate conservation authority.

~~6.3.1.6~~ 6.3.2.14 Mississauga will **continue** to establish a program of protection alternatives for the

Natural **Heritage** Areas System. This may include, but will not be limited to: **monitoring**, information/education programs, stewardship or management agreements, Parks Watch, and land securement **and ongoing updates to the City's database of natural areas including boundary refinements in response to changing land use.**

~~6.3.1.7~~ 6.3.2.15 The expansion and connection of the Natural **Heritage** Areas System will be encouraged. Where appropriate, **Significant** Natural Areas, **Natural Green Spaces** and buffers will be incorporated with public parkland and will be managed in accordance with Natural **Heritage** Areas System policies.

~~6.3.1.8~~ 6.3.2.16 In **Significant** Natural Areas and **Natural Green Spaces**, recreation potential will be restricted to protect their ecological function and sustainability. Formalized passive recreational uses may be permitted to mitigate the impacts of uncontrolled public access.

~~6.3.1.9~~ 6.3.2.17 Where lands defined as part of the Natural **Heritage** Areas System are privately owned, it is not intended that they be free and open to the general public. Consideration will be given, however, to public acquisition of these areas through the development approval process or through the City's land securement program.

6.3.2.18 Where development or site alteration is approved within **Special Management Areas**, restoration and enhancements that will expand and/or enhance the ecological features and functions of the adjacent **Significant Natural Area** will be encouraged as part of the development application.

~~6.3.1.10~~ 6.3.2.19 Mississauga may require ecologically based woodland management plans of a landowner prior to municipal acquisition.

~~6.3.1.11~~ 6.3.2.20 Mississauga will have regard for the maintenance of the long term ecological integrity of the Natural **Heritage** Areas System in all decisions regarding development and site alteration.

~~6.3.1.12~~ 6.3.2.21 The exact limit of components of **Significant Natural Areas** and **Natural Green Spaces** will be determined through **site-specific** studies **such**

as an **Environmental Impact Study**, as well as the processing of development applications.

~~6.3.1.14~~ **6.3.2.22** Public sector undertakings such as roadways and linear utility corridors will not be permitted within the Natural **Heritage Areas** System unless it has been demonstrated through an Environmental Assessment or other appropriate study that there will be no negative impacts to the features and ecological functions of the Natural **Heritage Areas** System **Significant Natural Areas**. Essential services, such as water and wastewater systems or road crossings, will only be permitted if other alternatives are studied and are determined to be not feasible. In addition, any negative impacts on the Natural **Heritage Areas** System **Significant Natural Areas** will be mitigated and compensation provided to the satisfaction of the City.

~~6.3.1.15~~ **6.3.2.23** When public works, not subject to the *Environmental Assessment Act*, are planned to traverse, coincide with, or otherwise affect the Natural **Heritage Areas** System **Significant Natural Areas**, an Environmental Impact Study will be required.

~~6.3.1.17~~ **6.3.2.24** Conservation, education, trails and nature appreciation activities may be allowed in **Provincially** significant wetlands and **Provincially** significant coastal wetlands subject to review and approval by the City and appropriate conservation authority.

~~6.3.1.19~~ Development and site alteration in and adjacent to **other wetlands** will require the completion of an Environmental Impact Study to the satisfaction of the City and appropriate conservation authority demonstrating no negative impacts to the natural features or on their ecological function.

~~6.3.1.21~~ Development and site alteration will not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest (ANSI) unless it has been demonstrated, through an Environmental Impact Study, that there will be no negative impacts on the Natural **Heritage Areas** System or natural features including their ecological function.



Figure 6-89: Natural Areas provide habitat for many plants, birds, insects and animals which are important for maintaining biological diversity.

Areas of Fish Habitat and Potential Fish Habitat

- | | |
|---------------------------------------|----------------------|
| • Lake Ontario Shoreline | • Avonhead Creek |
| • Credit River and its tributaries: | • Birchwood Creek |
| ◦ Aquitaine Creek, | • Cawthra Creek |
| ◦ Carolyn Creek, | • Cooksville Creek |
| ◦ Fletcher's Creek, | • Joshua Creek |
| ◦ Levi Creek, | • Kennollie Creek |
| ◦ Loyalist Creek, | • Lornewood Creek |
| ◦ Mullet Creek, | • Mary Fix Creek |
| ◦ Sawmill Creek, | • Mimico Creek |
| ◦ Wabukayne Creek | • Serson Creek |
| • Etobicoke Creek and its tributaries | • Sixteen Mile Creek |
| • Sheridan Creek and its tributaries | • Stavebank Creek |
| • Turtle Creek and its tributaries | • Tecumseh Creek |
| • Applewood Creek | • Wolfedale Creek |

Figure 6-9 10: Areas of Fish Habitat and Potential Fish Habitat are identified by the Provincial Government.

6.3.1.23 6.3.2.25 Mississauga, in consultation with the appropriate conservation authority, will continue to enhance and restore the **watercourses** and Lake Ontario shoreline, including the use of native non-invasive plant materials, establishment of buffer areas and shoreline restoration and protection, where applicable, to improve ecological functions.

6.3.2.26 Minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies, updates of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this Plan

6.3.2-3 Natural Hazard Lands

-No policy change-

6.3.3-4 Parks and Open Spaces

-No policy change-

6.3.4.5 Urban Forest

The Urban Forest within Mississauga consists of 2.7 million trees on both private and public property and exists on lands within and outside of the Green System.

Trees are a fundamental component of a healthy city and sustainable community. As such, trees are a valuable asset to the city and contribute to community pride and cultural heritage.

The city's Natural **Heritage Areas** System specifically recognizes the **urban forest within wooded Significant Natural Areas and Natural Green Spaces, as well as** Residential Woodlands in the Mineola, Gordon Woods and Clarkson Lorne Park neighbourhoods **and other neighbourhoods where designated.**



Figure 6-4516: All trees and woodlands make up Mississauga's Urban Forest. Trees and woodlands play an important role in climate moderation, air and water quality, erosion control, providing wildlife habitat and have a significant role in reducing air temperature in the city.

Trees in the urban setting provide environmental, social and economic benefits such as:

- reducing air pollution by removing carbon, dust and airborne particles;
- improving overall air quality;
- reducing urban heat island effect;
- reducing energy needs for cooling and heating;
- assisting in mitigating climate change effects;
- intercepting rainfall to reduce runoff, increase **groundwater recharge** and prevent soil erosion;
- reducing noise pollution;
- creating wildlife habitat and flora and fauna diversity;
- assisting in improving public health; and
- contributing to the quality and character of the urban environment.

The urban forest will be protected and managed with the goals of:

- **maintaining and increasing the city's canopy cover;**
- **improving both species and structural diversity, as well as overall health; and**
- **being more evenly distributed across the City.**

6.4.1 **3.5.1** Mississauga will protect and enhance the Urban Forest.

6.4.2 **3.5.2** The preservation of trees and woodlots on public and private property that serve to connect and enhance the overall vegetative system and improve wildlife habitat will be encouraged.

6.4.3 **3.5.3** Development and site alteration will demonstrate that there will be no negative impacts to the ~~trees~~ **Urban Forest**. An arborist report **and tree**

inventory that demonstrates tree preservation and protection both pre and post construction, and where preservation of some trees is not feasible, identifies opportunities for replacement, must will be prepared to the satisfaction of the City in compliance with the City's tree permit by-law.

non-native species and diseases and other management challenges; and

- k. compliance with by-laws pertaining to tree preservation and protection.

3.5.4 Where tree replacement cannot be accommodated on-site, the City may require replacement plantings at another suitable location or cash-in-lieu for replacement trees elsewhere.

6.4.43.5.5 The Urban Forest will be protected and enhanced by:

- a. developing and implementing a strategic planting program, specific to distinct geographic areas within the city;
- b. developing and implementing a strategic proactive maintenance program pertaining to trees on public land;
- c. providing sustainable growing environments for trees by allocating adequate soil volumes and landscaped areas during the design of new development and infrastructure projects;
- d. developing and implementing consistent standards for tree protection and planting across the city;
- e. ensuring development and site alteration will not have negative impacts on the Urban Forest;
- f. increasing tree canopy coverage and diversity, by planting trees appropriate to the location and avoiding the use of non-native tree and shrub species that are invasive;
- g. regulating the injury and destruction of trees on public and private property;
- h. promoting the management and enhancement of the Urban Forest on public and private lands;
- i. providing public education and stewardship;
- j. providing strategic partnerships with regulatory agencies and others to address invasive alien



Figure 6-4617: Mississauga is fortunate to be located on the shore of Lake Ontario, part of the largest system of freshwater lakes in the world. The Great Lakes and their watersheds make up one of Canada's richest and most biologically diverse regions, home to a huge variety of fish, wildlife and plant species.

6.5 Water

- No policy change-

6.6 Air Quality

- No policy change-

6.7 Brownfields

- No policy change-

6.8 Waste Management

- No policy change-

6.9 Noise

- No policy change-

20 Glossary

CULTURAL SAVANNAHS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally based disturbances; often containing a large proportion of non-native species and having 25 to 35% cover of coniferous or deciduous trees. Cultural savannahs may be second or third growth woodlands that occur on land where the forest was completely or partially removed at various points in time. These woodlands vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental characteristics such as soil type, moisture, exposure and seed bank all of which influence natural succession processes and species composition.

CULTURAL WOODLANDS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally-based disturbances; often containing a large proportion of non-native species and having 35 to 60 percent cover of coniferous or deciduous trees. Cultural woodlands may be second or third growth woodlands that occur on land where the forest was completely or partially removed at various points in time. These woodlands vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental characteristics such as soil type, moisture, exposure and seed bank all of which influence natural succession processes and species composition.

MINOR DEVELOPMENT

means development, which due to its scale or intensity, can demonstrate no significant incremental or cumulative impacts on the landform, features or ecological functions of the Natural Heritage System.

MINOR SITE ALTERATION

means site alteration, which due to its scale or intensity, can demonstrate no significant incremental or cumulative impacts on the landform, features or ecological functions of the Natural Heritage System.

NATURAL HERITAGE FEATURES AND AREAS

means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

NO NEGATIVE IMPACT

means in regards to the urban forest, no net loss to the existing canopy cover. Replacement canopy cover will be evaluated based on the potential canopy cover into the future (eg. 10 to 20 years) assuming normal growth of planted stock.

PLANTATION

means a treed community in which the majority of trees have been planted or the majority of the basal area is in trees that have been planted, often characterized by regularly spaced rows. With time and forest management, natural regeneration can become established and eventually convert the community to natural forest.

SIGNIFICANT SPECIES OR COMMUNITIES

means any G1, G2, G3, S1, S2 or S3 plant or animal species, or community as designated by the Natural Heritage Information Centre (NHIC). The rankings G1, G2, G3, S1, S2 and S3 refer to the conservation status of species assigned by the Ministry of Natural Resources' NHIC. 'G' or Global ranks (GRANKS) are assigned by a consensus of the network of Conservation Data Centres, including the NHIC, scientific experts and The Nature Conservancy to designate a rarity rank based on the range-wide status of a species. 'S' or Sub-national ranks (SRANKS) are assigned by the NHIC for species and vegetation communities in Ontario. The rankings are as follows:

- G1 – extremely rare
- G2 – very rare
- G3 – rare to uncommon
- S1 – critically imperiled
- S2 – imperiled
- S3 – vulnerable

SIGNIFICANT WETLAND

means a wetland identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time or a wetland that could be considered a wetland for the purpose of evaluation using the Ontario Wetland Evaluation

System (OWES) and which provide a biological or hydrological function which should be protected.

URBAN FOREST

means all the trees in the city, including those within and outside of the Natural Heritage System, and on public and private lands, as well as the soils that sustain them.

WETLANDS

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either hydrophytic or water tolerant plants. The four main categories of wetland are swamps, marshes, bogs and fens.

WOODLANDS

means complex ecosystems comprising communities of trees, shrubs, ground vegetation comprised of treed areas and the immediate biotic and abiotic environmental conditions on which they depend. Woodlands provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, the provision of clean air and the long-term storage of carbon, the provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands are treed areas that include woodlots, cultural woodlands, cultural savannahs, plantations and forested areas and may also contain remnants of old growth forests.

Woodlands are further defined as any area greater than 0.5 ha that has:

- a) a tree crown cover of over 60% of the ground, determinable from aerial photography, or
- b) a tree crown cover of over 25% of the ground, determinable from aerial photography, together with on-ground stem estimates of at least:
 - 1,000 trees of any size per hectare, or
 - 750 trees measuring over five centimetres in diameter at breast height (1.37m), per hectare, or
 - 500 trees measuring over 12 centimetres in diameter at breast height (1.37m), per hectare, or
 - 250 trees measuring over 20 centimetres in diameter at breast height (1.37m), per hectare (densities based on the Forestry Act of Ontario 1998)

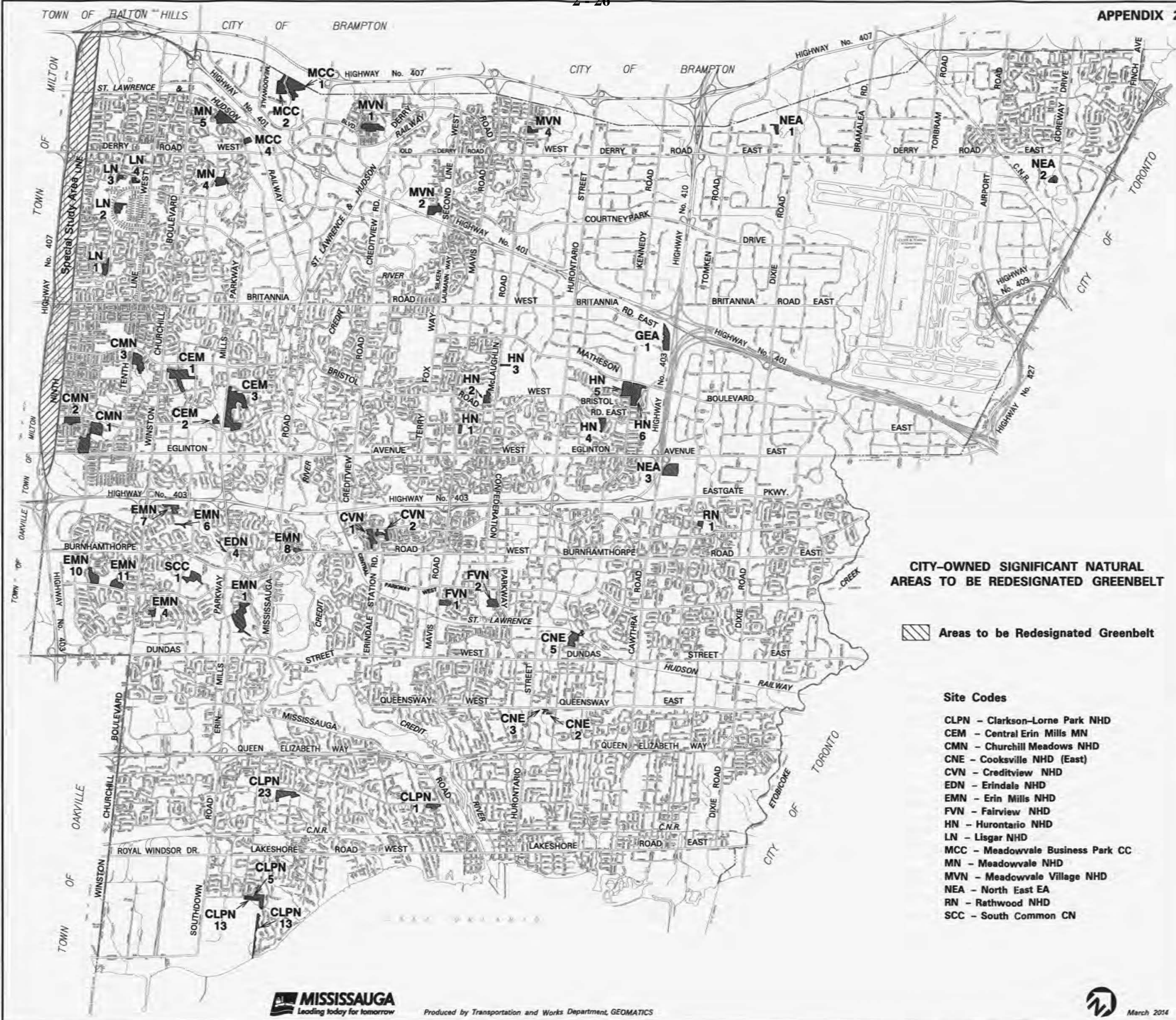
and, which have a minimum average width of 40 metres or more measured to crown edges.

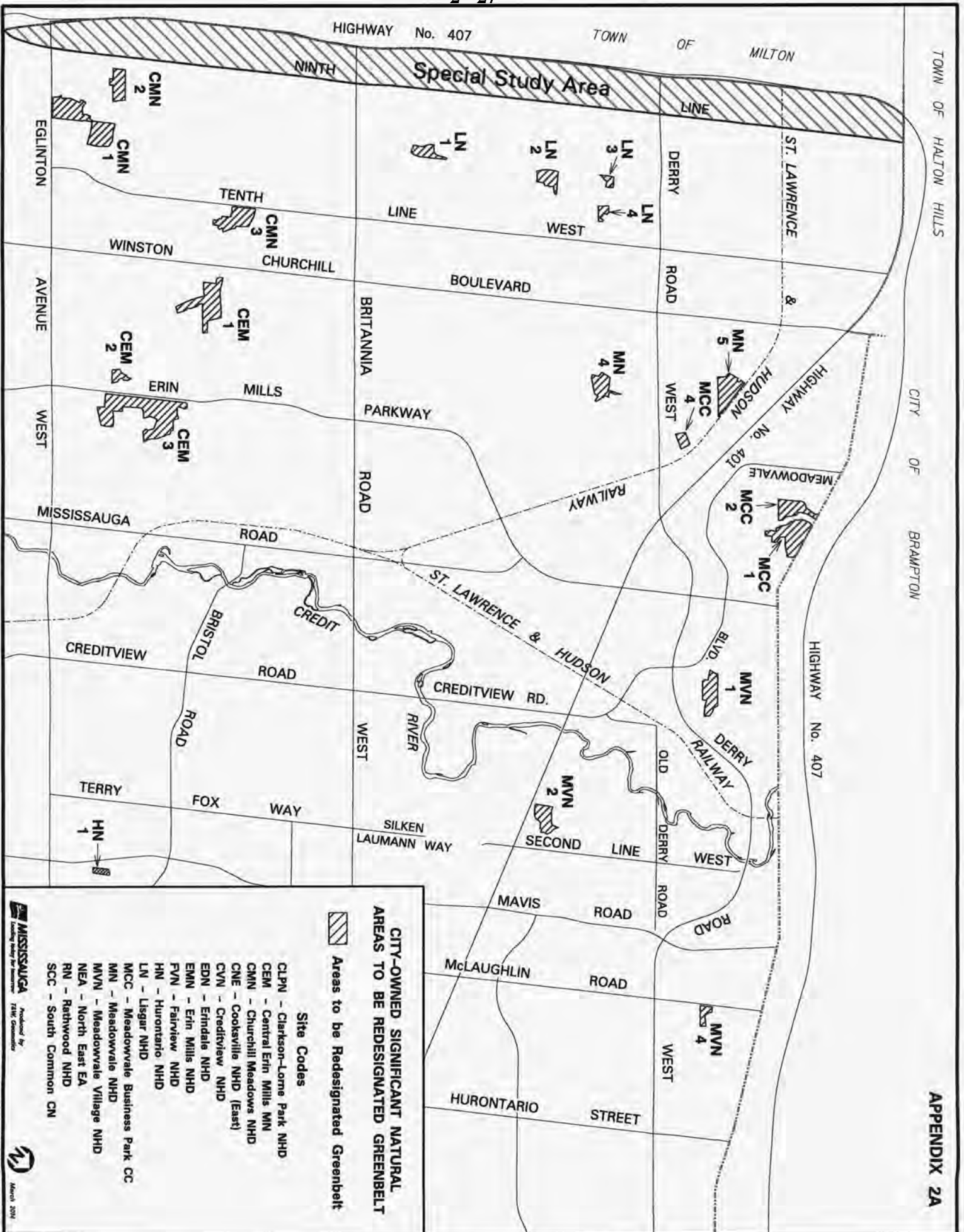
Additional exclusions may be considered for treed communities which are dominated by invasive non-native tree or shrub species such as buckthorn (*Rhamnus* species) and Norway maple (*Acer plantanoides*) that threaten the ecological diversity of native communities, good forestry practices and environmental management. Such exceptions may be considered where native tree species comprise less than 10% of the tree crown cover and are represented by less than 100 stems of any size per hectare.

Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. Woodlands experiencing changes such as harvesting, blowdown or other tree mortality are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value.

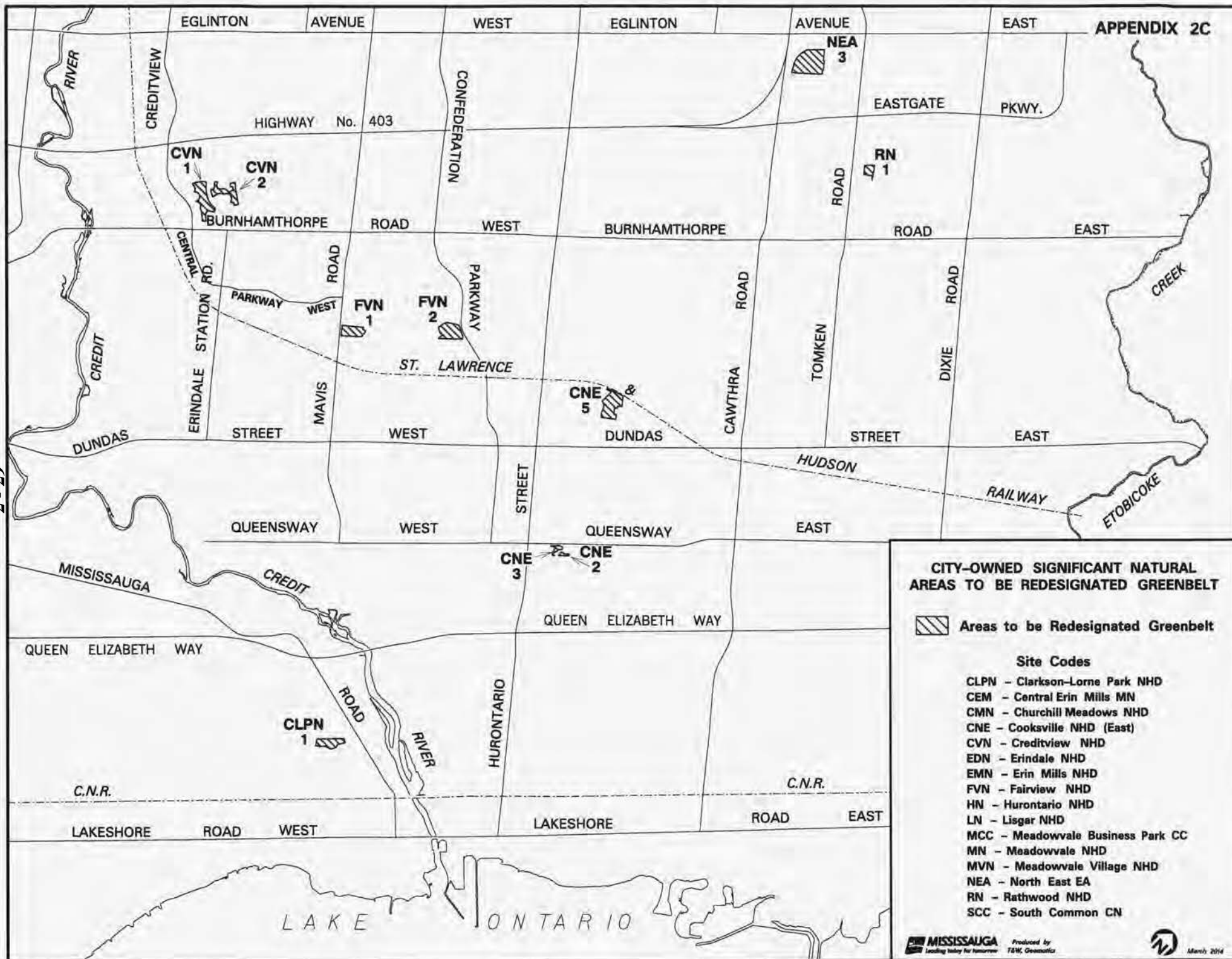
Woodlands exclude *plantations* that are:

- i) managed for production of fruits, nuts, Christmas trees or nursery stock;
- ii) managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or
- iii) established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the City, without a *woodland restoration* objective.













Corporate Report

Clerk's Files

 Originator's
Files OZ 13/013 W9

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit the replacement of three existing 3 storey rental
apartment buildings with three rental apartment buildings with
heights of 19, 22 and 25 storeys
2700 Aquitaine Avenue
South side of Aquitaine Avenue, East of Glen Erin Drive
Owner: 7838794 Canada Inc. (c/o Carttera Private
Equities Inc.)
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated March 25, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "RA4-32" (Apartment Dwellings - Exception) to "RA5-Exception" (Apartment Dwellings - Exception) to permit the replacement of three existing 3 storey

rental apartment buildings with three rental apartment buildings with heights of 19, 22 and 25 storeys, respectively, under File OZ 13/013 W9, 7838794 Canada Inc., 2700 Aquitaine Avenue be received for information.

**REPORT
HIGHLIGHTS:**

- These applications are to permit the redevelopment of a portion of the site with three new rental apartment buildings with heights ranging from 19-25 storeys;
- The applicant has also requested that the Meadowvale Community Node be expanded to include the subject property;
- Community concerns to date include height; density of the towers; capacity of neighbourhood parks; the ability of neighbourhood schools and community facilities to serve the new residents; increased traffic will cause safety concerns for pedestrians; insufficient visitor parking; and replacement of the existing rental housing units.
- Prior to the Supplementary Report, matters to be addressed include: appropriateness of the proposed development; traffic; the number of on-site parking spaces; cumulative impact of this development on this community; impact on adjacent land uses; expansion of the Meadowvale Neighbourhood Node; tree preservation; stormwater management; and construction management plans.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

The subject property, located on the south side of Aquitaine Avenue East, east of Glen Erin Drive (just east of the Meadowvale Community Node), is home to 335 rental apartment dwelling units. The applicant is proposing to intensify the site by removing 112 units housed in three of the existing garden apartment buildings located on the southern portion of the site and replacing those buildings with three towers with heights of 19, 22 and 25 storeys respectively. The towers will provide 614 new units in addition to the 223 rental apartment units that will remain (including four

rental townhouse units) providing a total of 837 rental apartment units.

Further details of the proposal are as follows:

Development Proposal	
Applications submitted:	September 19, 2013 October 17, 2013 (deemed complete)
Height:	25, 22 and 19 storeys
Proposed Lot Coverage:	28%
Floor Space Index (FSI):	2.5
Landscaped Area:	51%
Net Density:	259 units/ha 104.9 units/ac
Number of units:	837 total units (retained and proposed) 227 – one bedroom 428 – two bedroom 182 – three bedroom
Anticipated Population:	2,427* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	1,124 spaces
Parking Provided:	1,233 spaces
Supporting Documents:	Planning Justification Report Topographic Survey Walking Time Plan Elevation Drawings and Floor Plans Site Plan and Statistics Perspective Views Context Massing Views Shadow Study Report Green Development Initiatives

Development Proposal	
Supporting Documents (cont'd.)	Landscape Plan Tree Inventory and Preservation Plan Functional Servicing and Stormwater Management Report Servicing and Grading Plans Traffic Impact Study Parking Utilization Study Rental Housing Analysis Noise Feasibility Study Qualitative Pedestrian Level Wind Assessment Urban Design Brief

Site Characteristics	
Frontage:	30 m (98.4 ft.)
Net Lot Area	3.23 ha (7.98 ac)
Existing Use:	Six 3 storey apartment buildings, one 15 storey rental apartment building and four townhouse dwellings containing a total of 335 apartment dwelling units with a total of 522 parking spaces. The subject property has an existing FSI of 1.0 and a density of 256.2 units per hectare (103.7 units per acre).

Additional information is provided in Appendices I-1 to I-13.

Green Development Initiatives

The applicant has not indicated if they are proposing any environmental green initiatives in this proposed development although they have been requested by staff to provide these initiatives.

Neighbourhood Context

The subject property is located within the Meadowvale Neighbourhood Character Area. Meadowvale is a mature, stable,

master planned, mixed use community comprised of a wide range of uses, dwelling types and tenures. The Meadowvale Town Centre is a significant landmark located to the west of the subject property providing a range of services to the community. The housing stock is varied and includes detached, semi-detached, townhouse, three-storey apartments and high rise apartment buildings. Residential densities are generally higher in the area closer to the Meadowvale Town Centre. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Across Aquitaine Avenue, townhouse dwellings;
East: Lake Aquitaine Park and townhouse and garden apartment dwellings;
South: Lake Aquitaine Park. Further south are detached and townhouse dwellings; and
West: A 9 storey apartment building and Meadowvale Community Centre.

**Mississauga Official Plan Designation and Policies for
the Meadowvale Neighbourhood Character Area
(November 14, 2012)**

The subject property is located in the Meadowvale Neighbourhood Character Area, immediately abutting the boundary of the Meadowvale Community Node (see Appendix I-3) and is designated "**Residential High Density – Special Site 1**" (see Appendix I-5).

The site is also subject to "**Special Site 1**" policies which permit townhouse dwellings in addition to apartment dwellings. The Floor Space Index (FSI) range for this site is 0.5-1.0 times the lot area (see Appendix I-4).

Expansion of Meadowvale Community Node

The applicant has requested that the current boundaries of the Meadowvale Community Node be expanded to include the subject

lands (see Appendix I-3). Section 5.3.3 of the plan indicates that the desirable characteristics that establish a Community Node include compact, mixed-use development, pleasant walkable streets and a strong sense of place and community identity.

Community Nodes such as Meadowvale are centered on indoor shopping malls and contain a range of community infrastructure such as recreational facilities, libraries, police stations and places of religious assembly. While the form of these types of Community Nodes are currently characterized by large blocks, surface parking and single storey buildings, through redevelopment, it is intended that they will take on a more urban, pedestrian friendly form. A maximum height of 4 storeys is permitted in Community Nodes.

There are several other policies in the Official Plan which also are applicable in the review of these applications including:

Residential Policies

If certain requirements are demonstrated, residential intensification may be permitted within Neighbourhoods. These requirements include compatibility with built form and scale with surrounding development, enhancing the existing or planned community and consistency with the intent of the policies of Mississauga Official Plan. Design issues related to built form, height, massing, transition, coverage, setbacks, privacy and overview, parking and the quantity and quality of open spaces will be priorities in assessing the merits of residential development proposals.

Urban Design Policies

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions and will create appropriate transition, visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements should also address the effects of additional noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Other relevant policies in MOP that are applicable in the review of these applications are found in Appendix I-11.

Criteria for Site Specific Official Plan Amendments

Section 19.5.1 of MOP 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 following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;
- a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Proposed Official Plan Designation and Policies

To amend the existing "**Residential High Density - Special Site 1**" policies to permit apartment buildings with maximum heights ranging from 19-25 storeys and an FSI of 2.5.

Existing Zoning

"RA4-32" (Apartment Dwellings - Exception), which permits apartment, long-term care, retirement and townhouse dwellings. The number of dwelling units permitted on this property is 256.2 units per hectare (103.7 units per acre) of which, 14.9 units per

hectare (36.8 units per acre) may be townhouse dwellings. Apartment buildings in this zone are limited to 15 storeys, with a FSI range of 0.5–1.0 (see Appendix I-6).

Proposed Zoning By-law Amendment

"RA5-Exception" (Apartment Dwellings – Exception), to permit, in addition to the permitted uses, the following:

- three residential apartment buildings containing 614 units;
- maximum height of 25 storeys;
- FSI of 2.5; and
- a parking rate of 1.23 spaces per dwelling unit (including visitor spaces).

A complete list of proposed zoning standards are identified in Appendix I-12 attached to this report.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in Mississauga Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved in principle by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

Peel's Housing and Homeless Plan, 2013

In 2013, the Region of Peel introduced the Peel's Housing and Homeless Plan. As part of the Plan, the Region has identified several housing objectives that they are pursuing, including:

- Increasing the supply of housing types and tenure;

- Securing and improving the use and supply of land and buildings to meet current and future housing demand;
- Exploring the use of non-financial incentives to develop housing options;
- Encourage innovative and cost-effective housing solutions; and
- Supporting the development of age-friendly, accessible, active and healthy communities.

As part of the City's review of these development applications, the City will report back to Planning and Development Committee on compliance with the objectives of the Peel's Housing and Homeless Plan.

COMMUNITY ISSUES

A community meeting was held by the Ward 9 Councillor, Pat Saito, on February 19, 2014.

The following is a summary of issues raised by the community:

- this development is not desirable for this neighbourhood;
- height and density are not compatible with the existing community;
- additional traffic will provide safety concerns for pedestrians looking to access nearby Meadowvale Town Centre;
- the development will compound existing shadowing effects on adjacent townhouse dwellings and amenity areas;
- insufficient visitor parking;
- the adequacy of schools, and the nearby community centre to serve the new residents;
- increased population levels will impact the already strained trail (park) system around Lake Aquitaine;
- increased building lighting will negatively impact existing apartments;
- development will result in a general reduction in open space for the lands, replaced by buildings and parking;
- there will be no replacement of the existing rental housing units during demolition/construction;

- impacts of construction phase on surrounding residential, in particular, noise, dust, odour, construction traffic and storage; and
- proposed construction timeframes.

The comments raised by the community will be considered in the evaluation of the applications and will be addressed in the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable MOP policies, the following matters will have to be addressed prior to the Supplementary Report:

- expansion of the Meadowvale Community Node boundary;
- appropriate height and density;
- rental replacement programs;
- traffic impact on the neighbourhood and surrounding area;
- access to the trail system;
- cumulative impact of this development on this community;
- tree removal and replacement;
- impact and transition to the existing neighbourhood;
- shadow and privacy impacts on abutting properties and park;
- proposed urban design including massing and built form; and
- introduction of Green Development Initiatives.

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.

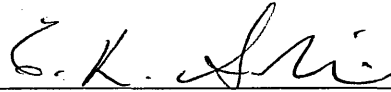
CONCLUSION:

Most agency and City department comments have been received and after the public meeting has been held and all outstanding issues have been 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: Meadowvale Community Node Character Area
Appendix I-4: Excerpt of Meadowvale Neighbourhood
Character Area
Appendix I-5: Excerpt of Existing Land Use Map
Appendix I-6: Excerpt of Zoning Map
Appendix I-7: Site Plan
Appendix I-8: Elevations
Appendix I-9: Agency Comments
Appendix I-10: School Accommodation
Appendix I-11: Relevant City of Mississauga Official
Plan Policies
Appendix I-12: Proposed Zoning Standards
Appendix I-13: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner

7838794 Canada Inc.

File: OZ-13/013 W9

Site History

- July 24, 1973 – The rezoning application under File OZ-24/73 was approved by the City to permit the current development.
- October 15, 1981 – Site Plan approval under File SP 93-81 for the existing 335 unit apartment/townhouse development.
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "RA4-32" (Apartment Dwellings - Exception).
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Meadowvale District which designated the subject lands "Residential High Density I".
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential High Density" in the Meadowvale Neighbourhood Character Area.



LEGEND:



SUBJECT LANDS
2700 AQUITAINE AVENUE

NOTE: DATE OF AERIAL 04 2013



SUBJECT: 7838794 CANADA LTD.
(c/o CARTTERA PRIVATE EQUITIES INC.)



FILE NO:
OZ 13013 W9

DWG. NO:
13013A

SCALE:
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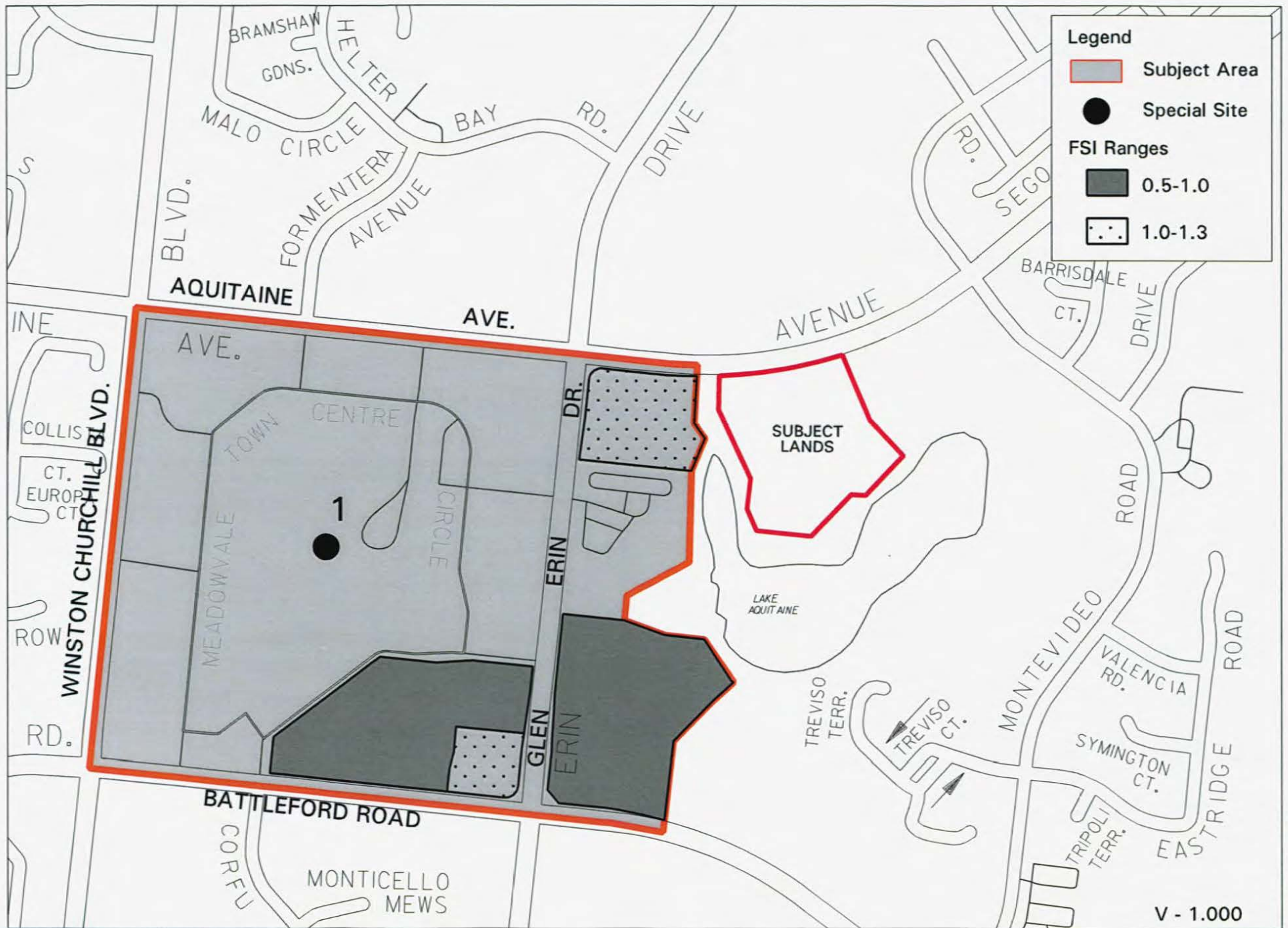
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2014 04 14

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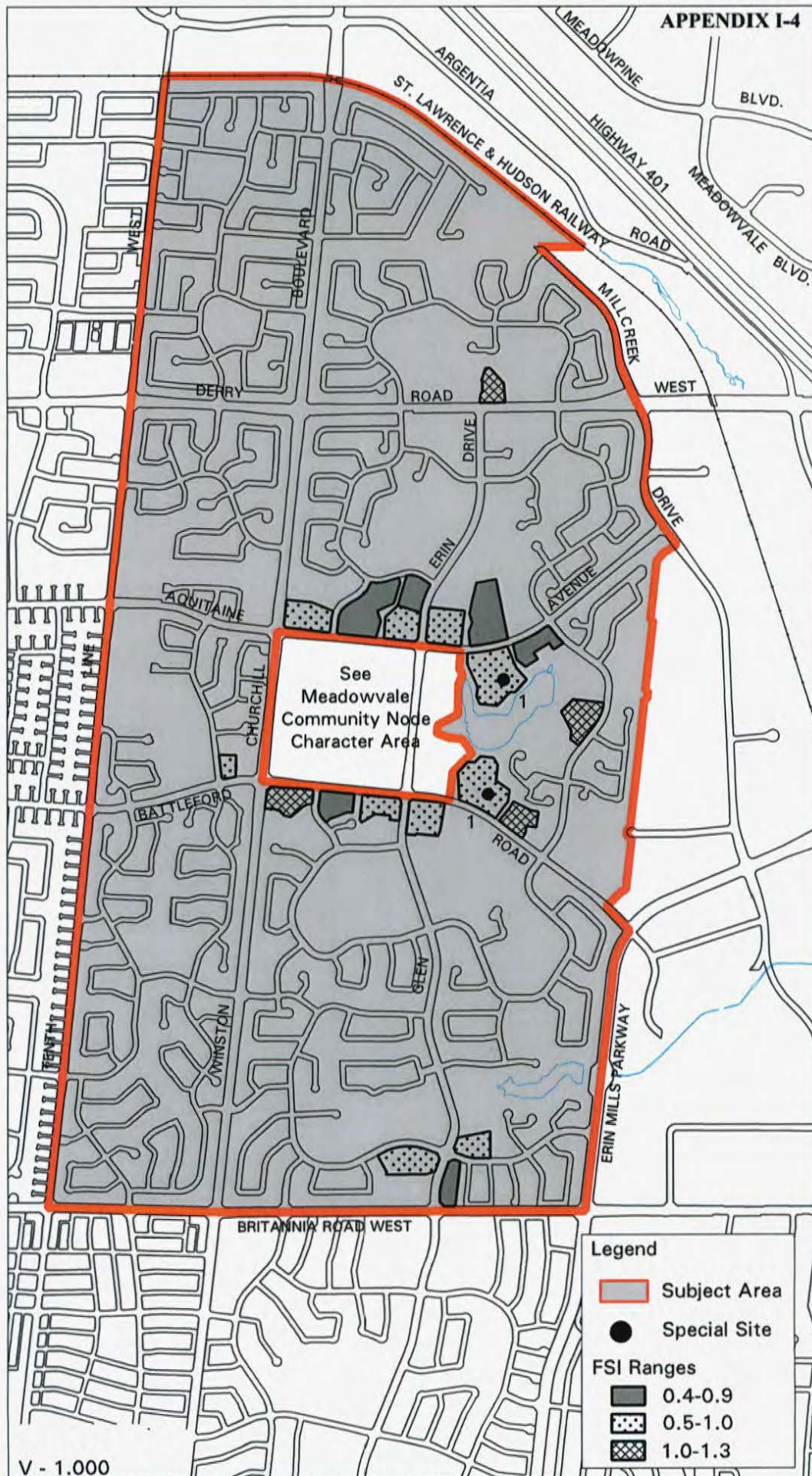
APPENDIX 1-2

MISSISSAUGA
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Map 14-6: Meadowvale Community Node Character Area



Map 16-16: Meadowvale Neighbourhood Character Area



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

ND2 Region of Peel Non-Decision



SUBJECT LANDS



SUBJECT: **7838794 CANADA LTD.**
(c/o CARTTERA PRIVATE EQUITIES INC.)



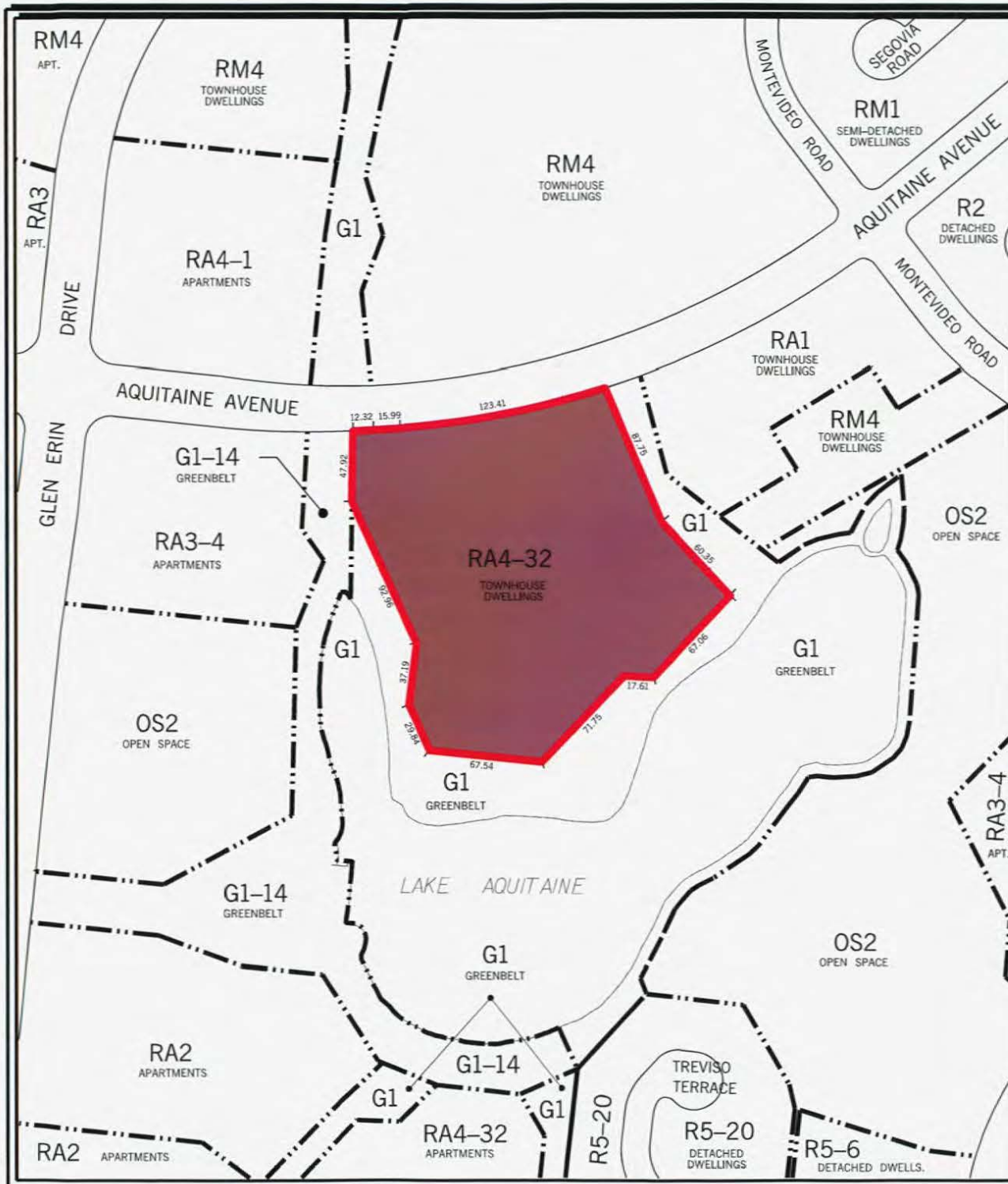
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PDC DATE:
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B. KRUGER

APPENDIX I-5

MISSISSAUGA
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LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE 1' TO 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE' AND PROPOSED REZONING FROM 'RA4-32' TO 'RA5-EXCEPTION' TO PERMIT 3 RESIDENTIAL RENTAL APARTMENT BUILDINGS OF 19, 22 AND 25 STOREYS.

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

3-17



SUBJECT: **7838794 CANADA LTD.**
(c/o CARTTERA PRIVATE EQUITIES INC.)



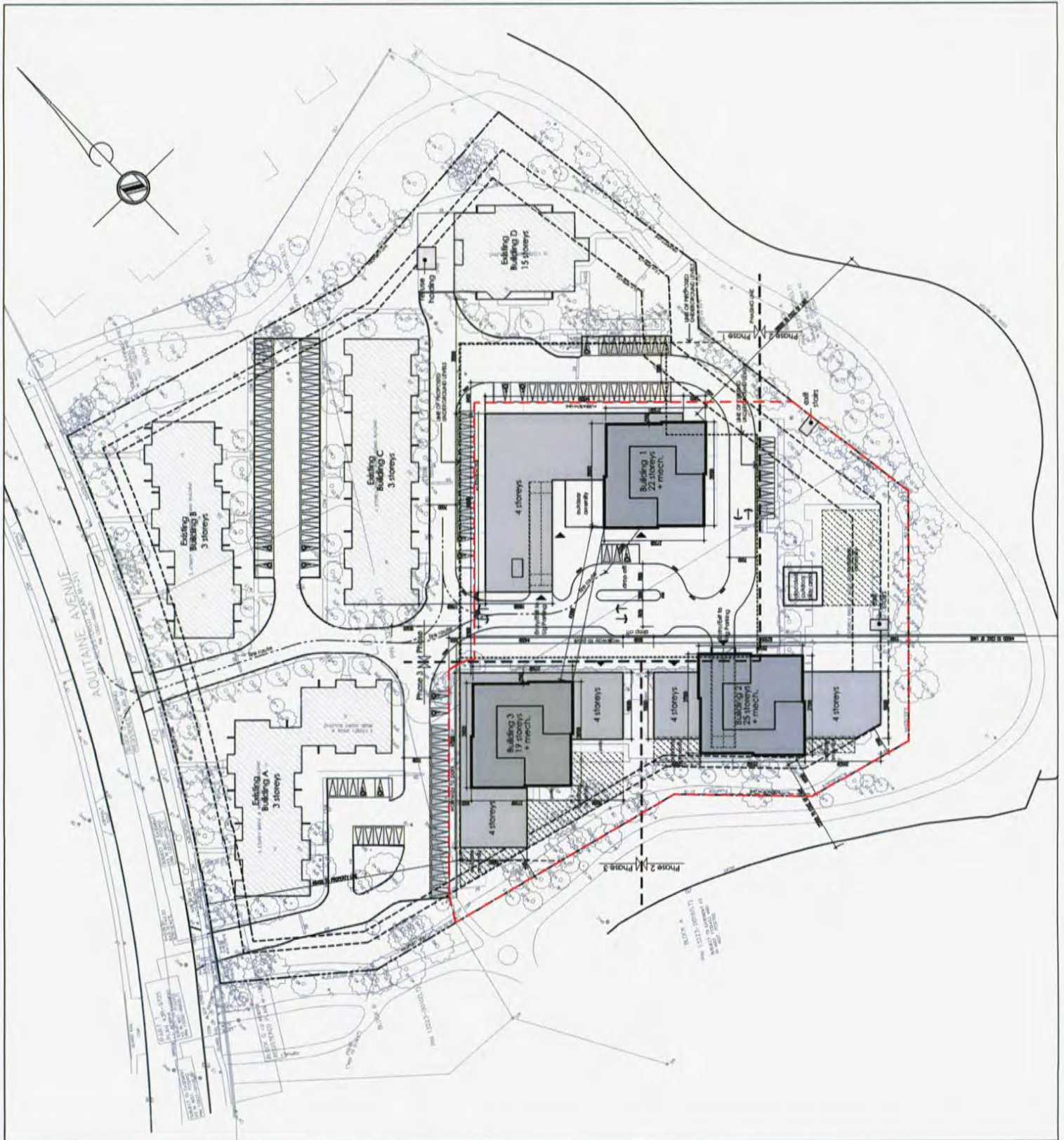
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APPENDIX I-6

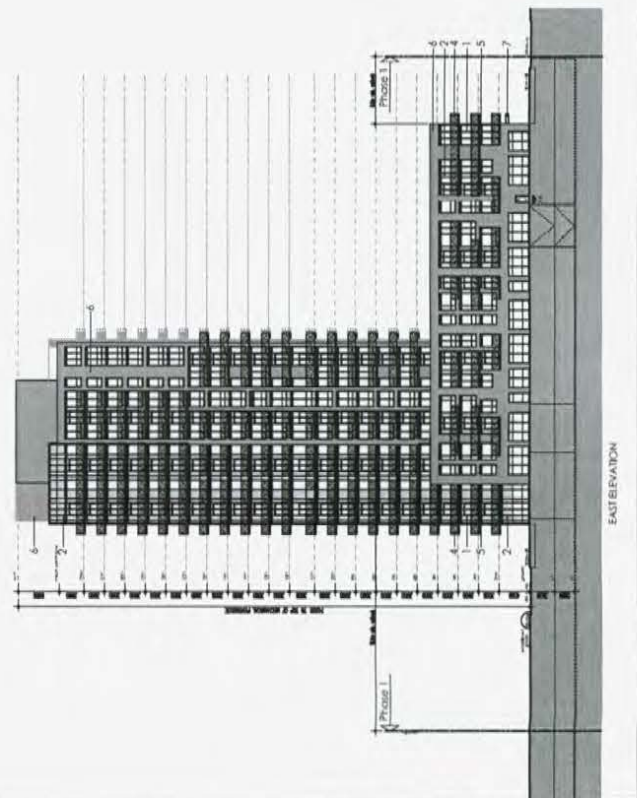
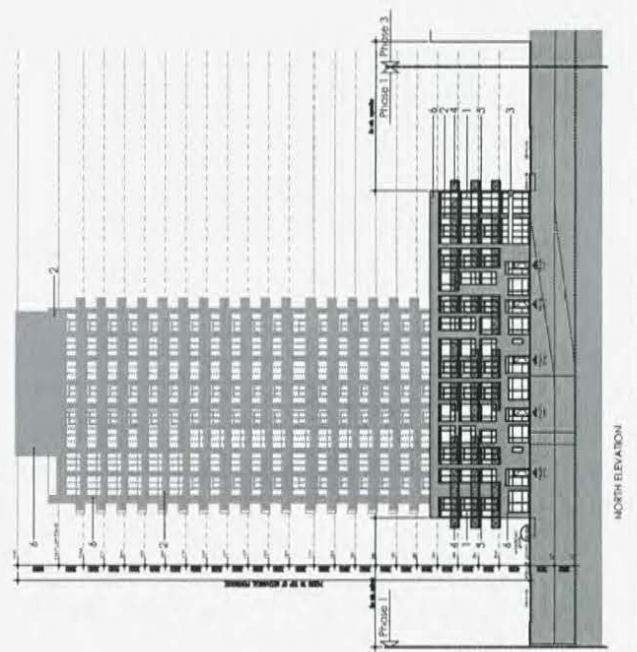
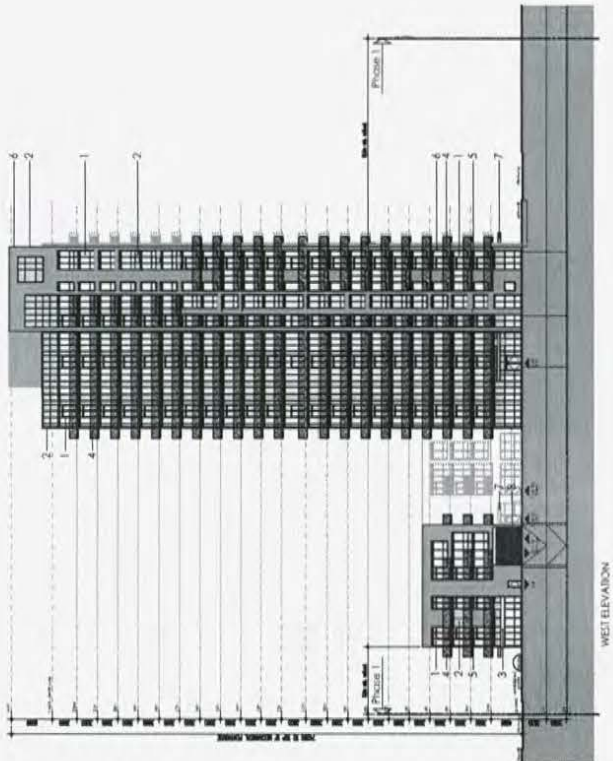
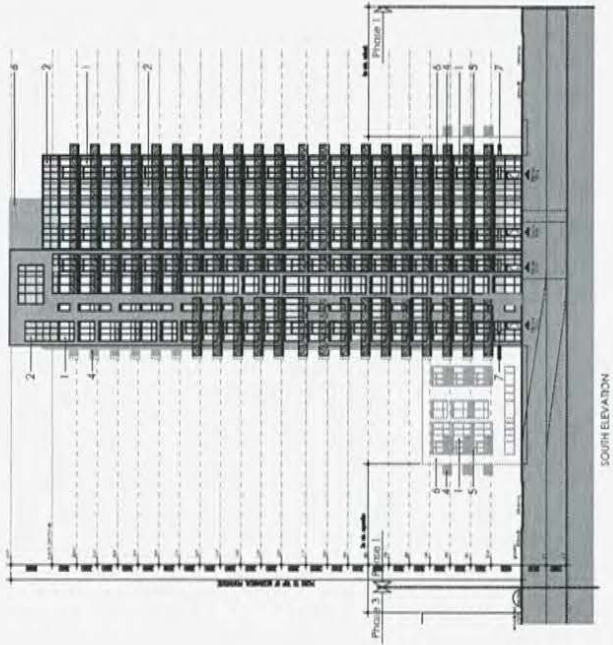
MISSISSAUGA
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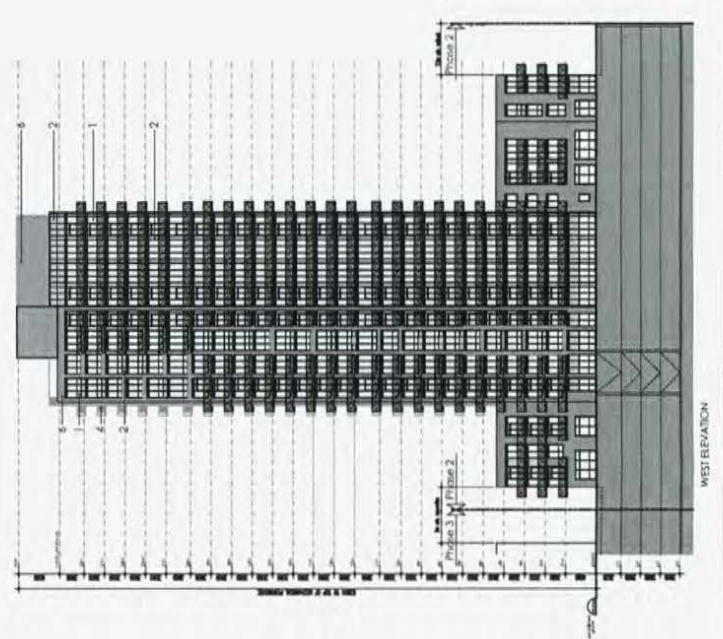
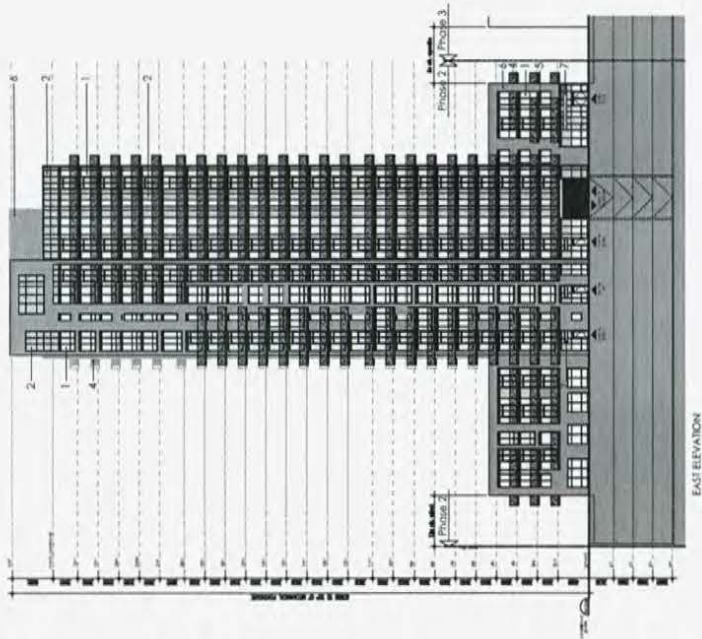
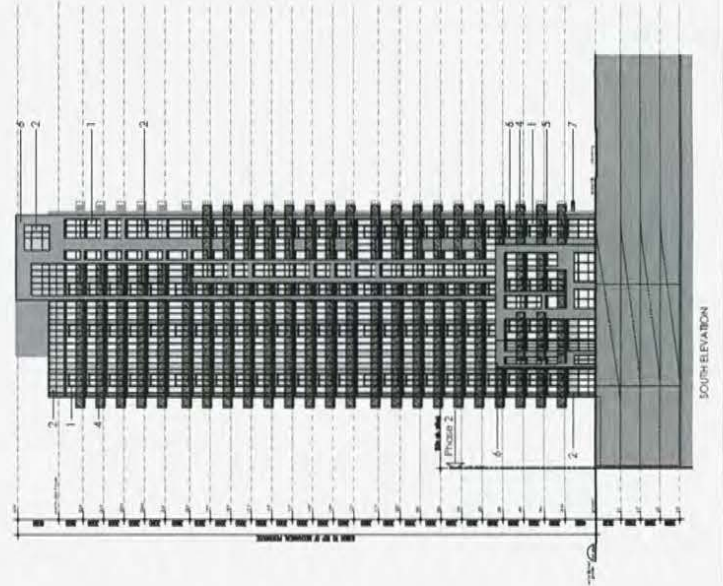
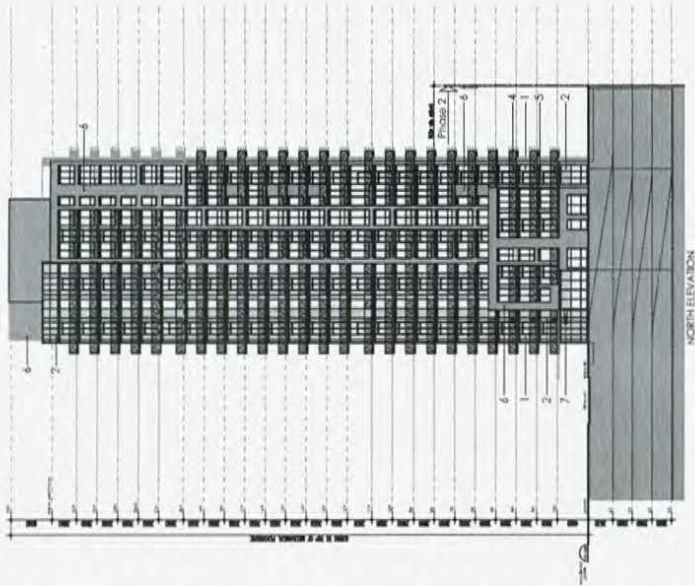
SITE PLAN



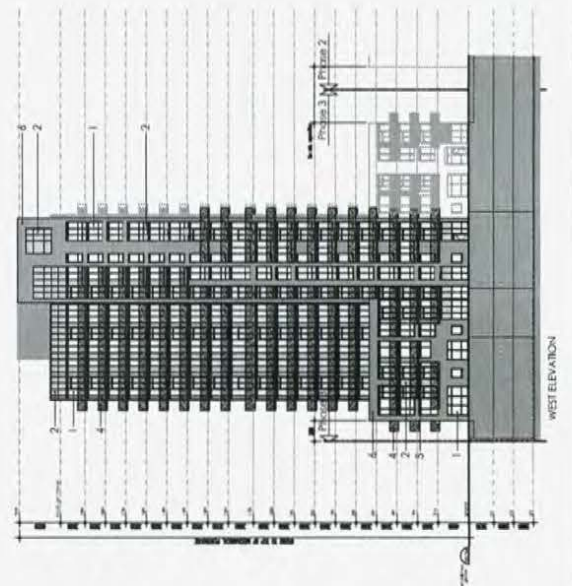
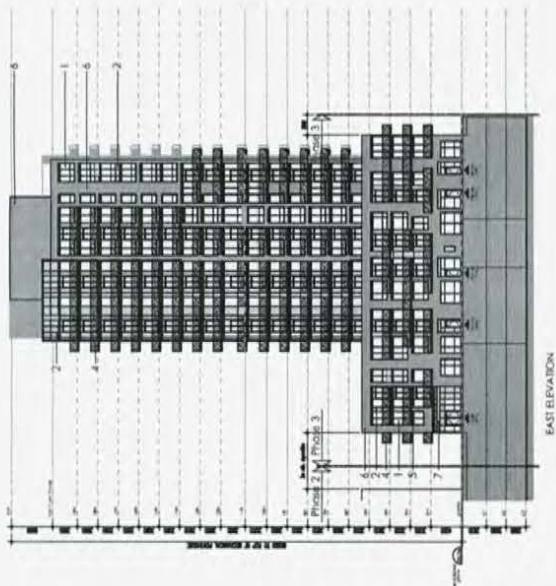
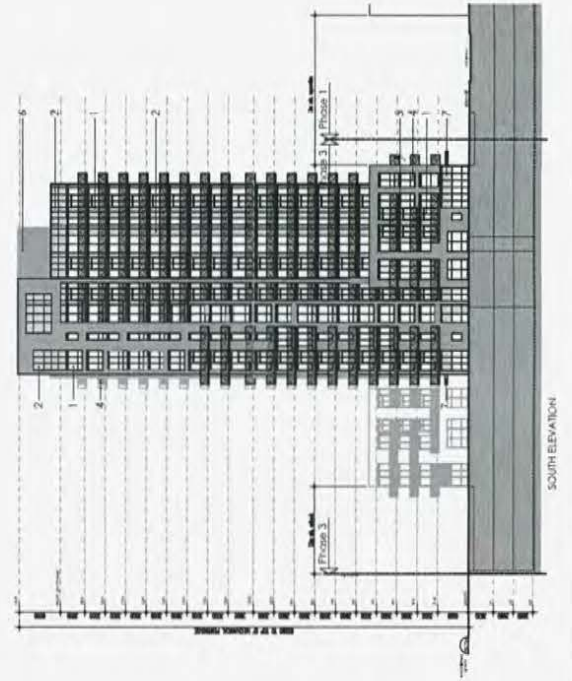
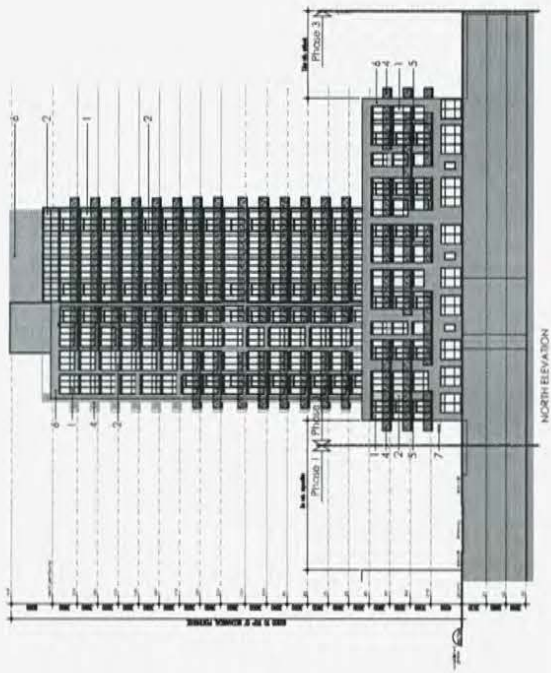
ELEVATIONS



ELEVATIONS



ELEVATIONS



7838794 Canada Inc.

File: OZ-13/013 W9

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (December 12, 2013)</p>	<p>Purpose built rental housing creation has not kept up with the demands of the Region, and this has been noted in the 2010 Peel Housing Strategy and through the development of The Region of Peel's Housing and Homelessness Plan.</p> <p>General Objective 5.8.1.1 of the Peel Region Official Plan stipulates "To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel." Further, Section 5.8, Objective 5.8.4 - Retention of Existing Rental Housing Stock stipulates "To ensure an adequate supply of rental housing stock to meet the existing and projected needs of all households in Peel".</p> <p>The applicant is encouraged to maintain and improve the range and mix of housing types provided on site. In addition, the applicant should consider providing a minimum number of units as affordable housing.</p> <p>The applicant is to update and submit the Functional Servicing Report (dated August 2013) to provide detailed calculations for domestic water demand and fire flow requirements. These calculations should be broken down for each individual building.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (October 22, 2013) (November 7, 2013)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate</p>

7838794 Canada Inc.

File: OZ-13/013 W9

Agency / Comment Date	Comment
	<p>provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Boards also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
<p>Greater Toronto Airports Authority (November 15, 2013)</p>	<p>According to the GTAA, development elevations on the subject property are affected by the Approach Surfaces for Runway 06L, Runway 06R, and proposed Runway 05R. The maximum allowable development elevation under the greater restriction (Approach Surface for proposed Runway 05R) ranges from approximately 406 metres Above Sea Level (A.S.L.) along the eastern boundary of the property to approximately 409 metres A.S.L. along the western boundary. Based on the information provided on Graziani + Corazza Drawing Numbers A101 and A401-A403 dated September 9, 2013, the proposed replacement of three, 3-storey apartment buildings with three new residential buildings (19, 22, 25 storeys) would be within the allowable height limits associated with the Regulations.</p>
<p>Community Services - Parks Planning (November 29, 2013)</p>	<p>Lake Aquitaine Park (P-102), zoned "G1" and "OS2", is located adjacent to the site and contains a play site, soccer fields, spray pad, multi-pad, basketball courts and outdoor fitness equipment. Meadowvale Community Centre is located approximately 30 m (263 ft.) from the site and offers a wide range of additional indoor recreational activities and facilities, including a library, pool and gymnasium. Maplewood Park (P-100) is also 265 m (870 ft.) from the site and is zoned "G2".</p> <p>Should this application be approved, prior to the enactment of the zoning by-law, hoarding will be required along City parklands. Further, in order to ensure protection and preservation of City parkland, securities for any required</p>

7838794 Canada Inc.

File: OZ-13/013 W9

Agency / Comment Date	Comment
	<p>restoration works, fencing, hoarding, and clean-up works will also be required.</p> <p>The parkland dedication requirement for the existing 3 storey apartment rental buildings was satisfied through the registration of M-186. However, payment of cash-in-lieu of parkland dedication will apply to the additional units being constructed.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (November 8, 2013)</p>	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit/Site Plan approval.</p>
<p>City Transportation and Works Department (January 15, 2014)</p>	<p>This Department confirmed receipt of the Site Plan, Preliminary Grading Plan, Preliminary Servicing Plan, Noise Feasibility Study, Parking Utilization Study, Traffic Impact Study and Phase 1 Environmental Site Assessment which are currently under review.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details, including an overall construction management plan, prior to the Supplementary Meeting to confirm the feasibility of this development.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>

7838794 Canada Inc.

File: OZ-13/013 W9

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post City Community Services Department – Culture Division Services Division Mississauga Transit Enbridge Gas Distribution Enersource Bell Canada Rogers Cable Credit Valley Conservation</p>

7838794 Canada Inc.

File: OZ-13/013 W9

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 65 Kindergarten to Grade 6 19 Grade 7 to Grade 8 58 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Shelter Bay Public School <ul style="list-style-type: none"> Enrolment: 481 Capacity: 580 Portables: 0 Edenwood Middle School <ul style="list-style-type: none"> Enrolment: 523 Capacity: 484 Portables: 0 Meadowvale Secondary School <ul style="list-style-type: none"> Enrolment: 1320 Capacity: 1497 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 12 Junior Kindergarten to Grade 8 6 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Teresa of Avila <ul style="list-style-type: none"> Enrolment: 386 Capacity: 503 Portables: 0 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1753 Capacity: 1320 Portables: 16

7838794 Canada Inc.

File: OZ-13/013 W9

Mississauga Official Plan Policies

There are numerous policies that would apply in reviewing this application to increase the FSI and density on the site and expand the node boundary. An overview of some of these policies are found below:

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5	The Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that complements the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification.
Section 7 – Complete Communities	Section 7.2.2 Section 7.2.4 Section 7.2.7	The MOP will ensure housing choices in terms of tenure, type, quality and quantity.
Section 9 – Build a Desirable Urban Form	Section 9.1.3 Section 9.2.1.9 Section 9.2.1.11 Section 9.2.1.12 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.2.1.17	The MOP will ensure that tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.
Section 9.2 – Non-Intensification Areas	Section 9.2.2 Section 9.2.2.1 Section 9.2.2.3 Section 9.2.2.4	The MOP will ensure that Non-intensification areas (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and not allow for tall buildings. New development in Neighbourhoods respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the building to respect the existing scale, massing, character and grades of the surrounding area.

7838794 Canada Inc.

File: OZ-13/013 W9

	Specific Policies	General Intent
Section 14 – Community Nodes	Section 14.1.1.2 Section 14.1.1.3	The MOP will ensure that lands within a Community Node are required to have a maximum building height of four storeys. Proposed heights greater than 4 storeys must demonstrate appropriate transition, enhance the existing or planned development, ensure that the City structure is maintained and demonstrate that the proposal is consistent with the policies of this Plan.
Section 16 - Neighbourhoods	Section 16.1.1.2 Section 16.1.2.5	The Meadowvale Neighbourhood Character Area policies state that in addition to the general Residential Medium and High Density development policies of this Plan, the following additional policy will apply specifically to this Character Area: <ul style="list-style-type: none"> a. in order to create acceptable built form transitions, buildings should be limited in height when adjacent to low density residential neighbourhoods. Buildings immediately adjacent to low density housing forms should be limited to three storeys. In situations where the low density housing forms are separated from high density development by a public road or other permanent open space feature, a height of four to five storeys may be compatible.
Other related policies	<i>Public Realm</i> Sections 9.3.1.4, 9.3.1.7 <i>Site Development and Building</i> Sections 9.5.1, 9.5.1.2, 9.5.1.5, 9.5.1.8, 9.5.1.9	Built form policies with respect to the Public Realm, Site Development and Building provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.
Other related policies	<i>Site Development</i> Sections 9.5.2.1, 9.5.2.2, 9.5.2.3 <i>Buildings</i> Sections 9.5.3.9	

7838794 Canada Inc.

File No.: OZ-13/013 W9

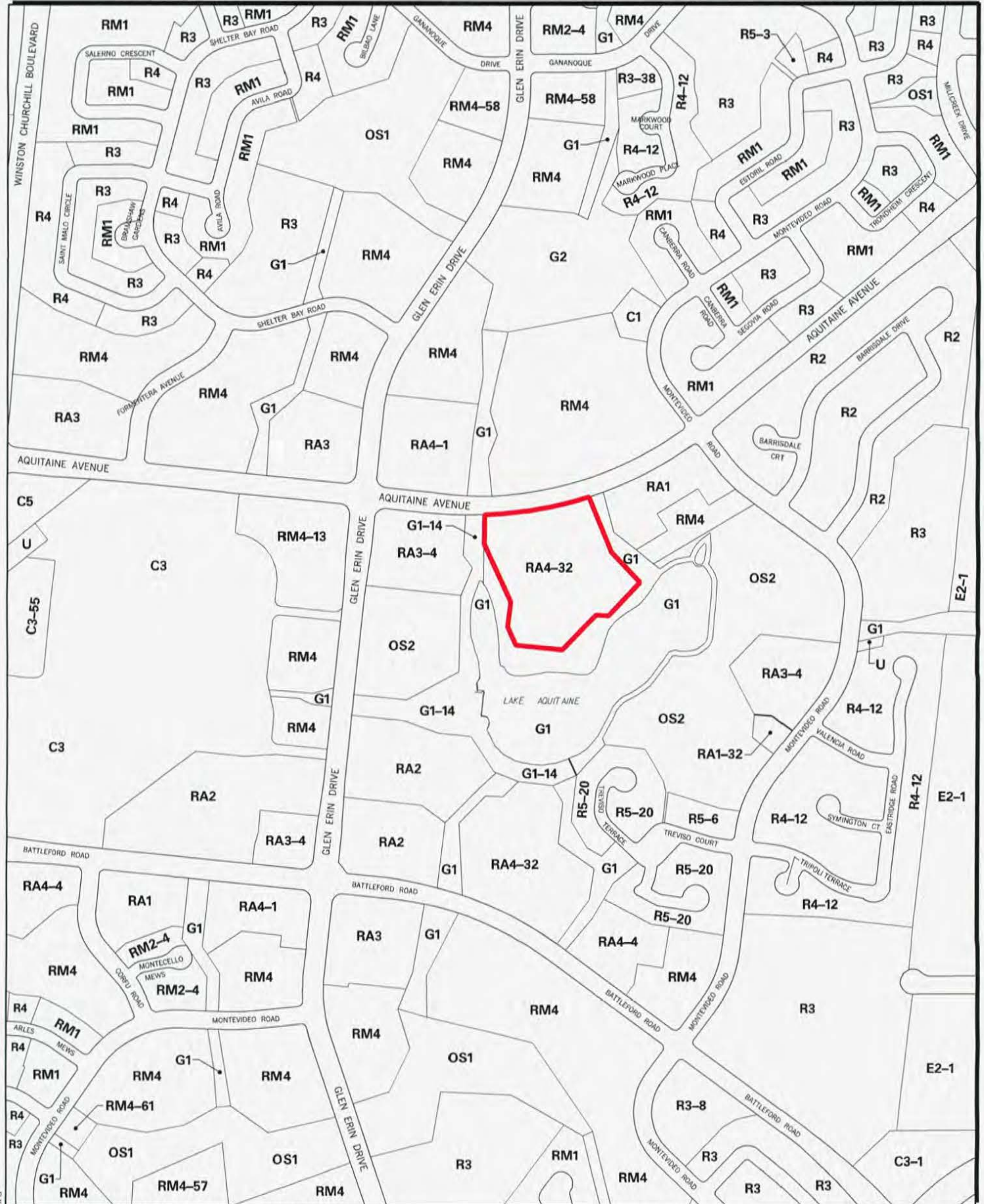
Proposed Zoning Standards

	"RA4-32" Regulations	Proposed "RA5-Exception" Zoning By-law Standards
Maximum FSI (apartment dwelling)	1.0	2.5
Maximum Height	15 storeys (46.8 m) (153.5 ft.)	25 storeys (78 m) (256 ft.)
Minimum rear yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	10.0 m (32.8 ft.)	7.5 m (24.6 ft.)
Minimum Above Grade Separation Between Buildings for that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	9.0 m (29.5 ft.)	8.0 m (26.2 ft.)
Minimum Parking Spaces	1.0 resident space per bachelor unit 1.18 resident space per one-bedroom unit 1.36 resident spaces per two-bedroom unit 1.50 resident spaces per three-bedroom unit 0.20 visitor spaces per unit	1.03 spaces per unit 0.20 visitor parking spaces per unit
Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m (9.8 ft.)	1.0 m (3.28 ft.)
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenbelt and/or Residential Zone with the exception of an Apartment Dwelling zone	4.5 m (14.7 ft.)	1.0 m (3.28 ft.)
Minimum amenity area	The greater of 5.6 m ² (60.2 sq. ft.) per dwelling unit or 10% of the site area	4.0 m ² (43.05 sq. ft.) per dwelling unit
Maximum total number of dwelling units per hectare	103.8 per hectare (256.5 acres)	259.5 per hectare (641.2 acres)

GENERAL CONTEXT MAP

OZ 13013 W9

APPENDIX I-13





Corporate Report

Clerk's Files

Originator's
File CD.21.CON

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposal to rezone and redesignate City owned lands for
parkland and greenbelt uses
City of Mississauga**

Supplementary Report Wards 1, 7, 8, 9 & 11

- RECOMMENDATION:**
1. That the Report dated March 25, 2014, from the Commissioner of Planning and Building recommending approval of the proposal to amend Mississauga Official Plan and Zoning By-law 0225-2007, as amended, be adopted in accordance with the following:
 - (a) Douglas Drive closed road allowance be redesignated from no designation to "Greenbelt" and be rezoned from "R2-1" (Detached Dwellings - Typical Lots - Exception) and "R2-4" (Detached Dwellings - Typical Lots - Exception) to "G1" (Greenbelt - Natural Hazards);
 - (b) 2151 Camilla Road be redesignated from "Residential Low Density I" to "Public Open Space" and "Greenbelt" and be rezoned from "R3" (Detached Dwellings - Typical Lots) to "OS1" (Open Space - Community Park) and "G2" (Greenbelt - Natural Features);

- (c) 2250 Council Ring Road (portion) be redesignated from "Public Open Space" to "Residential Low Density I" and the same portion be rezoned from "OS1" (Open Space - Community Park) to "R3" (Detached Dwellings - Typical Lots);
 - (d) 2264 Council Ring Road (portion) be redesignated from "Residential Low Density I" to "Public Open Space" and the same portion be rezoned from "R3" (Detached Dwellings - Typical Lots) to "OS1" (Open Space - Community Park); and,
 - (e) Streetsville Memorial Cemetery (portion) be rezoned from "OS1" (Open Space - Community Park) to "OS3-5" (Open Space - Cemetery - Exception).
2. That a By-law to rezone 6627 Tenth Line West from "U" (Utility) to "OS1" (Open Space - Community Park) and 190 Church Street from "R3" (Detached Dwellings - Typical Lots) to "OS1" (Open Space - Community Park), be brought to the same City Council meeting as the General Amendments to Mississauga Official Plan.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on February 24, 2014, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information. No members of the public appeared at the meeting and no written submissions were received by the Department.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0012-2014 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

The properties at 6627 Tenth Line West and 190 Church Street, identified in Appendix I-2 of the Information Report, are proposed to be redesignated as part of the General Amendments to Mississauga Official Plan. As the final recommendations have not been brought forward to Council, the rezoning of these properties

must be held in abeyance until the land use designations have been amended. The amending Zoning By-law will be scheduled for the same meeting of Council as the General Amendments to Mississauga Official Plan.

PLANNING COMMENTS

Official Plan

The proposed amendments to various Mississauga Official Plan (MOP) Schedules are for City owned properties in the Mineola, Cooksville and Erin Mills Character Areas. As outlined in the Information Report, the three amendments to redesignate sites to either "Greenbelt" or "Public Open Space" are required as the sites are part of the City's Parks and Open Spaces and/or Green Systems. An additional amendment from "Public Open Space" to "Residential Low Density I" in the Erin Mills Character Area is proposed to reflect the use of a parcel of land that is now the property of the Peel District School Board (PDSB), following a land exchange with the City.

Zoning

The proposed "G1" (Greenbelt - Natural Hazards), "G2" (Greenbelt - Natural Features), "OS1" (Open Space - Community Park) and "OS3-5" (Open Space - Cemetery - Exception) zones are appropriate for the City owned lands, as they bring the zoning of the properties into conformity with the MOP designations, either existing or proposed in this Report. The "R3" (Detached Dwellings - Typical Lots) zone is appropriate for the small parcel of land that is now owned by the PDSB, as the remainder of this site is zoned "R3", and this zone is typical of elementary school sites across the City. It is also in conformity with the "Residential Low Density I" land use designation proposed in this Report.

Green Development Initiatives

The proposed MOP and Zoning By-law amendments bring City-owned parcels into the City's Parks and Open Spaces and/or

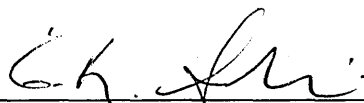
Green System, which protects them from future development, and supports the "Green Pillar" in the Strategic Plan.

FINANCIAL IMPACT: There is no financial impact associated with the proposals.

CONCLUSION: The proposed Official Plan and Zoning By-law Amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed "Greenbelt", "Public Open Space" and "Residential Low Density I" designations are compatible with the surrounding land uses.
2. The proposed "G1" (Greenbelt - Natural Hazards), "G2" (Greenbelt - Natural Features), "OS1" (Open Space - Community Park), "OS3-5" (Open Space - Cemetery - Exception) and "R3" (Detached Dwellings - Typical Lots) zones are appropriate as they conform with the existing and proposed land use designations for the City and Peel District School Board owned properties that are the subject of this Report.

ATTACHMENTS: Appendix S-1: Information Report
Appendix S-2: Recommendation PDC-0012-2014



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Review Planner



Corporate Report

Clerk's Files

Appendix S-1

Originator's

Files CD.21.CON

PDC FEB 24 2014

DATE: February 4, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 24, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Proposal to rezone and redesignate City owned lands for parkland and greenbelt uses
City of Mississauga
Bill 51

Public Meeting **Wards 1, 7, 8, 9 & 11**

RECOMMENDATION: That the Report dated February 4, 2014, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to permit Open Space or Greenbelt uses for certain City owned sites, as well as to permit Residential uses for a small portion of a Peel District School Board (PDSB) property, involved in a land exchange with the City, be received for information.

BACKGROUND: The purpose of this report is to recommend appropriate Official Plan designations and/or zone categories for five City owned properties that have been acquired through purchase, and one acquired through land exchange, to bring them into conformity with their intended open space, greenbelt or residential use.

COMMENTS: The proposed amendments affect six properties located across the City within Wards 1, 7, 8, 9 and 11 as illustrated on the Location Map included as Appendix I-1. Appendix I-2 contains a summary of the proposed Official Plan and/or Zoning By-law amendments.

Official Plan

Three of the subject sites require amendments to Mississauga Official Plan. Site 1, the Douglas Drive closed road allowance, is to be designated "Greenbelt" as it does not currently have a land use designation and is located within a Natural Hazard Area. Site 2 is located at 2151 Camilla Road. The eastern portion of the property is to be redesignated to "Greenbelt" as it is a woodland on a large residential property, and the western portion of the site which fronts onto Camilla Road is to be redesignated to "Public Open Space", as it will be developed as parkland for the community. Site 3 at 2250 & 2264 Council Ring Road is actually two small parcels of land that the City exchanged with the Peel District School Board (PDSB) for lands associated with Brookmede Junior Public School and Brookmede Park. The lands that are now owned by the PDSB are to be redesignated to "Residential Low Density I" to match the designation of the remainder of the school site, and the City's parcel is to be redesignated to "Public Open Space" as it is now part of the existing parkland. Details of the proposed amendments are included in Appendix I-2.

Zoning

The *Planning Act*, c.P. 13, as amended, requires that the City's Zoning By-law shall be in conformity with Mississauga Official Plan. Including the three sites noted above, the six properties that are the subject of this Report must be rezoned to ensure conformity with the Mississauga Official Plan land use designations. The details of the proposed changes in zone categories are included in Appendix I-2.

In addition, draft Official Plan Amendment and zoning maps, as relevant for each site, are provided in Appendices I-3 to I-8.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

A summary of the proposed amendments was sent to the Region of Peel, Credit Valley Conservation, Transportation and Works Department and the Community Services Department. No agency or Department had any comments on the circulated material.

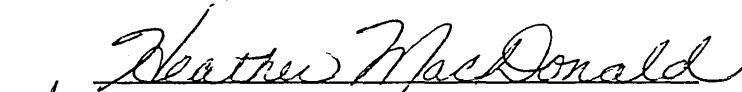
OTHER INFORMATION

FINANCIAL IMPACT: No financial impact.

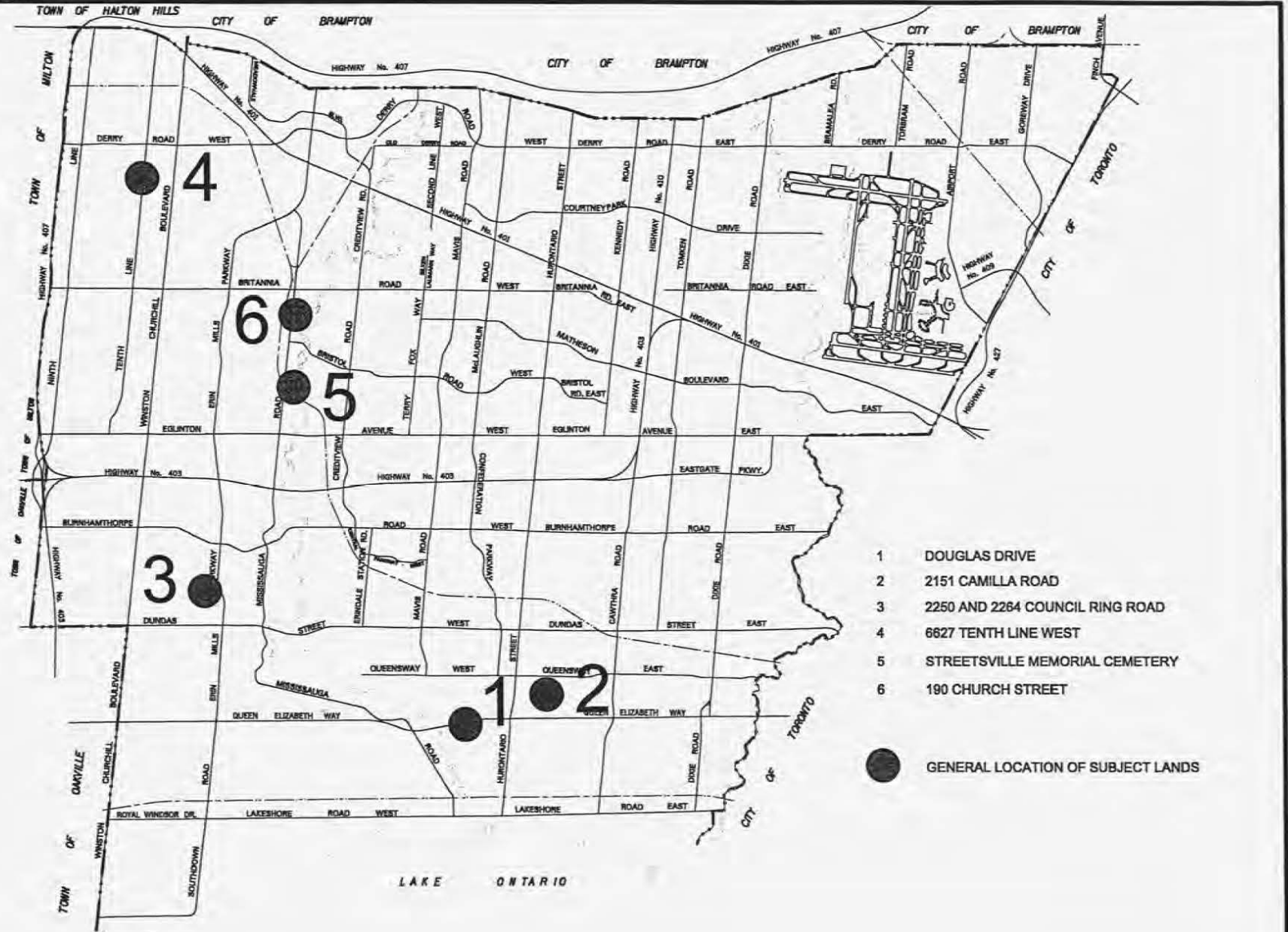
CONCLUSION: After the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

ATTACHMENTS:

- Appendix I-1: Location Map
- Appendix I-2: Summary of Proposed Mississauga Official Plan (MOP) and Zoning By-law Amendments
- Appendix I-3: Douglas Drive Closed Road Allowance Draft Official Plan and Zoning By-law Maps
- Appendix I-4: 2151 Camilla Road Draft Official Plan and Zoning By-law Maps
- Appendix I-5: 2250 & 2264 Council Ring Road Draft Official Plan and Zoning By-law Maps
- Appendix I-6: 6627 Tenth Line West Draft Zoning Map
- Appendix I-7: Streetsville Memorial Cemetery Draft Zoning Map
- Appendix I-8: 190 Church Street Draft Zoning Map


for Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Development Planner



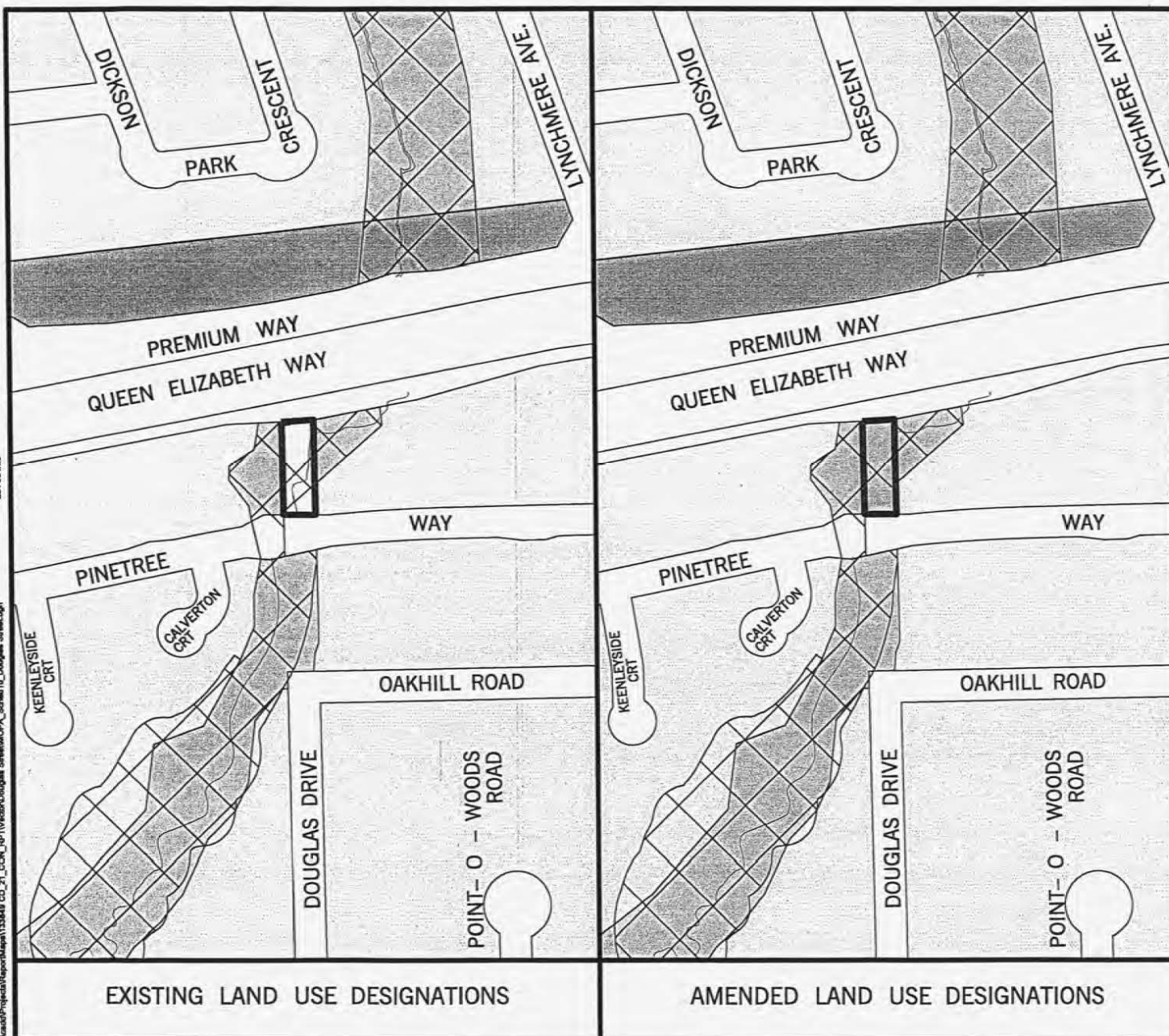
LOCATION OF PROPERTIES FOR PROPOSED REZONING AND/OR MISSISSAUGA OFFICIAL PLAN AMENDMENT

Summary of Proposed Mississauga Official Plan (MOP) and Zoning By-law Amendments

Site Location	Character Area	Current Use	Acquisition	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning
1) Douglas Drive closed road allowance W1	Mineola Neighbourhood	Closed road allowance	Currently owned by the City	n/a	Greenbelt	"R2-1" & "R2-4" (Detached Dwellings - Exception)	"G1" (Greenbelt - Natural Hazards)
2) 2151 Camilla Road W7 (western portion)	Cooksville Neighbourhood	Commercial Nursery	Purchased by the City	Residential Low Density I	Public Open Space	"R3" (Detached Dwellings - Typical Lots)	"OS1" (Open Space - Community Park)
2151 Camilla Road W7 (eastern portion)				Residential Low Density I	Greenbelt	"R3" (Detached Dwellings - Typical Lots)	"G2" (Greenbelt - Natural Features)
3) 2250 Council Ring Road W8	Erin Mills Neighbourhood	Brookmede Junior Public School	Land exchange with Peel District School Board	Public Open Space	Residential Low Density I	"OS1" (Open Space - Community Park)	"R3" (Detached Dwellings - Typical Lots)
2264 Council Ring Road W8		Brookmede Park		Residential Low Density I	Public Open Space	"R3" (Detached Dwellings - Typical Lots)	"OS1" (Open Space - Community Park)

Site Location	Character Area	Current Use	Acquisition	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning
4) 6627 Tenth Line West W9	Meadowvale Neighbourhood	Vacant (future City park)	Purchased by the City	Utility	n/a ⁽¹⁾	"U" (Utility)	"OS1" (Open Space - Community Park)
5) Streetsville Memorial Cemetery W11	Streetsville Neighbourhood	Streetsville Memorial Cemetery	Currently owned by the City	Private Open Space	n/a	"OS1" (Open Space - Community Park)	"OS3-5" (Open Space - Cemetery - Exception)
6) 190 Church Street W11	Streetsville Neighbourhood	Jon Clipperton Park	Purchased by the City	Residential Low Density I	n/a ⁽¹⁾	"R3" (Detached Dwellings - Typical Lots)	"OS1" (Open Space - Community Park)













Note: (1) These sites were redesignated to Public Open Space as part of the General Amendments to MOP and only require a rezoning.











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) |
|  | 1896 NEP/2000 NEF Composite Noise Contours |  | City Centre/Transit Terminal |
|  | LBPA Operating Area Boundary See Aircraft Noise Policies |  | GO Rail Transit Station |
|  | Area Exempt from LBPA 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 | | |
|  | ND2 Region of Peel Non-Decision | | |

-
- AREA OF PROPOSED AMENDMENT

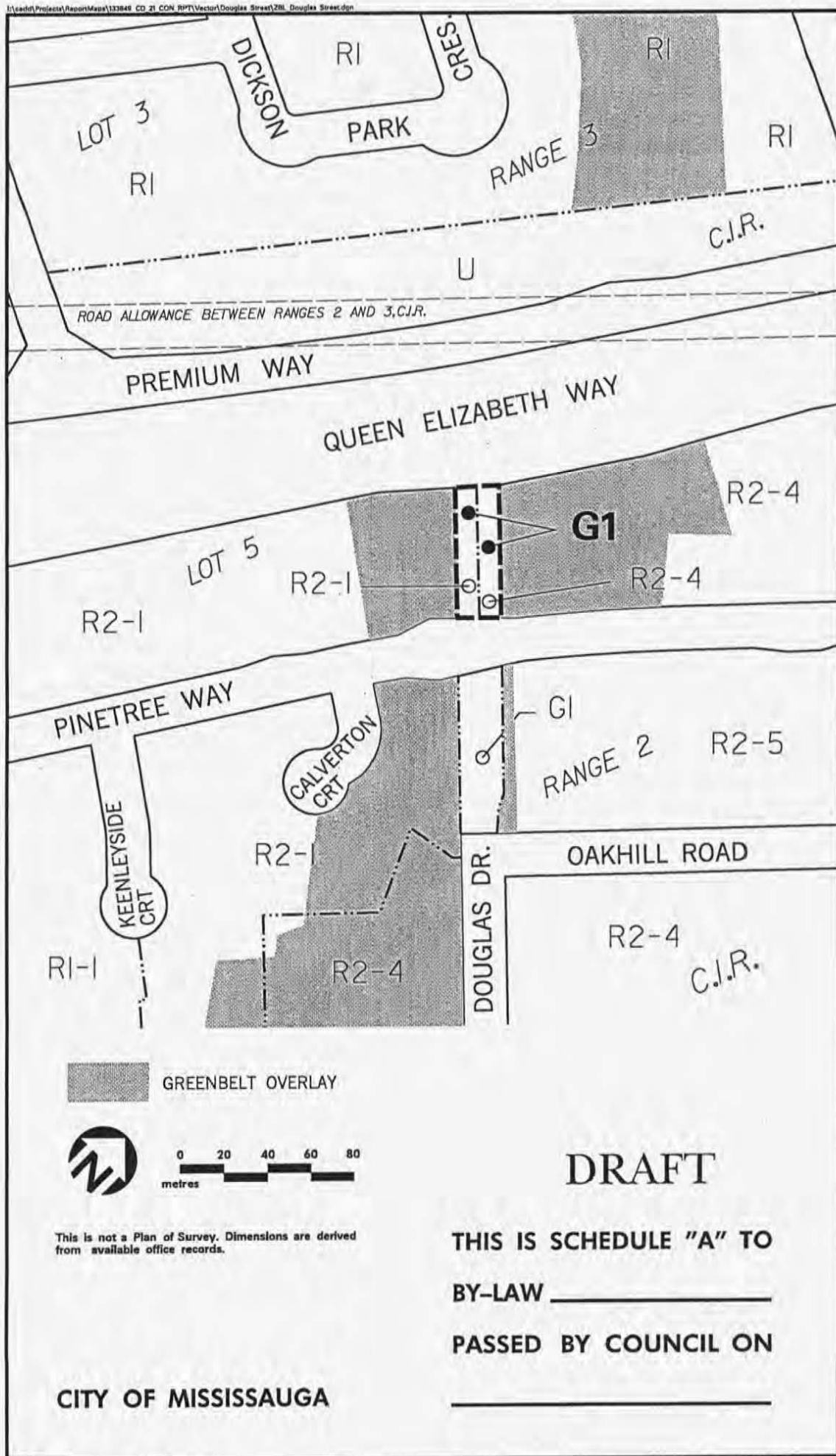
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- TO: ☒ GREENBELT

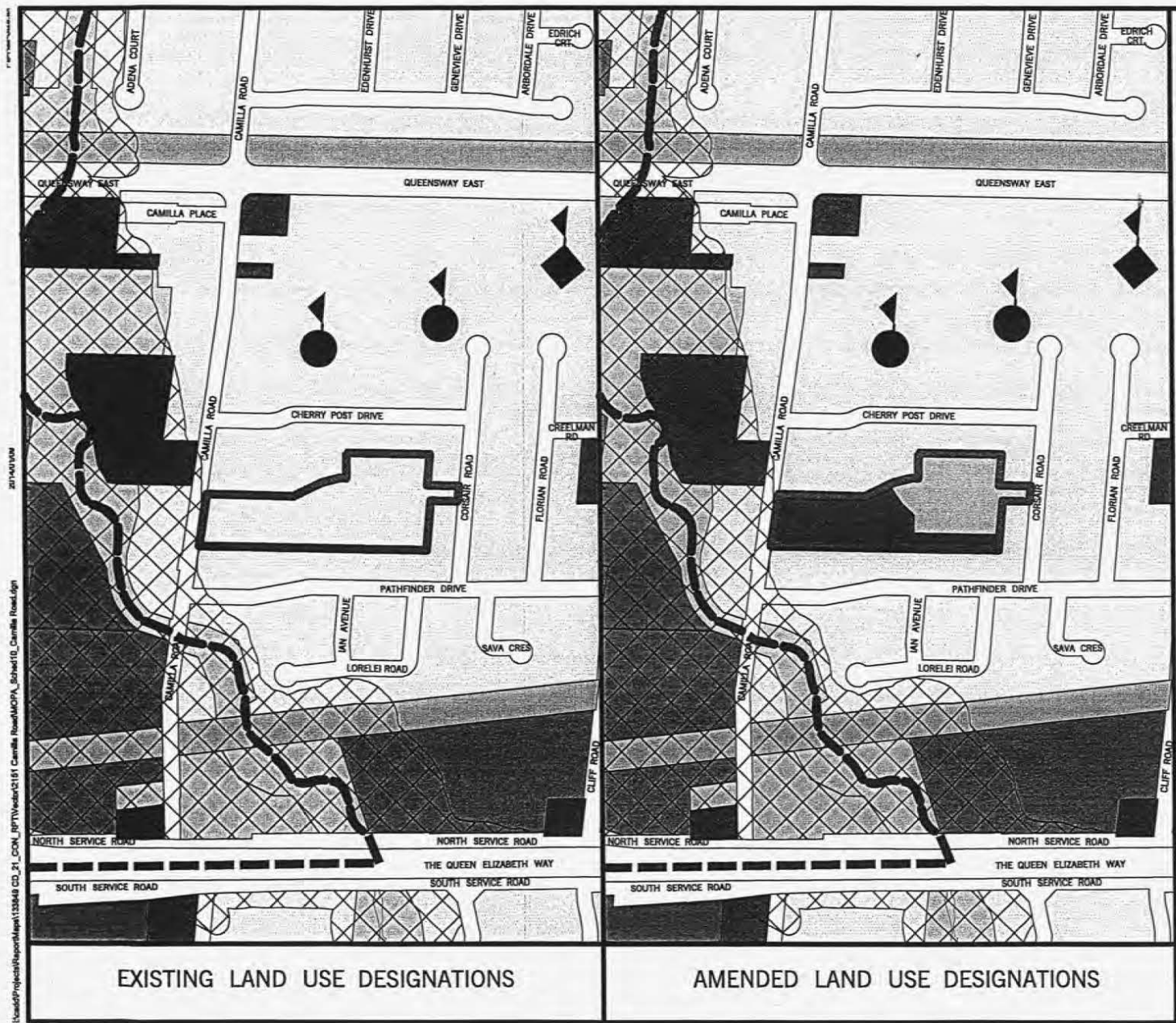
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Part of
Schedule 10

Land Use Designations of Mississauga Official Plan

City of Mississauga



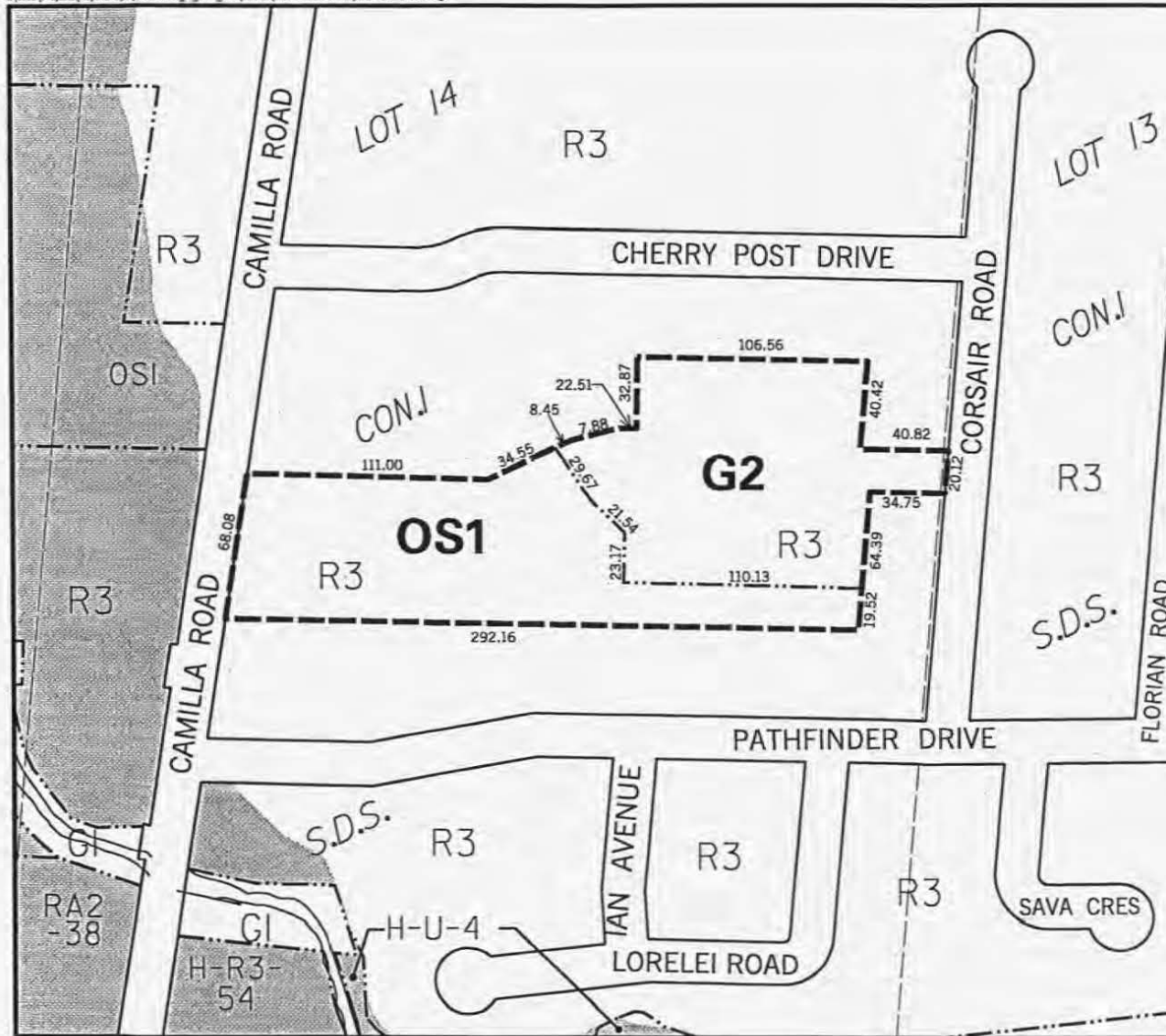


- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open 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) |
| 1995 NEP/2000 NEF Composite Noise Corridors | City Centre Transit Terminal |
| LBPA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPA Operating Area | Public School |
| Natural Hazard | Catholic School |
| | Hospital |
| | Community Facilities |
- CITY STRUCTURE**
- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |
- ND2 Region of Peel Non-Decision
- AREA OF PROPOSED AMENDMENT
- FROM:**
- RESIDENTIAL LOW DENSITY I
- TO:**
- PUBLIC OPEN SPACE
- GREENBELT

DRAFT



Part of
Schedule 10
Land Use Designations
of Mississauga Official Plan
City of Mississauga



0 25 50 75 100
metres

This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-32995.

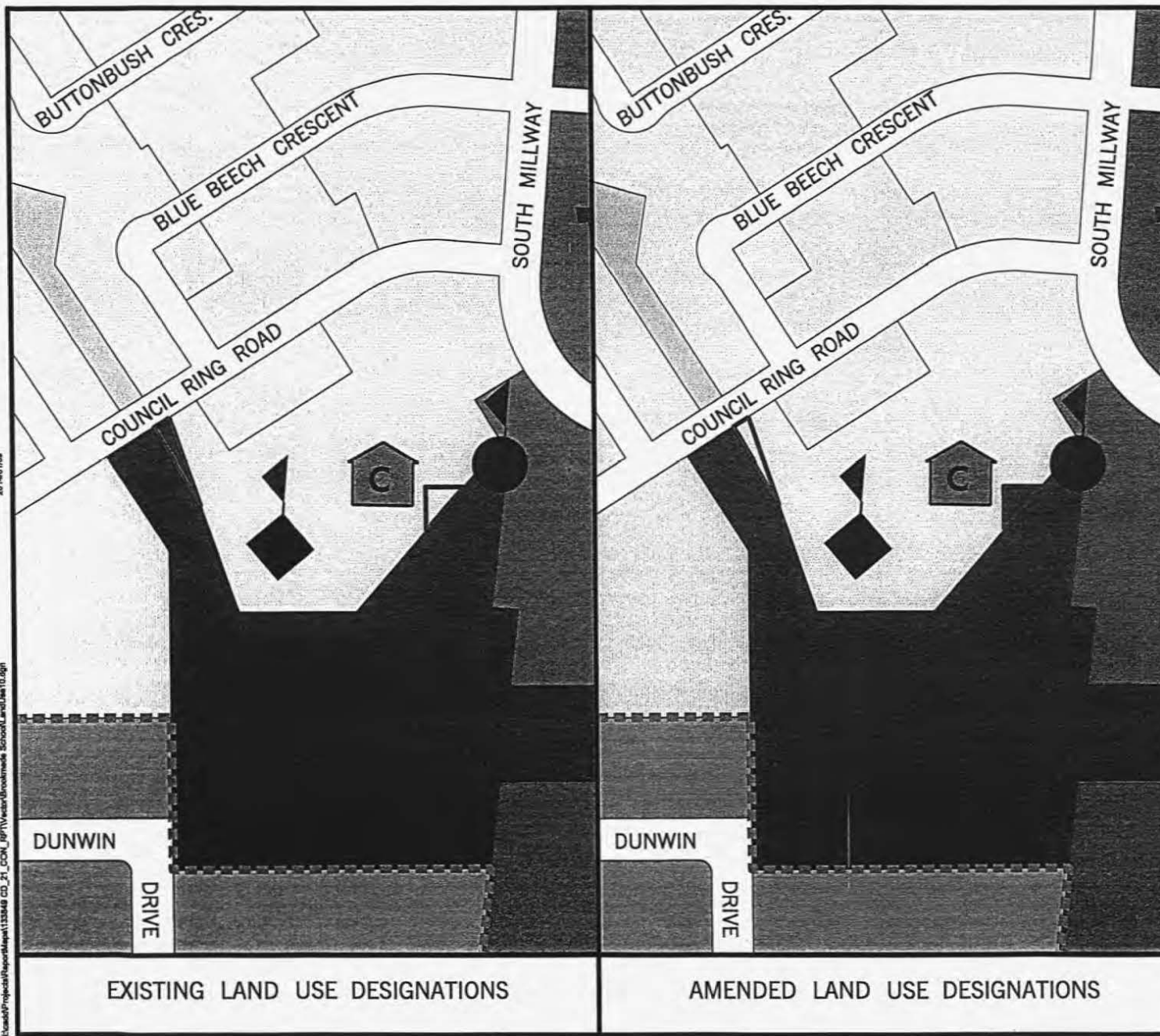
CITY OF MISSISSAUGA

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THIS IS SCHEDULE "A" TO

BY-LAW _____

PASSED BY COUNCIL ON



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)
	1998 NEP/2000 NEP Composite Noise Contours		City Centre/Transit Terminal
	LBPA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exempt from LBPA Operating Area		Public School
	Natural Hazards		Catholic School
			Hospital
			Community Facilities

CITY STRUCTURE

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

ND2 Region of Peel Non-Decision

AREA OF PROPOSED AMENDMENT

FROM:

PUBLIC OPEN SPACE

RESIDENTIAL LOW DENSITY I

TO:

RESIDENTIAL LOW DENSITY I

PUBLIC OPEN SPACE

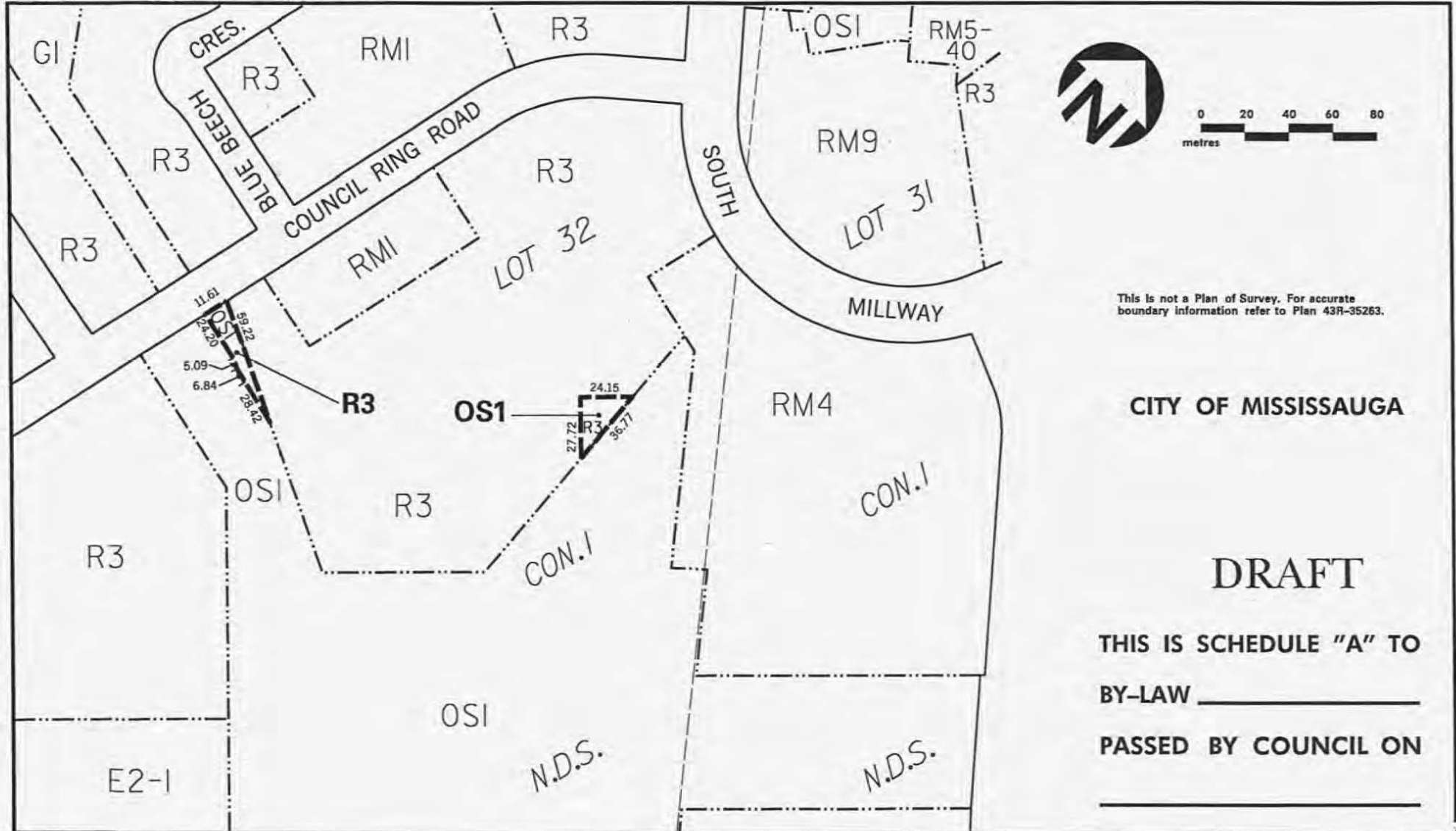
DRAFT



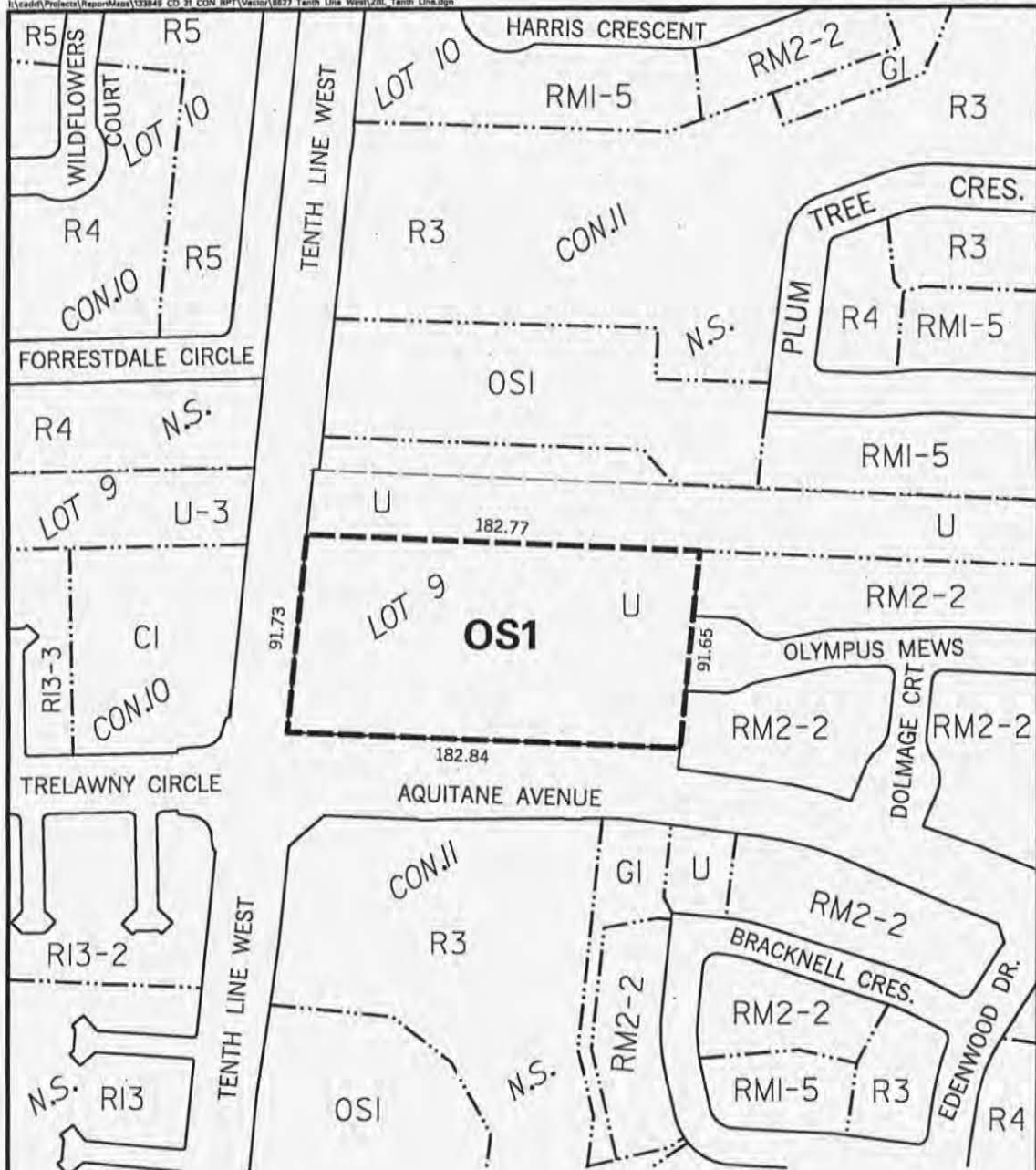
Part of
Schedule 10

Land Use Designations
of Mississauga Official Plan

City of Mississauga



I:\cadd\Projects\Report\Map\33848 CD 21 CON RPT\Vector\8677 Tenth Line West\21L Tenth Line.dgn



0 25 50 75 100
metres

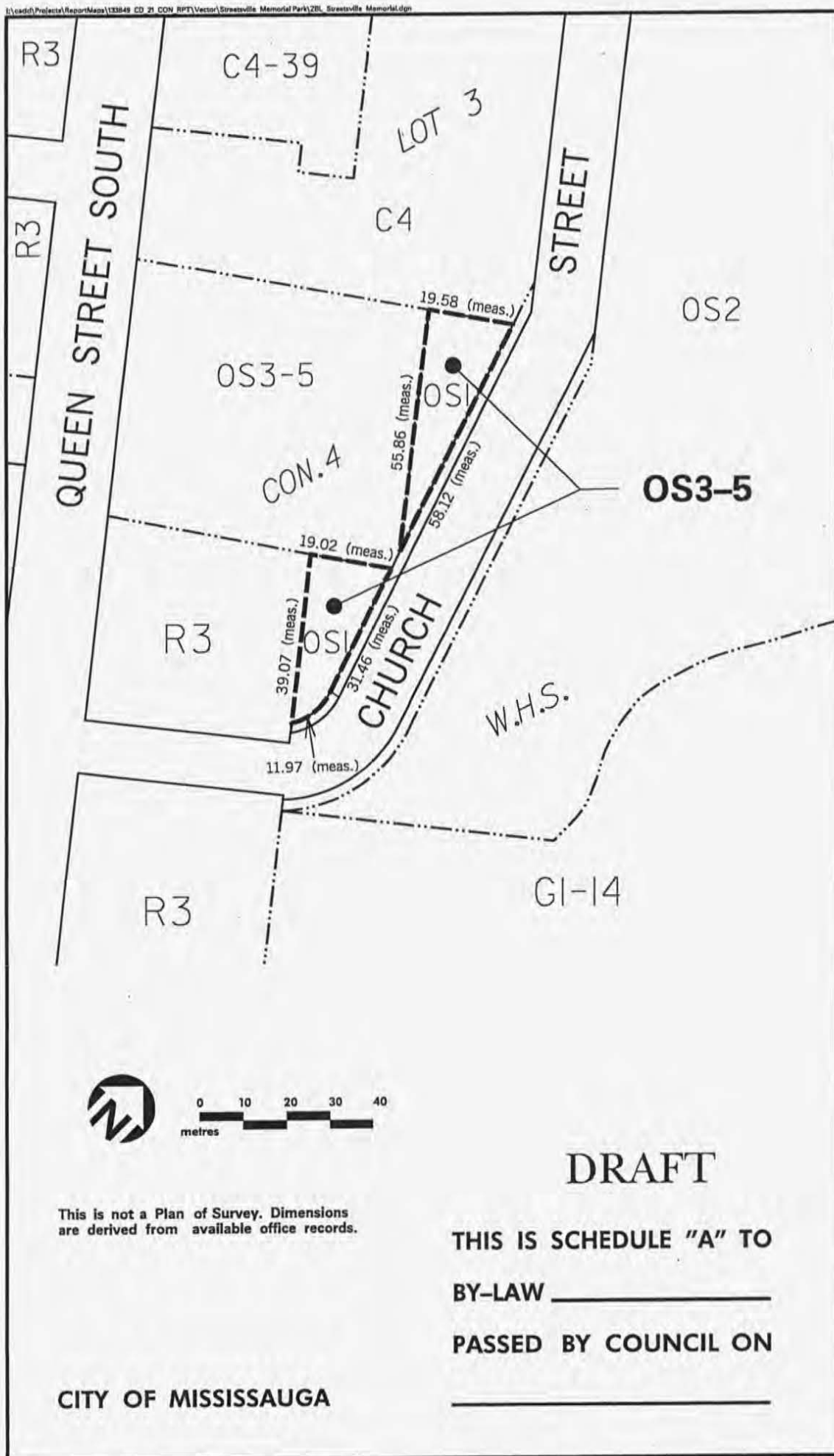
This is not a Plan of Survey. Dimensions are derived from available office records.

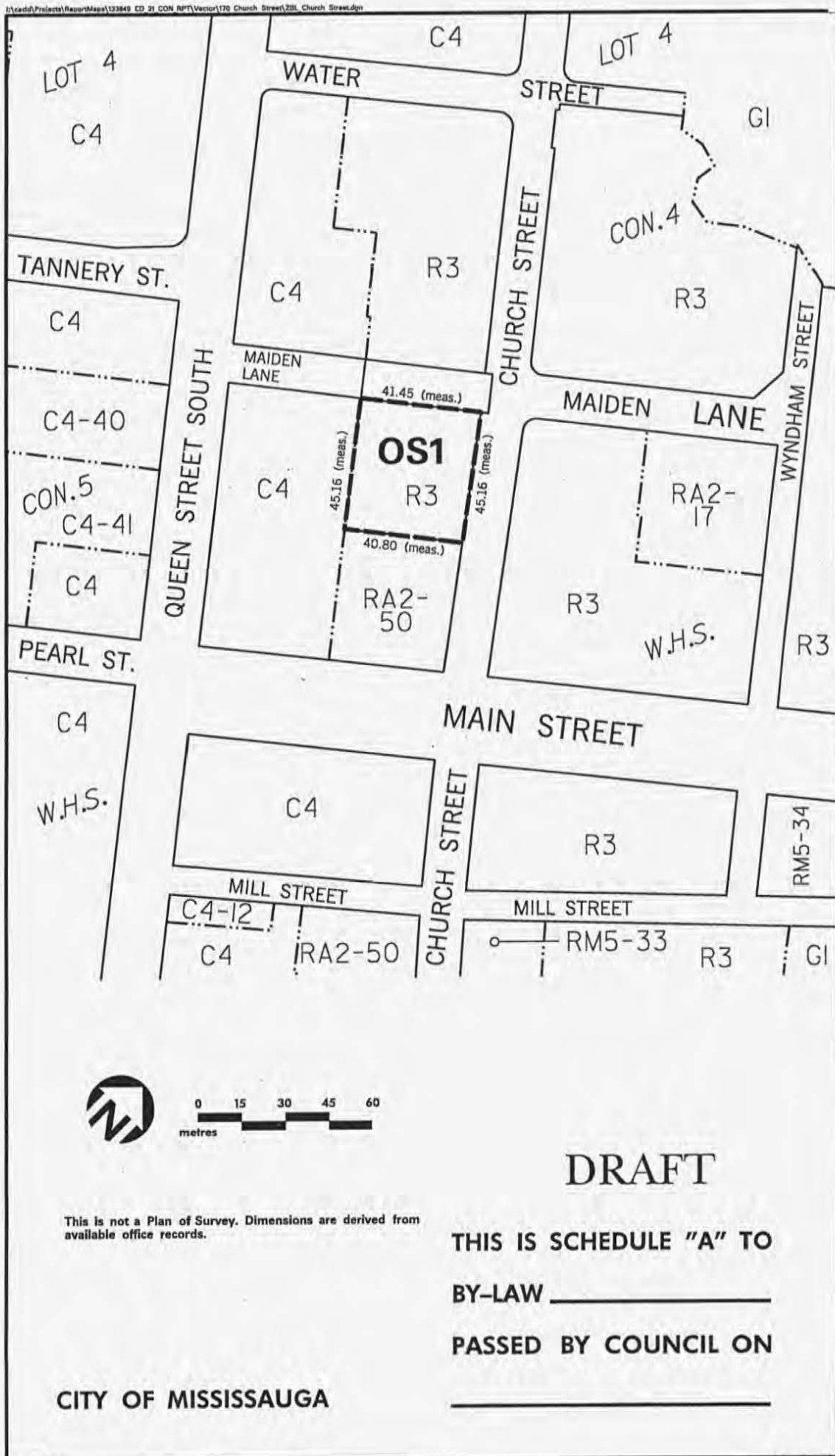
DRAFT

THIS IS SCHEDULE "A" TO
BY-LAW _____

PASSED BY COUNCIL ON _____

CITY OF MISSISSAUGA





**Proposal to rezone and redesignate City owned lands
for parkland and greenbelt uses**

File: CD.21.CON

Recommendation PDC-0012-2014

"That the Report dated February 4, 2014, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to permit Open Space or Greenbelt uses for certain City owned sites, as well as to permit Residential uses for a small portion of a Peel District School Board (PDSB) property, involved in a land exchange with the City, be received for information."



Corporate Report

Clerk's Files

Originator's
Files

CD.15.MIS

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2014 Annual Reports – Employment Profile, Office Directory,
Residential Directory and Natural Areas System Update**

RECOMMENDATION: That the report titled “2014 Annual Reports – Employment Profile, Office Directory, Residential Directory and Natural Areas System Update” dated March 25, 2014 from the Commissioner of Planning and Building, be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto Mississauga.

**REPORT
HIGHLIGHTS:**

- Annual reports on Employment, Office Development, Residential Development and the Natural Areas Systems are now available.
- A new interactive web mapping service for the Natural Areas System is now available which will make this information more accessible to the public.
- A new interactive web mapping service for development applications is now available that will make it easier for the public to obtain information on development applications.

BACKGROUND:

The Information Planning section of the Planning and Building Policy Division is responsible for collecting, maintaining and analyzing development related statistical data. Various products are delivered for use by both internal and external clients.

The purpose of this report is to present the following 2014 annual reports and the principal findings:

- Employment Profile;
- Office Directory;
- Residential Directory; and
- Natural Areas System Update.

An overview of the new interactive development application information tool now available on the Planning and Building website is also provided.

In addition, information is provided on Growth Plan performance indicators proposed by the Ministry of Infrastructure.

All of the open data documents and supporting tables/maps are posted on the City's web site at www.mississauga.ca/data.

COMMENTS:**2014 Employment Profile**

The Employment Profile assists in:

- Serving as the foundation for the Growth Forecast;
- Traffic Planning;
- Transit Planning;
- Preparation and monitoring of the Official Plan and Local Area Plans; and
- Identifying Economic Development opportunities.

The principal findings of the 2014 Employment Profile are as follows:

- Total employment in the City of Mississauga in 2013 was 418,000;
- Total employment (not including a census adjustment) was 387,000;
- In comparing employment survey results from 2012 to 2013, an increase has been observed of 3,685 jobs or 0.9%;
- The total number of businesses in the City of Mississauga in 2013 was 59,160 (including home based businesses). Excluding home based businesses, the number is 20,625;
- The number of businesses in the City of Mississauga in 2013 decreased by 370 (1.8%) since 2012 (not including home based businesses);
- Large businesses (1,000 employees and up) employed 57,400 persons;
- Mid-sized businesses (100 to 299 employees) employed 73,015 persons;
- Small businesses (0-4 employees) employed 21,327 persons; and
- 9,067 businesses are considered small businesses (0-4 employees) (not including home based businesses).

2014 Office Directory

The Office Directory provides information on all office sites city-wide including addresses, gross floor area, storeys, parking, zoning, and official plan classification.

Key findings of the 2014 Office Directory are:

- Mississauga has 2.65 million m² (28.6 million sq. ft.) of office space, which includes major and secondary offices:
- 55.5% of office space, 1.47 million m² (15.8 million sq. ft.) is classified as Major Office. Major Office is generally defined as a freestanding office building of 10,000 m² (107,639 sq. ft.) or greater; and

- 44.5% of office space, 1.18 million m² (12.7 million sq. ft.) is classified as Secondary Office. Secondary Office means business, professional and administrative offices, less than 10,000 m² (107,639 sq. ft.).

2014 Residential Directory

The Residential Directory provides information on multi-unit housing types. Of the 114,319 residential units within the 2014 Residential Directory:

- 63.9% (73,056) of units are apartments;
- 32.1% (36,749) of units are townhouses;
- 1.1% (1,242) of units are plexes and mixed-use; and
- 2.9% (3,272) of units are other types of dwellings (e.g., senior residences).

2014 Natural Areas System Update

The 2014 Natural Areas System Update provides an overview of the Natural Areas System including a summary of the Natural Areas System classification, Natural Areas trends (1996-2013), and a City-wide aerial map of the Natural Areas System.

The Natural Areas Survey information assists in implementing the Living Green Pillar of Mississauga's Strategic Plan and the Living Green Master Plan; and contributes valuable information to City initiated studies, capital works projects and acquisition plans.

Each year, one quarter of the natural areas in the City's Natural Areas System are surveyed to update mapping in the Official Plan and to update fact sheets for each site.

In 2013, natural areas in Wards 3, 4 and 7 were surveyed. Generally, the natural areas surveyed continue to be in "fair" condition with moderate disturbances (few trails, limited dumping, some trampling, etc.).

The Natural Areas Web Map (www.mississauga.ca/nas) displays each site in the Natural Areas System by classification type (Natural Areas, Residential Woodlands, Linkages and Special Management Areas). This map is now interactive. Additional information can be obtained about each site in the Natural Areas System including: site classification; size; condition; and a link to detailed fact sheets on each site.

Development Applications Website

A new interactive mapping tool that makes it easier for the public to search for information on development applications in Mississauga is now available. This was created by Development Services in conjunction with Information Planning as part of the overall Planning and Building website redesign. This new service will allow the public to search for and track new development applications 24/7. Details of each application, including the assigned planner's email address, are made available by this service. The information is updated on a regular basis. Please visit this website at:
www.mississauga.ca/portal/residents/developmentinformation

Growth Plan Performance Indicators

On March 3, 2014, the Ministry of Infrastructure released "Technical Report on Preliminary Performance Indicators for the Growth Plan for the Greater Golden Horseshoe, 2006". The document includes twelve proposed performance indicators to measure implementation of the policies of the Growth Plan:

- Achieving Intensification;
- Urban Growth Centre Density;
- Major Transit Station Area Density;
- Designated Greenfield Area Density;
- Mix of Housing Types;
- Diversity of Land Uses;
- Community Infrastructure;
- Street Connectivity;
- Transportation Modal Split;
- Commute Time by Mode;

- Location of Major Office Space; and
- Land Consumption

The proposed performance indicators are intended to measure implementation of the Growth Plan policies over time. The indicators should measure outcomes, be easily understood and be based on data that is available across the Greater Golden Horseshoe. The proposed indicators have been released for consultation and the Ministry is holding a series of workshops to obtain input on whether the right indicators and the best data sets are being proposed

Policy Planning staff attended one of the workshops on March 21, 2014 and provided comments. Staff is generally in support of the indicators being used and provided comments on the proposed data sources.

The complete technical document can be found at:
https://www.placestogrow.ca/images/pdfs/perf_ind/performance-indicators-technical-report.pdf

STRATEGIC PLAN: These reports assist with the monitoring of the Mississauga Official Plan, Focus on Mississauga report, and provide assistance to a wide variety of program planning measuring progress being made on the Strategic Plan action plans.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Collection, analysis, annual reporting and providing access to development related statistical information is important to internal and external clients to meet needs of both.

The advancement in web mapping for the Natural Areas System and the new Development Applications Interactive Web Mapping will make the information more accessible to the public.
In addition to continuing to report annually on office and residential

development and the Natural Area System, a report will be prepared on the Provincial Growth Plan Indicators.

ATTACHMENTS:

APPENDIX 1: 2014 Employment Profile

APPENDIX 2: 2014 Natural Areas Update

**UNDER SEPARATE
COVER:**

- Office Directory 2014
- Residential Directory 2014



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Steve Czajka, Manager



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2014 EMPLOYMENT PROFILE

EMPLOYMENT

OVERALL WORKERS
EMPLOYED WITHIN
MISSISSAUGA

▲ 0.96%

417,585

TOTAL EMPLOYMENT +
CENSUS ADJUSTMENT

387,355 + 30,230

FULL-TIME EMPLOYMENT
VS. PART-TIME

90% FULL-TIME, 10% PART-TIME

EMPLOYEES THAT
WORK FROM HOME

0.7%

BASED ON 85%
SAMPLE SIZE

2013 TOTAL FORECASTED
POPULATION

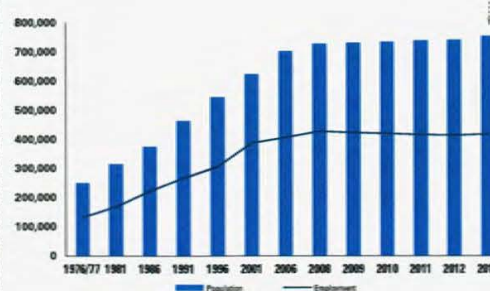
753,000

▲ 1.6%

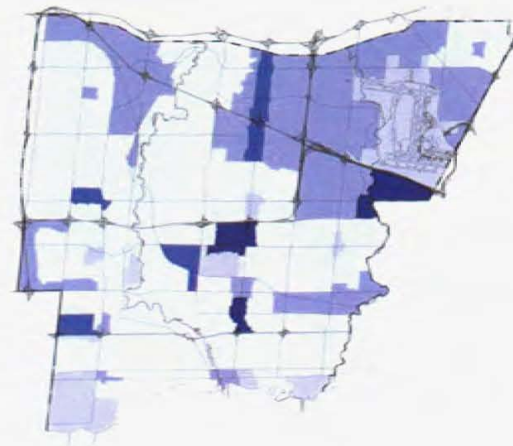
2013 EMPLOYMENT
RATIO

0.55

WORKERS
EMPLOYED AS
A PROPORTION
OF TOTAL
POPULATION
1976-2013



GROSS EMPLOYMENT DENSITY
IN MISSISSAUGA



BUSINESSES

TOTAL NUMBER OF
BUSINESSES IN
MISSISSAUGA*

▲ 10.0%

59,160

NUMBER OF BUSINESSES
OPERATING ON BUSINESS SITES

20,625

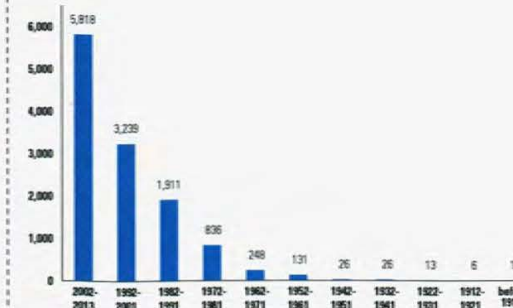
HOME-BASED BUSINESSES*

38,535

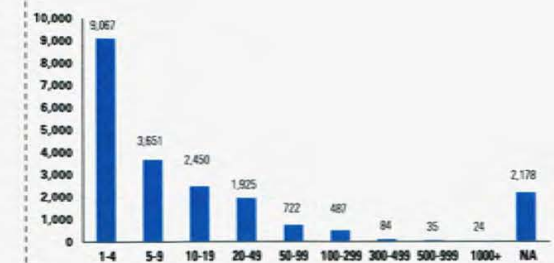
NUMBER OF BUSINESSES BY
BUSINESS CLASSIFICATION FOR
TOP 10 SECTORS

2,777	RETAIL TRADE
2,528	WHOLESALE TRADE
2,448	MANUFACTURING
2,186	OTHER SERVICES
1,611	PROFESSIONAL + TECHNICAL SERVICES
1,556	ACCOMMODATION + FOOD SERVICES
1,505	HEALTH CARE + SOCIAL ASSISTANCE
985	TRANSPORTATION + WAREHOUSING
752	FINANCE + INSURANCE
691	EDUCATIONAL SERVICES

NUMBER OF BUSINESSES BY
YEAR ESTABLISHED
BASED ON 60% RESPONSE



NUMBER OF BUSINESSES
BY SIZE OF BUSINESS



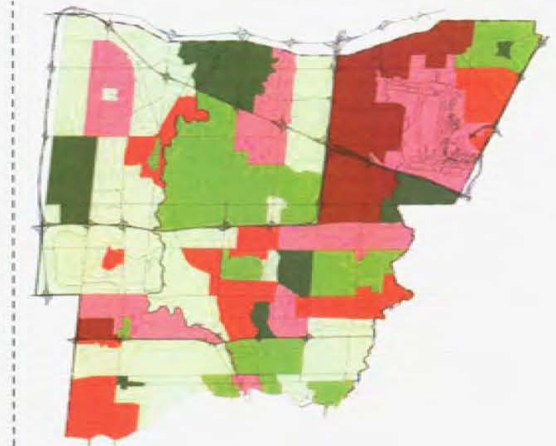
VACANCIES

3,500 ▲ 3.4%

NEW BUSINESSES OR
BUSINESSES THAT MOVED
BETWEEN 2012 AND 2013

2,165

EMPLOYMENT TRENDS
2008-2013



Download full size maps and read more
about this at mississauga.ca/data

mississauga
data

MISSISSAUGA
Leading today for tomorrow

*Source: Statistics Canada, Canadian Business Patterns (CBP) Database, June 2013
Comparisons are based on the previous Annual Employment Survey

Natural

AREAS SYSTEM

2014 NATURAL AREAS UPDATE

COVERAGE OF
NATURAL AREAS SYSTEM
(HECTARES/ACRES)

2,731 HA/6,746 ACRES

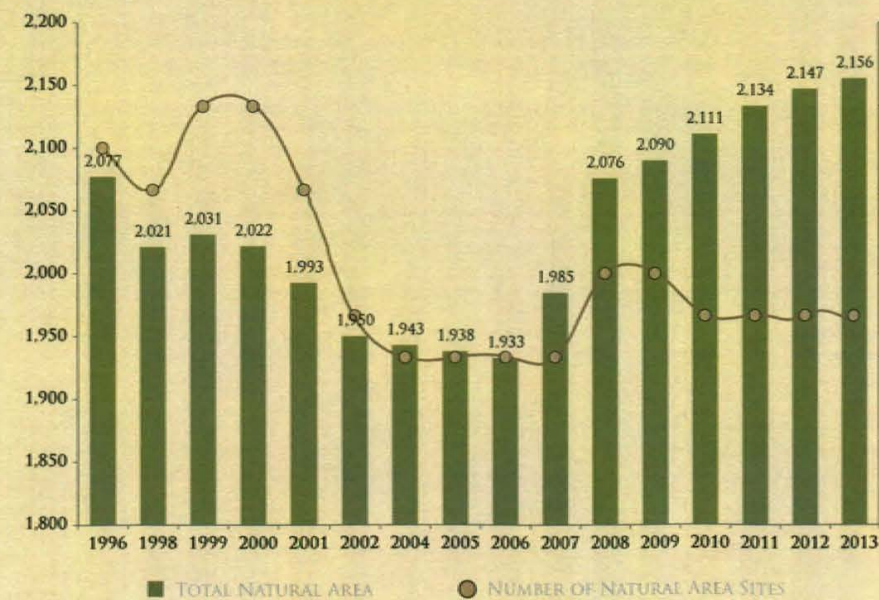
PERCENTAGE OF CITY'S
TOTAL LAND AREA
COVERED BY THE
NATURAL AREAS SYSTEM

9.3%

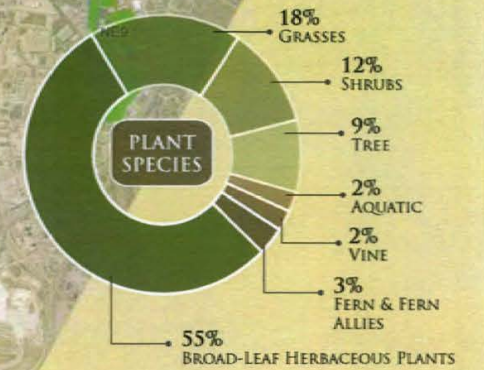
NATURAL AREA SYSTEM
CLASSIFICATIONS
(PERCENTAGE OF CITY/
HECTARES)

- NATURAL AREAS (7.4%/2,156 HA)
- RESIDENTIAL WOODLANDS (0.8%/232 HA)
- LINKAGES (0.6%/181 HA)
- SPECIAL MANAGEMENT AREAS (0.6%/162 HA)

NATURAL AREA TRENDS (HECTARES) & NUMBER OF SITES
(1996-2013)



THE 2013 UPDATE INCLUDES WARDS 3, 4 AND 7.



NAS INFORMATION (SAMPLE)



SITE ID
LV7

SITE AREA	22.46 HA/55.47 AC
LOCATION	LAKEVIEW
CLASSIFICATION	SIGNIFICANT NATURAL SITE
CONDITION	GOOD
LANDFORM	TABLE LAND
PARKLAND	INCLUDES CAWTHRA WOODS

DID YOU KNOW?
THERE ARE 29
PROvincially RARE PLANT
SPECIES IN MISSISSAUGA'S
NATURAL AREAS.

READ MORE ABOUT THIS AND DOWNLOAD THE
KML MAP AT MISSISSAUGA.CA/DATA

mississauga
data

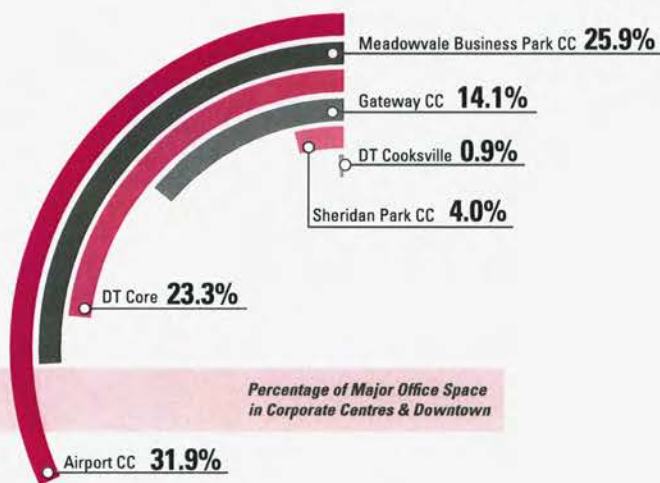
MISSISSAUGA
Leading today for tomorrow



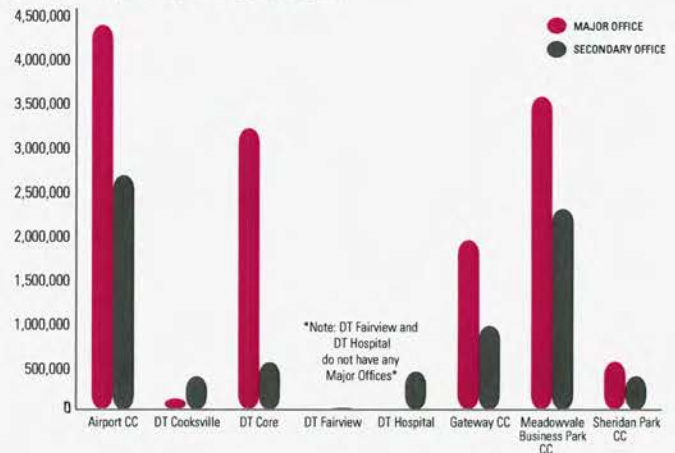
2014 HIGHLIGHTS

KEY FACTS

- 441 Centres that include 590 office buildings
- 83 Major Office and 507 Secondary Office buildings
- Total Office GFA of 2.65 million m² (28.57 million ft²)
- Major Office buildings contain 1.47 million m² (15.84 million ft²)

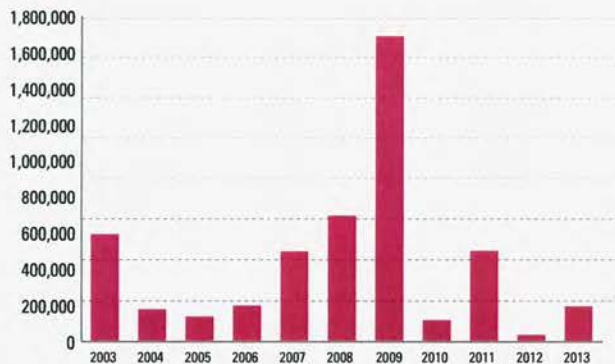


MAJOR AND SECONDARY OFFICES GFA(ft²)
CORPORATE CENTRES AND DOWNTOWN



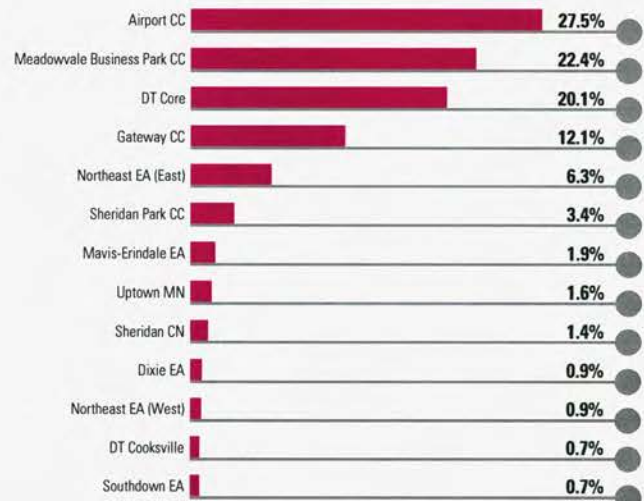
Major Office buildings comprise
55.5%
of the City's total office space (GFA)

CITY WIDE OFFICE ABSORPTION GFA(ft²)
2003-2013



[VIEW THE KML AT MISSISSAUGA.CA/DATA](http://MISSISSAUGA.CA/DATA)

PERCENTAGE OF MAJOR OFFICE GFA
BY CHARACTER AREA, CITY WIDE



Introduction

The Office Directory includes information on office development that is built, under construction or for which a building permit has been issued as of September 30, 2013.

The directory is based on an inventory conducted by the Policy Planning Division and provides information on all major and secondary office buildings in the City of Mississauga. Medical buildings and office buildings with retail uses have also been included. Information is not provided on:

- Industrial malls that may have accommodation for a variety of industrial and office uses, or
- Buildings that are primarily industrial or warehousing, with an office component.

All office buildings are organized by office centres. Some centres include multiple buildings in the event that they share common facilities (e.g. parking), or represent a phased development on one property.

Summary statistics based on office type and geography (character areas) are also provided in this directory.

A Guide to Using this Data

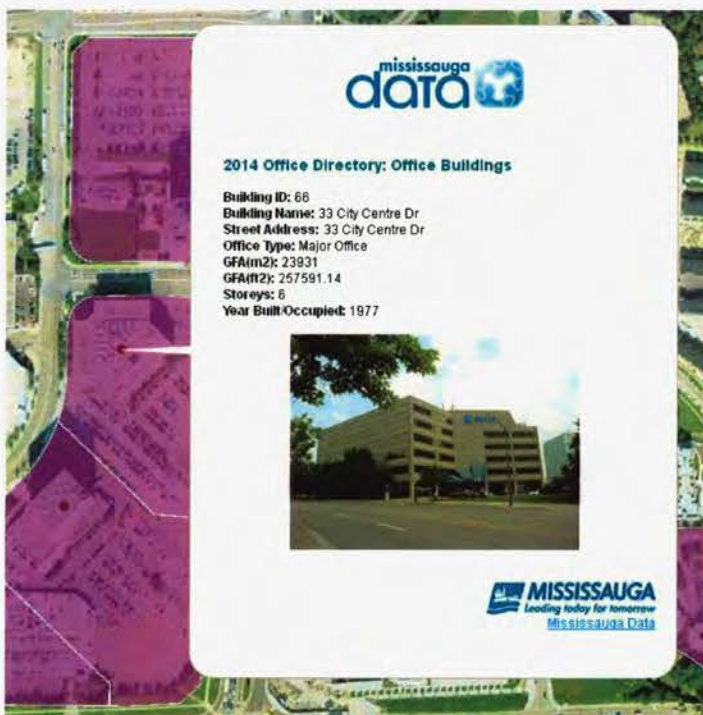


Figure 1: Feature Class Representation Example

This data is structured into two feature classes: buildings and centres. A feature class is a grouping of like items. These feature classes are also represented and delivered in a KML file format and can be viewed in mapping software such as Google Earth, ESRI ArcExplorer and many others. Figure 1 illustrates the two feature classes: buildings (represented as dots) and centres (represented as polygons). Most mapping software applications will allow you to click on any one of these features to display the attributes of an individual building or centre.

This example also shows how multiple buildings are located on one centre. We record the individual attributes of each building in this case as well as the centre.

Buildings Feature Class:

This feature class contains major office buildings and secondary office buildings.

Centres Feature Class:

A centre generally represents a site where one or more office buildings exist. The centre table provides data that are common for all buildings on the site (i.e. zoning, designation, total parking etc.). A centre may represent a development that is only partially built.

Attributes:

The following is a description for each data attribute provided in this directory:

Attribute	Description
Centre ID	A unique number per site.
Building ID	A unique number assigned to each building.
Character Area	As provided by the Mississauga Official Plan. Please refer to the Mississauga Official Plan for the most up to date source of this information.
Ward	Municipal ward that the centre is located within.
Designation	Land use designation as provided by the Mississauga Official Plan. Please refer to the Mississauga Official Plan for the most up to date source of this information.
Zoning	Zoning category (By-law 0225-2007). Please refer to the Mississauga Zoning By-Law official document for the most up to date source of this information.
General Location	The general location of the centre (i.e. major intersection).
Number of Buildings	Number of office buildings included in the centre.
Office Type	Major office or secondary office.
Building Name	Name given to the office building (i.e. Bell Mobility, Airway Centre), if a name exists. Not all buildings are named.
Address	Address number for the building and street name recorded at the time of construction.
Parking Spaces	Number of parking spaces assigned to the office for the entire centre.
Site Area (ha/ac)	The net site area of development as provided by the Site Plan or other sources. The net site area is the gross site area minus undevelopable lands (examples of undevelopable lands may include: lands below top of bank, a wood lot, or a lot widening). The net site area is provided in hectares and acres.
GFA (m ² /ft ²)	Gross Floor Area (GFA) of an office building. Where available the Zoning By-law definition of the Non-Residential GFA is reported, however, it is important to note that GFA definitions have changed over the years and GFA data were obtained from a number of different sources. In some instances, the data in the Office Inventory may not reflect zoning by-law definitions. Gross floor area non-residential is generally defined in the Zoning By-law as the total area of each floor above or below established grade, measured from the exterior of the outside walls excluding stairwells, washrooms, elevators, mechanical and electrical equipment, area for the collection or storage of disposable or recyclable waste, parking areas, lunch rooms, lounges or fitness rooms. The gross floor area is provided in square meters and square feet.

Attribute	Description
Total Centre GFA (m ² /ft ²)	Sum of the GFA of all office buildings included in the Centre. Provided in square meters and square feet.
Storeys	Total number of storeys of the building.
FSI	Floor Space Index (FSI) - is the ratio of the gross floor area of all buildings on the site to the net developable area of that site.
Year Built/Occupied	Year in which construction of the building was completed or an occupancy permit was issued. For older buildings this information might be not available, or the date is approximate.
Building Picture	Displays the picture of the office building. For some buildings pictures are not available.

In some records estimates were made, or information was not provided. This occurs in some older developments where planning and building files were not available. In these cases some of the GFA figures, and subsequently FSI, were not available due to difficulty in obtaining this information. Similarly some of the site areas were estimated given the best information available at the time.

Definitions

Office types in this directory:

Office Type	Description
Major Office	Major Office is generally defined as freestanding office building of 10,000 m ² or greater.
Secondary Office	Secondary Office means business, professional, and administrative offices, less than 10,000 m ² .

The data released as a part of this package is a summarised version of the complete database. Please contact us if you require further information about a particular development.

Statistics

The following tables present office space (GFA) by character area, for both major and secondary offices.

Table 1: Office Space (GFA) by Character Area for Major Office - 2014

Character Area	Office Type	Total GFA(m²)	Total GFA(ft²)	Percentage of Total GFA
Airport CC	Major Office	404,703.25	4,356,189.53	27.5%
Meadowvale Business Park CC	Major Office	328,953.48	3,540,825.81	22.4%
DT Core	Major Office	295,352.00	3,179,142.47	20.1%
Gateway CC	Major Office	178,262.52	1,918,801.75	12.1%
Northeast EA (East)	Major Office	93,214.00	1,003,347.14	6.3%
Sheridan Park CC	Major Office	50,252.00	540,908.03	3.4%
Mavis-Erindale EA	Major Office	28,645.00	308,332.21	1.9%
Uptown MN	Major Office	24,220.00	260,701.91	1.6%
Sheridan CN	Major Office	20,246.00	217,926.13	1.4%
Dixie EA	Major Office	13,461.00	144,893.00	0.9%
Northeast EA (West)	Major Office	12,729.50	137,019.20	0.9%
DT Cooksville	Major Office	10,904.00	117,369.68	0.7%
Southdown EA	Major Office	10,859.00	116,885.30	0.7%
City Total		1,471,801.75	15,842,342.16	100.0%

Table 2: Office Space (GFA) by Character Area for Secondary Office - 2014

Character Area	Office Type	Total GFA(m ²)	Total GFA(ft ²)
Clarkson Village CN	Secondary Office	3,827.17	41,195.32
Malton CN	Secondary Office	1,657.41	17,840.21
Meadowvale CN	Secondary Office	8,190.00	88,156.43
Port Credit CN	Secondary Office	13,747.78	147,979.87
Rathwood-Applewood CN	Secondary Office	5,373.25	57,837.18
Sheridan CN	Secondary Office	5,212.00	56,101.50
South Common CN	Secondary Office	3,735.00	40,203.21
Streetsville CN	Secondary Office	9,213.40	99,172.21
Community Nodes Total		50,956.01	548,485.93
DT Cooksville	Secondary Office	34,926.74	375,948.30
DT Core	Secondary Office	49,900.00	537,119.13
DT Fairview	Secondary Office	2,111.00	22,722.61
DT Hospital	Secondary Office	40,047.80	431,070.93
Downtown Total		126,985.54	1,366,860.98
Dixie EA	Secondary Office	29,116.57	313,408.15
Gateway EA (East)	Secondary Office	57,729.94	621,399.90
Gateway EA (West)	Secondary Office	50,983.91	548,786.24
Mavis-Erindale EA	Secondary Office	33,270.24	358,117.88
Northeast EA (East)	Secondary Office	54,794.00	589,797.71
Northeast EA (West)	Secondary Office	90,329.63	972,300.04
Southdown EA	Secondary Office	2,517.32	27,096.21
Western Business Park EA	Secondary Office	12,956.00	139,457.22
Employment Areas Total		331,697.61	3,570,363.36
Airport CC	Secondary Office	246,939.35	2,658,033.04
Gateway CC	Secondary Office	88,340.09	950,884.81
Meadowvale Business Park CC	Secondary Office	211,777.32	2,279,552.10
Sheridan Park CC	Secondary Office	35,247.06	379,396.20
Corporate Centres Total		582,303.82	6,267,866.15
Central Erin Mills MN	Secondary Office	6,251.00	67,285.20
Uptown MN	Secondary Office	1,989.00	21,409.42
Major Nodes Total		8,240.00	88,694.62
Applewood NHD	Secondary Office	6,834.85	73,569.71
Central Erin Mills NHD	Secondary Office	7,825.00	84,227.60
Clarkson - Lorne Park NHD	Secondary Office	2,589.47	27,872.82
Cooksville NHD (East)	Secondary Office	5,683.69	61,178.73

Character Area	Office Type	Total GFA(m ²)	Total GFA(ft ²)
Cooksville NHD (West)	Secondary Office	11,049.81	118,939.16
East Credit NHD	Secondary Office	708.00	7,620.85
Erindale NHD	Secondary Office	8,114.00	87,338.37
Fairview NHD	Secondary Office	255.90	2,754.48
Lakeview NHD	Secondary Office	978.10	10,528.18
Lisgar NHD	Secondary Office	210.00	2,260.42
Malton NHD	Secondary Office	134.00	1,442.36
Meadowvale Village NHD	Secondary Office	3,863.03	41,581.31
Mineola NHD	Secondary Office	15,527.83	167,140.17
Port Credit NHD (East)	Secondary Office	5,118.00	55,089.69
Port Credit NHD (West)	Secondary Office	1,066.40	11,478.63
Rathwood NHD	Secondary Office	685.83	7,382.21
Sheridan NHD	Secondary Office	890.00	9,579.88
Streetsville NHD	Secondary Office	1,198.54	12,900.98
Neighbourhoods Total		72,732.45	782,885.58
Airport SPA	Secondary Office	9,238.00	99,437.00
Special Purpose Areas Total		9,238.00	99,437.00
City Total		1,182,153.43	12,724,593.65

Table 3: Total Office Space (GFA) by Character Area - 2014

Character Area	Total GFA(m²)	Total GFA(ft²)
Clarkson Village CN	3,827.17	41,195.32
Malton CN	1,657.41	17,840.21
Meadowvale CN	8,190.00	88,156.43
Port Credit CN	13,747.78	147,979.87
Rathwood-Applewood CN	5,373.25	57,837.18
Sheridan CN	25,458.00	274,027.63
South Common CN	3,735.00	40,203.21
Streetsville CN	9,213.40	99,172.21
Community Nodes Total	71,202.01	766,412.06
DT Cooksville	45,830.74	493,317.98
DT Core	345,252.00	3,716,261.60
DT Fairview	2,111.00	22,722.61
DT Hospital	40,047.80	431,070.93
Downtown Total	433,241.54	4,663,373.12
Dixie EA	42,577.57	458,301.15
Gateway EA (East)	57,729.94	621,399.90
Gateway EA (West)	50,983.91	548,786.24
Mavis-Erindale EA	61,915.24	666,450.10
Northeast EA (East)	148,008.00	1,593,144.85
Northeast EA (West)	103,059.13	1,109,319.24
Southdown EA	13,376.32	143,981.51
Western Business Park EA	12,956.00	139,457.22
Employment Areas Total	490,606.11	5,280,840.21
Airport CC	651,642.60	7,014,222.57
Gateway CC	266,602.61	2,869,686.57
Meadowvale Business Park CC	540,730.80	5,820,377.91
Sheridan Park CC	85,499.06	920,304.22
Corporate Centres Total	1,544,475.07	16,624,591.26
Central Erin Mills MN	6,251.00	67,285.20
Uptown MN	26,209.00	282,111.33
Major Nodes Total	32,460.00	349,396.53
Applewood NHD	6,834.85	73,569.71
Central Erin Mills NHD	7,825.00	84,227.60
Clarkson - Lorne Park NHD	2,589.47	27,872.82
Cooksville NHD (East)	5,683.69	61,178.73

Character Area	Total GFA(m ²)	Total GFA(ft ²)
Cooksville NHD (West)	11,049.81	118,939.16
East Credit NHD	708.00	7,620.85
Erindale NHD	8,114.00	87,338.37
Fairview NHD	255.90	2,754.48
Lakeview NHD	978.10	10,528.18
Lisgar NHD	210.00	2,260.42
Malton NHD	134.00	1,442.36
Meadowvale Village NHD	3,863.03	41,581.31
Mineola NHD	15,527.83	167,140.17
Port Credit NHD (East)	5,118.00	55,089.69
Port Credit NHD (West)	1,066.40	11,478.63
Rathwood NHD	685.83	7,382.21
Sheridan NHD	890.00	9,579.88
Streetsville NHD	1,198.54	12,900.98
Neighbourhoods Total	72,732.45	782,885.58
Airport SPA	9,238.00	99,437.00
Special Purpose Areas Total	9,238.00	99,437.00
City Total	2,653,955.18	28,566,935.81

Table 4: Major Office Space (GFA) in Corporate Centres and Downtown - 2014

Character Area	Office Type	Total GFA(m²)	Total GFA(ft²)	Percentage of Total GFA
Airport CC	Major Office	404,703.25	4,356,189.53	31.9%
DT Cooksville	Major Office	10,904.00	117,369.68	0.9%
DT Core	Major Office	295,352.00	3,179,142.47	23.3%
Gateway CC	Major Office	178,262.52	1,918,801.75	14.1%
Meadowvale Business Park CC	Major Office	328,953.48	3,540,825.81	25.9%
Sheridan Park CC	Major Office	50,252.00	540,908.03	4.0%
Total		1,268,427.25	13,653,237.26	100.0%

Table 5: Total Office Space (GFA) in Corporate Centres and Downtown - 2014

Character Area	Office Type	Total GFA(m²)	Total GFA (ft²)
Airport CC	Major Office	404,703.25	4,356,189.53
Airport CC	Secondary Office	246,939.35	2,658,033.04
DT Cooksville	Major Office	10,904.00	117,369.68
DT Cooksville	Secondary Office	34,926.74	375,948.30
DT Core	Major Office	295,352.00	3,179,142.47
DT Core	Secondary Office	49,900.00	537,119.13
DT Fairview	Secondary Office	2,111.00	22,722.61
DT Hospital	Secondary Office	40,047.80	431,070.93
Gateway CC	Major Office	178,262.52	1,918,801.75
Gateway CC	Secondary Office	88,340.09	950,884.81
Meadowvale Business Park CC	Major Office	328,953.48	3,540,825.81
Meadowvale Business Park CC	Secondary Office	211,777.32	2,279,552.10
Sheridan Park CC	Major Office	50,252.00	540,908.03
Sheridan Park CC	Secondary Office	35,247.06	379,396.20
Total		1,977,716.61	21,287,964.38

Table 6: Total Office Space (GFA) by Office Type - City Wide - 2014

Office Type	Total GFA(m²)	Total GFA(ft²)	Percentage of Total GFA
Major Office	1,471,801.75	15,842,342.16	55.5%
Secondary Office	1,182,153.43	12,724,593.61	44.5%
Total	2,653,955.18	28,566,935.77	100.0%

Office Directory 2014

Centre

Centre ID:	1	Site Area (ha):	1.433
Character Area:	Northeast EA (East)	Site Area (ac):	3.54
Ward:	5	Total GFA (sqm):	15,167
General Location:	Airport Rd & Highway 409	Total GFA (sqft):	163,256
Designation:	Business Employment	FSI:	1.06
Zoning:	E2-68	Parking Spaces:	1,875
		Number of Office Buildings:	1

Building

Building ID:	1	GFA (sqm):	15,167
Building Name:	Airway Centre II	GFA (sqft):	163,256
Building Address:	5915 Airport Rd	Storeys:	11
Office Type:	Major Office	Year Built/Occupied:	1983



Office Directory 2014

Centre

Centre ID:	7	Site Area (ha):	0.785
Character Area:	Northeast EA (East)	Site Area (ac):	1.94
Ward:	5	Total GFA (sqm):	6,995
General Location:	ES Airport Rd, N of American Dr	Total GFA (sqft):	75,294
Designation:	Business Employment	FSI:	0.89
Zoning:	E2-38	Parking Spaces:	Not Available
		Number of Office Buildings:	1

Building

Building ID:	379	GFA (sqm):	6,995
Building Name:	Orlando Executive Centre-Bldg II	GFA (sqft):	75,294
Building Address:	6303 Airport Rd	Storeys:	5
Office Type:	Secondary Office	Year Built/Occupied:	1981



Office Directory 2014

Centre

Centre ID:	11	Site Area (ha):	3.214
Character Area:	Northeast EA (East)	Site Area (ac):	7.94
Ward:	5	Total GFA (sqm):	22,849
General Location:	SE corner Airport Rd & Northeast Dr	Total GFA (sqft):	245,945
Designation:	Business Employment	FSI:	0.71
Zoning:	E2-38	Parking Spaces:	480
		Number of Office Buildings:	3

Building

Building ID:	13	GFA (sqm):	10,033
Building Name:	Airport Executive Centre II	GFA (sqft):	107,994
Building Address:	6715 Airport Rd	Storeys:	6
Office Type:	Major Office	Year Built/Occupied:	1988



Office Directory 2014

Centre

Centre ID:	18	Site Area (ha):	1.425
Character Area:	Meadowvale Business Park CC	Site Area (ac):	3.52
Ward:	9	Total GFA (sqm):	5,937
General Location:	NS Argentia Rd, W of Turner Valley Rd	Total GFA (sqft):	63,905
Designation:	Business Employment	FSI:	0.42
Zoning:	E2-1	Parking Spaces:	245
		Number of Office Buildings:	1

Building

Building ID:	26	GFA (sqm):	5,937
Building Name:		GFA (sqft):	63,905
Building Address:	2121 Argentia Rd	Storeys:	4
Office Type:	Secondary Office	Year Built/Occupied:	1980



Office Directory 2014

Centre

Centre ID:	27	Site Area (ha):	2.800
Character Area:	Gateway CC	Site Area (ac):	6.92
Ward:	5	Total GFA (sqm):	14,823
General Location:	SE corner Britannia Rd W & Avebury Ave	Total GFA (sqft):	159,553
Designation:	Business Employment	FSI:	0.53
Zoning:	E1	Parking Spaces:	557
		Number of Office Buildings:	1

Building

Building ID:	36	GFA (sqm):	14,823
Building Name:	Britannia Place	GFA (sqft):	159,553
Building Address:	5995 Avebury Rd	Storeys:	9
Office Type:	Major Office	Year Built/Occupied:	1991



Office Directory 2014

Centre

Centre ID:	51	Site Area (ha):	2.419
Character Area:	DT Core	Site Area (ac):	5.98
Ward:	4	Total GFA (sqm):	23,931
General Location:	SE corner Robert Speck Pky & City Centre Dr	Total GFA (sqft):	257,591
Designation:	Downtown Mixed Use	FSI:	0.99
Zoning:	H-CC2{2}	Parking Spaces:	516
		Number of Office Buildings:	1

Building

Building ID:	66	GFA (sqm):	23,931
Building Name:	33 City Centre Dr	GFA (sqft):	257,591
Building Address:	33 City Centre Dr	Storeys:	6
Office Type:	Major Office	Year Built/Occupied:	1977



Office Directory 2014

Centre

Centre ID:	62	Site Area (ha):	0.158
Character Area:	Applewood NHD	Site Area (ac):	0.39
Ward:	3	Total GFA (sqm):	1,765
General Location:	ES Dixie Rd, N of Bloor St	Total GFA (sqft):	18,998
Designation:	Mixed Use	FSI:	1.12
Zoning:	C2	Parking Spaces:	346
		Number of Office Buildings:	1

Building

Building ID:	90	GFA (sqm):	1,765
Building Name:		GFA (sqft):	18,998
Building Address:	3461 Dixie Rd	Storeys:	5
Office Type:	Secondary Office	Year Built/Occupied:	1974



Office Directory 2014

Centre

Centre ID:	150	Site Area (ha):	5.402
Character Area:	Meadowvale Business Park CC	Site Area (ac):	13.35
Ward:	11	Total GFA (sqm):	43,331
General Location:	NE corner Mississauga Rd & Argentia Rd	Total GFA (sqft):	466,411
Designation:	Business Employment	FSI:	0.80
Zoning:	E1	Parking Spaces:	1,310
		Number of Office Buildings:	3

Building

Building ID:	223	GFA (sqm):	18,460
Building Name:	Markborough Place - Phs II	GFA (sqft):	198,702
Building Address:	6733 Mississauga Rd	Storeys:	8
Office Type:	Major Office	Year Built/Occupied:	1990



Office Directory 2014

Centre

Centre ID:	545	Site Area (ha):	0.265
Character Area:	Cooksville NHD (East)	Site Area (ac):	0.65
Ward:	7	Total GFA (sqm):	965
General Location:	SE corner Dundas St E and Camilla Rd	Total GFA (sqft):	10,386
Designation:	Mixed Use	FSI:	0.36
Zoning:	C3	Parking Spaces:	46
		Number of Office Buildings:	1

Building

Building ID:	706	GFA (sqm):	965
Building Name:	Cracovia Square	GFA (sqft):	10,386
Building Address:	160 Dundas St E	Storeys:	2
Office Type:	Secondary Office	Year Built/Occupied:	2007



Office Directory 2014

Centre

Centre ID:	546	Site Area (ha):	1.082
Character Area:	Gateway EA (West)	Site Area (ac):	2.67
Ward:	5	Total GFA (sqm):	4,809
General Location:	WS Derrycrest Dr, N of Derry Rd W	Total GFA (sqft):	51,764
Designation:	Business Employment	FSI:	0.44
Zoning:	E2-78	Parking Spaces:	154
		Number of Office Buildings:	1

Building

Building ID:	707	GFA (sqm):	4,809
Building Name:	Kenaidan Office	GFA (sqft):	51,764
Building Address:	7080 Derrycrest Dr	Storeys:	3
Office Type:	Secondary Office	Year Built/Occupied:	2013

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e-mail: eplanbuild.info@mississauga.ca



officialplan
Monitoring





Residential Directory 2014

2014 HIGHLIGHTS

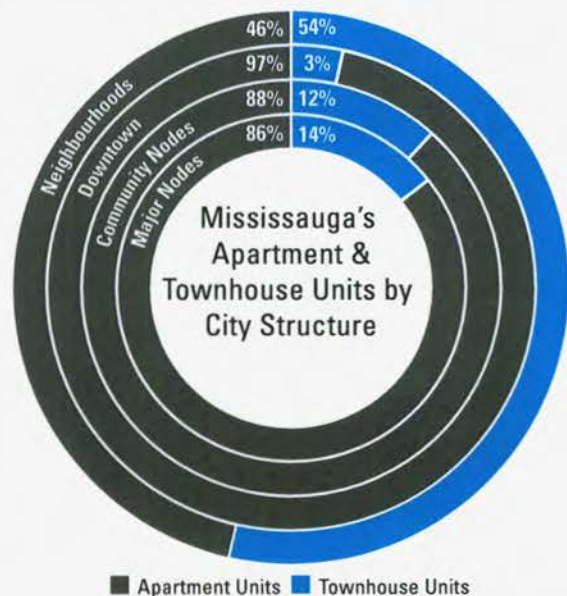
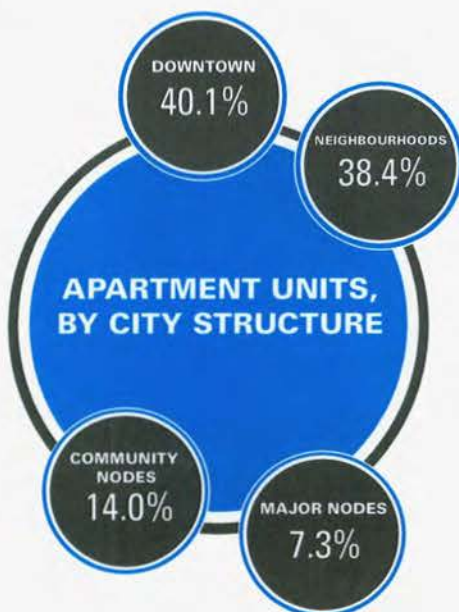
KEY FACTS

2014 Residential Directory includes only multi type residential units	114,319	73,056 (63.9%)
	residential units included in this directory	of units are apartments
36,749 (32.1%)	3,272 (2.9%)	1,242 (1.1%)
of units are townhouses	of units are other types of dwellings	of units are plexes and mixed-use



MULTI-RESIDENTIAL UNITS IN DOWNTOWN CHARACTER AREAS

CHARACTER AREA	APARTMENT UNITS	% OF APARTMENTS	TOWNHOUSE UNITS	% OF TOWNHOUSES	TOTAL MULTI-RESIDENTIAL UNITS	% OF TOTAL MULTI-RESIDENTIAL UNITS
DT Cooksville	4,002	13.0%	196	18.1%	4,198	13.2%
DT Core	15,667	51.0%	87	8.0%	15,754	49.5%
DT Fairview	6,048	19.7%	681	62.8%	6,729	21.2%
DT Hospital	5,007	16.3%	121	11.2%	5,128	16.1%
Total	30,724	100.0%	1,085	100.0%	31,809	100.0%



Introduction

The Residential Directory includes information on development that is built, under construction or for which a building permit was issued as of September 30, 2013.

The directory is based on an inventory conducted by the Policy Planning Division and provides information on all residential multiple unit sites in the City of Mississauga. In the inventory, these sites are organized by the following building types: apartments, plexes, residential institutional buildings, buildings with residential and retail uses (classified as mixed RES/RET), townhouses, cluster detached, semi-detached, and mobile homes.

Summary statistics based on unit type and geography (character areas) are also provided in this directory.

A Guide to Using this Data

This data is structured into three feature classes: Buildings, Centres, and Complexes. A feature class is a grouping of like items. These feature classes are also represented and delivered in KML file format and

can be viewed in mapping software such as Google Earth, ESRI ArcExplorer and many others.



Figure 1: Feature Class Representation Example

Figure 1 illustrates the three feature classes: Buildings (represented as blue dots), Centres (blue polygons), and Complexes (red polygons). Most mapping software applications will allow you to click on any one of these features and display the attributes of an individual Building, Centre, or Complex.

In many cases multiple buildings are located on one centre. We record the individual attributes of each building in this case as well as the centre.

Figure 1 also illustrates how the structures are located in the complex and in the centres. Attributes of the

entire complex are available in this directory; however this directory does not collect attributes of individual structures within complexes. We encourage you to download the KML file and explore the dataset.

Buildings Feature Class:

This feature class contains: apartments, plexes, residential institutional, and mixed-residential and retail (RES/RET) buildings.

Centres Feature Class:

A centre generally represents a site where one or more buildings exist. In many cases when a development includes multiple buildings on one property, statistics provided through site plans or other sources are for the entire centre not for each building. The centre table provides data that are common for all buildings on the site (i.e. zoning, designation, etc.).

Complexes Feature Class:

This feature class contains: on-street and condominium townhouses, detached and semi-detached condominium developments, and mobile homes. Typically complexes contain many blocks, often with one address for the entire site.

Attributes:

The following is a description of each data attribute provided:

Attribute	Description
1. Centre ID or Complex ID	A unique number per site.
2. Building ID	A unique number per buildings within centres. This number is not provided for buildings within complexes.
3. Number of Z Area	Administrative areas in the city, created for mapping purposes.
4. Character Area	As provided by the Mississauga Official Plan. Please refer to the Mississauga Official Plan document for the most up to date source of this information.
5. Designation	Land use designation as provided by the Mississauga Official Plan. Please refer to the Mississauga Official Plan document for the most up to date source of this information.
6. Zoning	Zoning category (By-law 0225-2007). Please refer to the Zoning Bylaw official document for the most up to date source of this information.
7. Parking Spaces	Number of parking spaces assigned to all residential buildings included in the centre.
7. Building Name or Complex Name	Name given to the building or complex (e.g. Absolute World, City Gate), if a name exists. Not all complexes or buildings are named.
8. Address(es)	Address number for the building and street name. For some townhouse complexes multiple addresses with multiple street names are provided. In these cases address numbers are provided first, then names of streets respectively. These are the addresses as they existed at the time of capture. We do not necessarily maintain address changes.
9. Site Area (ha/ac)	The net site area of development as provided by the Site Plan or other sources. The net area does not include

Attribute	Description
	undevelopable land of the site (examples of undevelopable lands may include: lands below top of bank, a wood lot, or a road widening). Net site area is provided in hectares and acres.
10. GFA (m ² /ft ²)	<p>Gross Floor Area (GFA) of a building. For the mixed type buildings: Res GFA (m²/ ft²) and Ret GFA (m²/ ft²).</p> <p>Where available the Zoning By-law definition of GFA is reported, however, it is important to note that GFA definitions have changed over the years and GFA data were obtained from a number of different sources. In some instances, the data in the Residential Multiple Unit Inventory may not reflect zoning by-law definitions. The GFA for apartments, condominium townhouses and plexes is generally defined in the Zoning By-law as the total area of each floor above or below established grade, measured from the exterior of the outside walls excluding heating equipment, mechanical rooms, elevators, enclosed balconies, parking areas, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit. The GFA definition for on-street townhouses is generally defined in the Zoning By-law as the total area of each floor above established grade, measured from the exterior of the outside walls, excluding any area used for parking. Gross Floor Area is provided in square meters and square feet.</p>
11. Tenure	Generally describes the title under which property is held. For the mixed type buildings, residential and retail tenure are provided separately. All types of tenure included in this directory are listed under the definitions section of this report.
12. Storeys	Total number of storeys of the building. For townhouse complexes where there are two and three storey components, the highest number of storeys on site is presented.
13. Number of Units	Number of units for which building permit was issued. For the mixed type buildings, numbers of residential and retail units are indicated separately.
14. Number of Beds	Applies only to the residential institution type of buildings where number of units is not provided, rather number of beds (i.e. long term care dwelling).
15. Number of Townhouse Blocks	Typically a townhouse complex is comprised of multiple structures called blocks that occupy a site. This data element only applies to townhouse complexes.
16. Units per ha/ac	Density on the site.
17. FSI	Floor Space Index (FSI) – the ratio: GFA/Site Area. The ratio of the gross floor area of all buildings on a site to the net developable area of that site.

In some records estimates were made or information was not provided. This occurs in some older developments where the planning and building files were not available. In these cases some of the GFA

figures, and subsequently FSI, were not available due to difficulty in obtaining this information. Similarly some of the site areas were estimated given the best information available at the time.

Definitions

Building types in this directory:

Residential Building Type	Description
Apartments	Five or more residential units usually sharing a common entrance. For the purposes of the Multiple Unit Inventory high rise apartment buildings with some retail uses at grade are also included in this category.
Townhouses	Three or more residential units joined by an above grade vertical wall with each unit usually having a private outdoor entrance. Includes "stacked", "horizontal multiple" developments.
Plexes	Units joined horizontally including duplexes, triplexes, and quadplexes.
Residential Institutional	Includes retirement homes, long term care facilities, convents, and retreat centres.
Cluster Detached	Detached dwellings in a cluster or condominium arrangement.
Semi-Detached	Semi-detached dwellings in a condominium arrangement.
Mixed RES/RET	<p>Apartment units above commercial establishments in buildings with less than four storeys.</p> <p>Some of the apartment and townhouse buildings included in this directory also have a commercial component. Many high rise apartment buildings in the Downtown Core include retail uses at the ground level. In cases like this where the retail GFA is less than 10% of the total GFA, buildings are classified as apartments or townhouses. In other cases buildings are grouped into the Mixed RES/RET category. This includes mostly two or three storey buildings located in the areas which are designated in the Mississauga Official Plan as Mixed Use.</p> <p>For the Mixed RES/RET category buildings, GFA information on retail and residential portions are provided separately – Residential GFA and Retail GFA. For those buildings where the retail portion is relatively small, only total values for the GFA and number of units are provided and buildings are classified as apartments.</p>
Mobile Homes	A large house trailer, designated for year-round living in one place.

Tenure in the Residential Directory:

Tenure	Description
Freehold	Dwelling unit and associated property privately owned.
Freehold – Common Element Condo	Dwelling unit with associated property privately owned and the road is condominium.
PCC	Peel Condominium Corporation.
CDM	Condominium Development Application in process.
RNTL	Market Rental.
RNTL – PNP	Rental Peel Non-Profit.
RNTL – PNPSC	Rental Peel Non-Profit Senior Citizens.
RNTL – PRIVNP	Rental Private Non-Profit.
RNTL – PRIVNPSC	Rental Private Non-Profit Senior Citizens.
COOP-FED	Co-operative under a Federal Jurisdiction.
COOP-ROP	Co-operative – Region of Peel.

Statistics

The following tables present the breakdown of multi-residential units by character area.

Table 1: Apartment Units by Character Area - City Wide - 2014				
Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units**	Number of Institutional Beds
Clarkson Village CN	1,162	36	1,198	0
Malton CN	870	0	870	0
Meadowvale CN	1,070	0	1,070	0
Port Credit CN	3,217	59	3,276	55
Rathwood-Applewood CN	1,327	0	1,327	0
Sheridan CN	1,141	0	1,141	160
South Common CN	1,315	0	1,315	0
Streetsville CN	630	94	724	0
Community Nodes Total	10,732	189	10,921	215
DT Cooksville	4,002	54	4,056	0
DT Core	15,667	48	15,715	0
DT Fairview	6,048	0	6,048	0
DT Hospital	5,007	1	5,008	440
Downtown Total	30,724	103	30,827	440
Dixie EA	42	23	65	0
Northeast EA (West)	49	0	49	152
Western Business Park EA	50	0	50	0
Employment Areas Total	141	23	164	152
Central Erin Mills MN	1,579	0	1,579	180
Uptown MN	4,024	20	4,044	48
Major Nodes Total	5,603	20	5,623	228
Applewood NHD	6,755	14	6,769	0
Central Erin Mills NHD	260	0	260	160
Churchill Meadows NHD	595	0	595	31
Clarkson - Lorne Park NHD	1,906	15	1,921	171
Cooksville NHD (East)	633	0	633	0
Cooksville NHD (West)	1,183	5	1,188	0
Creditview NHD	144	0	144	0
East Credit NHD	1,167	0	1,167	318
Erin Mills NHD	1,137	0	1,137	0
Erindale NHD	1,692	10	1,702	0
Hurontario NHD	1,651	0	1,651	160
Lakeview NHD	3,123	64	3,187	0
Malton NHD	1,164	79	1,243	162
Meadowvale NHD	2,811	0	2,811	0

Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units**	Number of Institutional Beds
Meadowvale Village NHD	37	1	38	140
Mineola NHD	45	30	75	0
Mississauga Valleys NHD	1,263	0	1,263	192
Port Credit NHD (East)	640	107	747	0
Port Credit NHD (West)	565	21	586	0
Rathwood NHD	1,863	0	1,863	0
Sheridan NHD	590	0	590	134
Streetsville NHD	232	2	234	0
Neighbourhoods Total	29,456	348	29,804	1,468
UTM SPA	0	0	0	389
Special Purpose Areas Total	0	0	0	389
City Total	76,656	683	77,339	2,892

* Includes: apartments, plexes, mixed use, and residential institutions

** Includes residential units and mixed retail units

Table 2: Townhouse Units by Character Area - City Wide - 2014

Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Number of Units**
Clarkson Village CN	215	0	215
Malton CN	75	0	75
Meadowvale CN	143	0	143
Port Credit CN	235	18	253
Rathwood-Applewood CN	146	0	146
South Common CN	598	0	598
Streetsville CN	14	0	14
Community Nodes Total	1,426	18	1,444
DT Cooksville	196	0	196
DT Core	87	0	87
DT Fairview	681	0	681
DT Hospital	121	0	121
Downtown Total	1,085	0	1,085
Central Erin Mills MN	422	0	422
Uptown MN	518	0	518
Major Nodes Total	940	0	940
Applewood NHD	2,231	0	2,231
Central Erin Mills NHD	2,521	0	2,521
Churchill Meadows NHD	3,207	8	3,215
Clarkson - Lorne Park NHD	1,614	0	1,614
Cooksville NHD (East)	277	0	277
Cooksville NHD (West)	1,098	0	1,098
Creditview NHD	14	0	14
East Credit NHD	3,192	0	3,192
Erin Mills NHD	2,803	0	2,803
Erindale NHD	1,106	0	1,106
Hurontario NHD	3,823	0	3,823
Lakeview NHD	531	15	546
Lisgar NHD	1,010	0	1,010
Malton NHD	1,214	0	1,214
Meadowvale NHD	2,816	0	2,816
Meadowvale Village NHD	1,288	0	1,288
Mineola NHD	202	0	202
Mississauga Valleys NHD	1,259	0	1,259
Port Credit NHD (West)	401	6	407

Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Number of Units**
Rathwood NHD	1,562	0	1,562
Sheridan NHD	496	0	496
Streetsville NHD	1,301	0	1,301
Neighbourhoods Total	33,966	29	33,995
UTM SPA	246	0	246
Special Purpose Areas Total	246	0	246
City Total	37,663	47	37,710

* Includes: townhouses, cluster detached, condominium semi-detached, and mobile homes

** Includes residential units and mixed retail units

Table 3: Total Multiple Residential Units by Character Area - City Wide - 2014				
Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units**	Number of Institutional Beds
Clarkson Village CN	1,377	36	1,413	0
Malton CN	945	0	945	0
Meadowvale CN	1,213	0	1,213	0
Port Credit CN	3,452	77	3,529	55
Rathwood-Applewood CN	1,473	0	1,473	0
Sheridan CN	1,141	0	1,141	160
South Common CN	1,913	0	1,913	0
Streetsville CN	644	94	738	0
Community Nodes Total	12,158	207	12,365	215
DT Cooksville	4,198	54	4,252	0
DT Core	15,754	48	15,802	0
DT Fairview	6,729	0	6,729	0
DT Hospital	5,128	1	5,129	440
Downtown Total	31,809	103	31,912	440
Dixie EA	42	23	65	0
Northeast EA (West)	49	0	49	152
Western Business Park EA	50	0	50	0
Employment Areas Total	141	23	164	152
Central Erin Mills MN	2,001	0	2,001	180
Uptown MN	4,542	20	4,562	48
Major Nodes Total	6,543	20	6,563	228
Applewood NHD	8,986	14	9,000	0
Central Erin Mills NHD	2,781	0	2,781	160
Churchill Meadows NHD	3,802	0	3,802	31
Clarkson - Lorne Park NHD	3,520	15	3,535	171
Cooksville NHD (East)	910	0	910	0
Cooksville NHD (West)	2,281	5	2,286	0
Creditview NHD	158	0	158	0
East Credit NHD	4,359	0	4,359	318
Erin Mills NHD	3,940	0	3,940	0
Erindale NHD	2,798	10	2,808	0
Hurontario NHD	5,474	0	5,474	160
Lakeview NHD	3,654	79	3,733	0
Lisgar NHD	1,010	0	1,010	0
Malton NHD	2,378	79	2,457	162

Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units**	Number of Institutional Beds
Meadowvale NHD	5,627	0	5,627	0
Meadowvale Village NHD	1,325	1	1,326	140
Mineola NHD	247	30	277	0
Mississauga Valleys NHD	2,522	0	2,522	192
Port Credit NHD (East)	640	107	747	0
Port Credit NHD (West)	966	21	987	0
Rathwood NHD	3,425	0	3,425	0
Sheridan NHD	1,086	0	1,086	134
Streetsville NHD	1,533	2	1,535	0
Neighbourhoods Total	63,422	363	63,785	1,468
UTM SPA	246	0	246	389
Special Purpose Areas Total	246	0	246	389
City Total	114,319	716	115,035	2,892

* Includes: apartments, plexes, mixed use, residential institutions, townhouses, cluster detached, condominium semi-detached, and mobile homes

** Includes residential units and mixed retail units

Table 4: Residential Units by Type - City Wide - 2014				
Building Type	Number of Residential Units	Number of Mixed Retail Units	Total Units	Number of Institutional Beds
Apartment	73,056	108	73,164	31
Mixed RES/RET	825	575	1,400	0
Plex	417	0	417	0
Residential Institution	2,358	0	2,358	2,861
Detached	483	0	483	0
Other (Mobile Homes)	263	0	263	0
Semi-Detached	168	0	168	0
Townhouse	36,749	47	36,796	0
City Total	114,319	730	115,049	2,892

Residential Directory 2014: Apartment

Centre ID: **11**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA2-40

Parking Spaces: 50

Building ID: **A 101**

Building Name: Woodland Apartments

Address: 1125 Forestwood Dr

Site Area (ha/ac): 0.48 / 1.19

GFA (m2/sq.ft): 3,643 / 39,214

Tenure: RNTL

Storeys: 6

of Units:

Units:

Centre ID: **12**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA2-40

Parking Spaces: 110

Building ID: **A 102**

Building Name: Westview Apartments

Address: 3100 Erindale Station Rd

Site Area (ha/ac): 1.27 / 3.14

GFA (m2/sq.ft): 8,316 / 89,516

Units: 89

Units per ha/ac: 70 / 28

FSI: 0.65

Centre ID: **13**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA1-4

Parking Spaces: 65

Building ID: **A 103**

Building Name: The Longwood

Address: 1111 Forestwood Dr

Site Area (ha/ac): 0.48 / 1.19

GFA (m2/sq.ft): 4,242 / 45,662

Tenure: RNTL

Storeys: 3

of Units: 48

Units per ha/ac: 100 / 40

FSI: 0.88

Centre ID: **15**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA3

Parking Spaces: 450

Building ID: **A 104**

Building Name: Forestwood Co-operative Homes

Address: 1190 Forestwood Dr

Site Area (ha/ac): 1.83 / 4.53

GFA (m2/sq.ft): 14,487 / 155,941

Tenure: COOP-ROP

Storeys: 12

of Units: 179

Units per ha/ac: 98 / 39

FSI: 0.79

Centre ID: **15**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA3

Parking Spaces: 450

Building ID: **A 695**

Building Name:

Address: 1180 Forestwood Dr

Site Area (ha/ac): 1.83 / 4.53

GFA (m2/sq.ft): 14,487 / 155,941

Tenure: COOP-ROP

Storeys: 12

of Units: 180

Units per ha/ac: 98 / 40

FSI: 0.79

Centre ID: **17**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA2

Parking Spaces: 147

Building ID: **A 105**

Building Name:

Address: 1050 Stainton Dr

Site Area (ha/ac): 1.86 / 4.60

GFA (m2/sq.ft): 13,565 / 146,017

Tenure: PCC

Storeys: 6

of Units: 114

Units per ha/ac: 61 / 25

FSI: 0.73

Centre ID: **18**

Z Area Map: 22

Character Area: DT Core

Designation: High Density

Zoning: RA5-15

Parking Spaces: 448

Building ID: **A 808**

Building Name: The Centre IV

Address: 400 Webb Dr

Site Area (ha/ac): 1.21 / 2.99

GFA (m2/sq.ft): 25,800 / 277,718

Tenure: PCC

Storeys: 23

of Units: 224

Units per ha/ac: 185 / 75

FSI: 2.13



Residential Directory 2014: Apartment

Centre ID: **20**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA4-5

Parking Spaces: 104

Building ID: **A 107**

Building Name:

Address: 1175 Dundas St W

Site Area (ha/ac): 0.82 / 2.01

GFA (m2/sq.ft): 8,493 / 91,421

Tenure: RNTL

Storeys: 13

of Units:

Units:

Centre ID: **21**

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA2-4

Parking Spaces: 44

Building ID: **A 108**

Building Name: The Westchester

Address: 1219 Dundas St W

Site Area (ha/ac): 0.44 / 1.09

GFA (m2/sq.ft): 4,542 / 48,891

Units: 53

Units per ha/ac: 120 / 49

FSI: 1.03

Centre ID: **22**

Z Area Map: 22

Character Area: DT Core

Designation: High Density

Zoning: RA5-17

Parking Spaces: 688

Building ID: **A 809**

Building Name: The Phoenix

Address: 550 Webb Dr

Site Area (ha/ac): 1.82 / 4.50

GFA (m2/sq.ft): 32,677 / 351,744

Tenure: PCC

Storeys: 27

of Units: 344

Units per ha/ac: 189 / 76

FSI: 1.80

Centre ID: **23**

Z Area Map: 24

Character Area: Erindale NHD

Designation: High Density

Zoning: RA3-33

Parking Spaces: 246

Building ID: **A 109**

Building Name: Woodlands Manor

Address: 3025 The Credit Woodlands

Site Area (ha/ac): 1.90 / 4.69

GFA (m2/sq.ft): 28,616 / 308,030

Tenure: PCC

Storeys: 8

of Units: 174

Units per ha/ac: 92 / 37

FSI: 1.51

Centre ID: **27**

Z Area Map: 54W

Character Area: Meadowvale NHD

Designation: High Density

Zoning: RA3-15

Parking Spaces:

Building ID: **A 920**

Building Name: 2301 Derry Glenderry Apartment

Address: 2301 Derry Rd W

Site Area (ha/ac): 0.83 / 2.06

GFA (m2/sq.ft): 10,839 / 116,674

Tenure: PCC

Storeys: 10

of Units: 99

Units per ha/ac: 119 / 48

FSI: 1.30

Centre ID: **60**

Z Area Map: 46W

Character Area: Meadowvale NHD

Designation: Medium Density

Zoning: RA1

Parking Spaces:

Building ID: **A 139**

Building Name: Mason's Landing

Address: 2660 Aquitaine Ave

Site Area (ha/ac): 1.40 / 3.46

GFA (m2/sq.ft): 10,264 / 110,484

Tenure: RNTL-PNP

Storeys: 3

of Units: 120

Units per ha/ac: 86 / 35

FSI: 0.73

Centre ID: **65**

Z Area Map: 46W

Character Area: Meadowvale NHD

Designation: High Density

Zoning: RA3

Parking Spaces: 428

Building ID: **A 143**

Building Name: The Aquitaine

Address: 2929 Aquitaine Ave

Site Area (ha/ac): 1.78 / 4.40

GFA (m2/sq.ft): 17,202 / 185,167

Tenure: PCC

Storeys: 12

of Units: 176

Units per ha/ac: 99 / 40

FSI: 0.97

Residential Directory 2014: Detached

Complex ID: **D 59**

Z Area Map: 46W

Character Area: Meadowvale NHD

Designation: Low Density II

Zoning: R3-8

Parking Spaces: 58

Complex Name:

Address: 1-29 Bent Oak Cir

Site Area (ha/ac): 1.49 / 3.68

GFA (m2/sq.ft): /

Tenure: PCC

Stores: 2

of Units: 29

Units per ha/ac:

FSI:

Complex ID: **D 70**

Z Area Map: 46W

Character Area: Meadowvale NHD

Designation: Low Density II

Zoning: R3-8

Parking Spaces: 92

Complex Name:

Address: 1-46 Neuchatel Pl

Site Area (ha/ac): 2.33 / 5.76

GFA (m2/sq.ft): /

Tenure: PCC

Stores: 46

Units per ha/ac: 20 / 8

FSI:

Complex ID: **D 72**

Z Area Map: 46W

Character Area: Meadowvale NHD

Designation: Low Density II

Zoning: R3-8

Parking Spaces: 72

Complex Name:

Address: 1-36 Pierpont Pl

Site Area (ha/ac): 1.83 / 4.52

GFA (m2/sq.ft): /

Tenure: PCC

Stores: 2

of Units: 36

Units per ha/ac: 20 / 8

FSI:

Complex ID: **D 213**

Z Area Map: 45W

Character Area: Streetsville NHD

Designation: Low Density II

Zoning: R3-46

Parking Spaces: 90

Complex Name:

Address: 59 Kenninghall Blvd

Site Area (ha/ac): 1.91 / 4.72

GFA (m2/sq.ft): /

Tenure: PCC

Stores: 2

of Units: 35

Units per ha/ac: 18 / 7

FSI:

Complex ID: **D 412**

Z Area Map: 39E

Character Area: Streetsville NHD

Designation: Low Density II

Zoning: R3-47

Parking Spaces: 72

Complex Name: Princess Mews

Address: 336 Queen St S

Site Area (ha/ac): 1.74 / 4.30

GFA (m2/sq.ft): /

Tenure: PCC

Stores: 2

of Units: 36

Units per ha/ac: 21 / 8

FSI:

Complex ID: **D 414**

Z Area Map: 45W

Character Area: Streetsville NHD

Designation: Low Density II

Zoning: R3-50

Parking Spaces: 112

Complex Name:

Address: 55 Falconer Dr

Site Area (ha/ac): 2.83 / 6.99

GFA (m2/sq.ft): /

Tenure: PCC

Stores: 2

of Units: 48

Units per ha/ac: 17 / 7

FSI:

Complex ID: **D 1186**

Z Area Map: 46W

Character Area: Meadowvale NHD

Designation: Low Density II

Zoning: R3-8

Parking Spaces:

Complex Name:

Address: 1-24 Moonstream Crt

Site Area (ha/ac): 1.22 / 3.01

GFA (m2/sq.ft): /

Tenure: PCC

Stores: 2

of Units: 24

Units per ha/ac: 20 / 8

FSI:



Residential Directory 2014: Mixed Residential/Retail

Centre ID: 1551 Z Area Map: 6 Character Area: Lakeview NHD Designation: Mixed Use Zoning: C4 Parking Spaces: 6	Building ID: MIX 1407 Address: 785 Lakeshore Rd E Site Area (ha/ac): 0.04 / 0.10 Res GFA (m2/sqft): 120 / 1,292 Ret GFA (m2/sqft): 120 / 1,292	Tenure Res/Ret: RNTL / Storeys Total: 2 # of Units Res/Ret: 5 Res Units per ha/ Ret Units per ha/a FSI:
Centre ID: 1551 Z Area Map: 6 Character Area: Lakeview NHD Designation: Mixed Use Zoning: C4 Parking Spaces: 6	Building ID: MIX 1406 Address: 789, 791 Lakeshore Rd E Site Area (ha/ac): 0.37 / 0.91 Res GFA (m2/sqft): 140 / 1,511 Ret GFA (m2/sqft): 140 / 1,511	Tenure Res/Ret: / Freehold Storeys Total: # of Units Res/Ret: 3 / 1 Res Units per ha/ 8 / 3 Ret Units per ha/a 3 / 1 FSI: 0.08
Centre ID: 1552 Z Area Map: 6 Character Area: Lakeview NHD Designation: Mixed Use Zoning: C4 Parking Spaces:	Building ID: MIX 1408 Address: 795 Lakeshore Rd E Site Area (ha/ac): 0.36 / 0.89 Res GFA (m2/sqft): 128 / 1,381 Ret GFA (m2/sqft): 128 / 1,381	Tenure Res/Ret: RNTL / RNTL Storeys Total: 2 # of Units Res/Ret: 2 / 4 Res Units per ha/ 6 / 2 Ret Units per ha/a 11 / 4 FSI: 0.07
Centre ID: 1553 Z Area Map: 6 Character Area: Lakeview NHD Designation: Mixed Use Zoning: C4 Parking Spaces:	Building ID: MIX 1769 Address: 797 Lakeshore Rd E Site Area (ha/ac): 0.36 / 0.89 Res GFA (m2/sqft): 158 / 1,704 Ret GFA (m2/sqft): 158 / 1,704	Tenure Res/Ret: RNTL / RNTL Storeys Total: 2 # of Units Res/Ret: 2 / 1 Res Units per ha/ 6 / 2 Ret Units per ha/a 3 / 1 FSI: 0.09
Centre ID: 1554 Z Area Map: 6 Character Area: Lakeview NHD Designation: Mixed Use Zoning: C4 Parking Spaces:	Building ID: MIX 1770 Address: 803 Lakeshore Rd E Site Area (ha/ac): 0.45 / 1.11 Res GFA (m2/sqft): 156 / 1,677 Ret GFA (m2/sqft): 156 / 1,677	Tenure Res/Ret: RNTL / RNTL Storeys Total: 2 # of Units Res/Ret: 3 / 1 Res Units per ha/ 7 / 3 Ret Units per ha/a 2 / 1 FSI: 0.07
Centre ID: 1555 Z Area Map: 6 Character Area: Lakeview NHD Designation: Mixed Use Zoning: C4-12 Parking Spaces:	Building ID: MIX 1771 Address: 901 Lakeshore Rd E Site Area (ha/ac): 0.03 / 0.08 Res GFA (m2/sqft): 93 / 1,004 Ret GFA (m2/sqft): 93 / 1,004	Tenure Res/Ret: RNTL / RNTL Storeys Total: 2 # of Units Res/Ret: 1 / 1 Res Units per ha/ 29 / 12 Ret Units per ha/a 29 / 12 FSI: 0.55
Centre ID: 1556 Z Area Map: 6 Character Area: Lakeview NHD Designation: Mixed Use Zoning: C4 Parking Spaces: 2	Building ID: MIX 1772 Address: 925 Lakeshore Rd E Site Area (ha/ac): 0.04 / 0.10 Res GFA (m2/sqft): 94 / 1,012 Ret GFA (m2/sqft): 94 / 1,012	Tenure Res/Ret: Freehold / Freehold Storeys Total: 2 # of Units Res/Ret: 1 / 1 Res Units per ha/ 25 / 10 Ret Units per ha/a 25 / 10 FSI: 0.47



Residential Directory 2014: Residential Institutional

Centre ID: **237**

Z Area Map: 27

Character Area: Rathwood NHD

Designation: Medium Density

Zoning: RM4-41

Parking Spaces: 42

Building ID: **RI 286**

Building Name: Sunrise Assisted Living

Address: 1279 Burnhamthorpe Rd E

Site Area (ha/ac): 1.17 / 2.89

GFA (m2/sq.ft): 5,644 / 60,749

Tenure: RNTL

Storeys: 4

of Units: 8

Units

Centre ID: **316**

Z Area Map: 28

Character Area: Uptown MN

Designation: High Density

Zoning: RA3-8

Parking Spaces: 308

Building ID: **RI 1283**

Building Name: Peel Youth Village

Address: 99 Acorn Pl

Site Area (ha/ac): 0.48 / 1.19

GFA (m2/sq.ft): 1,631 / 17,555

Units: # of Beds: 48

Units per ha/ac /

FSI: 0.34

Centre ID: **428**

Z Area Map: 39E

Character Area: Streetsville CN

Designation: Mixed Use

Zoning: C4-32

Parking Spaces: 14

Building ID: **RI 407**

Building Name: Wecare Retirement Home Inc.

Address: 191 Broadway St

Site Area (ha/ac): 0.09 / 0.22

GFA (m2/sq.ft): 420 / 4,521

Tenure: RNTL

Storeys: 3

of Units: 10 # of Beds: 0

Units per ha/ac 113 / 46

FSI: 0.47

Centre ID: **875**

Z Area Map: 59

Character Area: Western Business Park EA

Designation: Mixed Use

Zoning: C3-14

Parking Spaces: 24

Building ID: **RI 718**

Building Name: Ukrainian Home for the Aged

Address: 3058 Winston Churchill Blvd

Site Area (ha/ac): 4.04 / 9.98

GFA (m2/sq.ft): 2,148 / 23,122

Tenure: RNTL-PRIVNPSC

Storeys: 3

of Units: 50 # of Beds: 0

Units per ha/ac 12 / 5

FSI: 0.05

Centre ID: **968**

Z Area Map: 26

Character Area: Rathwood NHD

Designation: High Density

Zoning: RA1-4

Parking Spaces: 56

Building ID: **RI 781**

Building Name: Beechwood Court

Address: 1490 Rathburn Rd E

Site Area (ha/ac): 0.33 / 0.82

GFA (m2/sq.ft): 3,500 / 37,675

Tenure: RNTL

Storeys: 3

of Units: 65 # of Beds: 0

Units per ha/ac 197 / 80

FSI: 1.06

Centre ID: **968**

Z Area Map: 26

Character Area: Rathwood NHD

Designation: High Density

Zoning: RA1-4

Parking Spaces: 56

Building ID: **RI 983**

Building Name: Beechwood Place

Address: 1500 Rathburn Rd E

Site Area (ha/ac): 0.78 / 1.94

GFA (m2/sq.ft): 8,831 / 95,059

Tenure: RNTL

Storeys: 4

of Units: 141 # of Beds: 0

Units per ha/ac 180 / 73

FSI: 1.13

Centre ID: **1052**

Z Area Map: 26

Character Area: Rathwood NHD

Designation: High Density

Zoning: RA1-25

Parking Spaces: 28

Building ID: **RI 954**

Building Name: Meadowcroft Place

Address: 1130 Bough Beeches Blvd

Site Area (ha/ac): 1.15 / 2.84

GFA (m2/sq.ft): 4,420 / 47,578

Tenure: RNTL

Storeys: 1

of Units: 100 # of Beds: 0

Units per ha/ac 87 / 35

FSI: 0.38



Residential Directory 2014: Semi-Detached

Complex ID: S 1463**Z Area Map:** 52W**Character Area:** Meadowvale Village NHD**Designation:** Medium Density**Zoning:** RM4**Parking Spaces:****Complex Name:****Address:** 7155 Magistrate Terr**Site Area (ha/ac):** 2.65 / 6.56**GFA (m2/sq.ft):** 15,48 / 166,644**Tenure:** PCC**Storeys:** 3**# of Units:** 96**Units per ha/ac:****FSI:****Complex ID:** S 1478**Z Area Map:** 39E**Character Area:** Streetsville NHD**Designation:** Low Density II**Zoning:** RM2-43**Parking Spaces:** 65**Complex Name:****Address:** 2270 Britannia Rd W**Site Area (ha/ac):** 0.81 / 1.99**GFA (m2/sq.ft):** 4,449 / 47,887**Tenure:** PCC**Storeys:** 28**Units per ha/ac:** 35 / 14**FSI:** 0.55**Complex ID:** S 1726**Z Area Map:** 58**Character Area:** Churchill Meadows NHD**Designation:** Medium Density**Zoning:** RM4-18**Parking Spaces:****Complex Name:****Address:** 4847,4849 Half Moon Grov**Site Area (ha/ac):** 0.06 / 0.14**GFA (m2/sq.ft):** 252 / 2,708**Tenure:** PCC-RNTL**Storeys:** 2**# of Units:** 2**Units per ha/ac:** 35 / 14**FSI:** 0.44**Complex ID:** S 1728**Z Area Map:** 24**Character Area:** Erin Mills NHD**Designation:** Medium Density**Zoning:** RM4**Parking Spaces:****Complex Name:** Manor Gates In Sawmill Valley**Address:** 1915 Broad Hollow Gate**Site Area (ha/ac):** 0.21 / 0.52**GFA (m2/sq.ft):** 1,048 / 11,286**Tenure:** PCC**Storeys:** 3**# of Units:** 4**Units per ha/ac:** 19 / 8**FSI:** 0.50**Complex ID:** S 1729**Z Area Map:** 9**Character Area:** Clarkson - Lorne Park NHD**Designation:** Low Density II**Zoning:** RM1-18**Parking Spaces:****Complex Name:****Address:** 1155 Birchview Dr**Site Area (ha/ac):** 0.25 / 0.62**GFA (m2/sq.ft):** 955 / 10,285**Tenure:** PCC**Storeys:** 2**# of Units:** 4**Units per ha/ac:** 16 / 6**FSI:** 0.38**Complex ID:** S 1730**Z Area Map:** 45E**Character Area:** Streetsville NHD**Designation:** Low Density II**Zoning:** RM4-39**Parking Spaces:****Complex Name:** River Gate**Address:** 6425-6439 Rivergate Pl**Site Area (ha/ac):** 0.37 / 0.91**GFA (m2/sq.ft):** 829 / 8,925**Tenure:** PCC**Storeys:** 1**# of Units:** 6**Units per ha/ac:** 16 / 7**FSI:** 0.23**Complex ID:** S 1735**Z Area Map:** 19**Character Area:** Applewood NHD**Designation:** Medium Density**Zoning:** RM6-9**Parking Spaces:** 48**Complex Name:****Address:** 1799-1863 Pagehurst Ave**Site Area (ha/ac):** 0.33 / 0.80**GFA (m2/sq.ft):** 4,848 / 52,190**Tenure:** Freehold-Common El**Storeys:****# of Units:** 24**Units per ha/ac:** 74 / 30**FSI:** 1.49

Residential Directory 2014 : Townhouse

Complex ID: T 1	Designation: Medium Density	Tenure: PCC
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 11
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Parking Spaces: 26	Site Area (ha/ac): 0.93 / 2.30	# of Units: 59
Address(es): 3220-3270 The Credit Woodlands	GFA (m2/sq.ft): /	Units per ha/ac: 38 / 16
		FSI:
Complex ID: T 2	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Parking Spaces: 74	Site Area (ha/ac): 1.54 / 3.81	# of Units: 22
Address(es): 3065 Lenester Dr	GFA (m2/sq.ft): /	Units per ha/ac: 43 / 17
		FSI:
Complex ID: T 3	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Parking Spaces: 28	Site Area (ha/ac): 0.51 / 1.26	# of Units: 22
Address(es): 830 Westlock Rd	GFA (m2/sq.ft): /	Units per ha/ac: 43 / 17
		FSI:
Complex ID: T 4	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys: 2
Parking Spaces: 25	Site Area (ha/ac): 0.48 / 1.19	# of Units: 20
Address(es): 806 Stainton Dr	GFA (m2/sq.ft): 2,321 / 24,984	Units per ha/ac: 42 / 17
		FSI: 0.48
Complex ID: T 5	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 10
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Parking Spaces: 156	Site Area (ha/ac): 1.64 / 4.05	# of Units: 69
Address(es): 830 Stainton Dr	GFA (m2/sq.ft): 7,990 / 86,006	Units per ha/ac: 42 / 17
		FSI: 0.49
Complex ID: T 6	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 13
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Parking Spaces: 214	Site Area (ha/ac): 2.24 / 5.53	# of Units: 95
Address(es): 3025 Cedarglen Gate	GFA (m2/sq.ft): 10,907 / 117,406	Units per ha/ac: 42 / 17
		FSI: 0.49
Complex ID: T 7	Designation: Medium Density	Tenure: RNTL
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 9
Character Area: Erindale NHD	Complex Name:	Storeys: 2
Parking Spaces: 135	Site Area (ha/ac): 2.33 / 5.76	# of Units: 67
Address(es): 3400 The Credit Woodlands	GFA (m2/sq.ft): 7,292 / 78,493	Units per ha/ac: 29 / 12
		FSI: 0.31



Residential Directory 2014 : Townhouse

Complex ID: T 8	Designation: Medium Density	Tenure: RNTL
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name: The Forestwood	Storeys: 2
Parking Spaces: 80	Site Area (ha/ac): 1.13 / 2.79	# of Units: 40
Address(es): 1300 Forestwood Dr	GFA (m2/sq.ft): 4,226 / 45,490	Units per ha/ac: 31 / 13
Complex ID: T 9	Designation: Medium Density	FSI: 0.40
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys: 2
Parking Spaces: 40	Site Area (ha/ac): 1.29 / 3.19	# of Units: 40
Address(es): 3308,3360 The Credit Woodlands	GFA (m2/sq.ft): /	Units per ha/ac: 31 / 13
Complex ID: T 24	Designation: Medium Density	Tenure: PCC
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 9
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Parking Spaces: 132	Site Area (ha/ac): 2.54 / 6.28	# of Units: 87
Address(es): 7251 Copenhagen Rd	GFA (m2/sq.ft): 10,264 / 110,484	Units per ha/ac: 34 / 14
Complex ID: T 26	Designation: Medium Density	FSI: 0.40
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 8
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Parking Spaces: 252	Site Area (ha/ac): 3.24 / 8.01	# of Units: 112
Address(es): 7430 Copenhagen Rd	GFA (m2/sq.ft): 13,443 / 144,704	Units per ha/ac: 35 / 14
Complex ID: T 28	Designation: Medium Density	FSI: 0.41
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 8
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Parking Spaces: 203	Site Area (ha/ac): 2.64 / 6.52	# of Units: 90
Address(es): 7080 Copenhagen Rd	GFA (m2/sq.ft): 11,287 / 121,496	Units per ha/ac: 34 / 14
Complex ID: T 29	Designation: Medium Density	FSI: 0.43
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 7
Character Area: Meadowvale NHD	Complex Name: Park Place	Storeys: 3
Parking Spaces: 131	Site Area (ha/ac): 1.74 / 4.30	# of Units: 59
Address(es): 7030 Copenhagen Rd	GFA (m2/sq.ft): 8,138 / 87,600	Units per ha/ac: 34 / 14
Complex ID: T 30	Designation: Medium Density	FSI: 0.47
Z Area Map: 46W	Zoning: RM4	# of Townhouse Blocks: 1
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Parking Spaces: 72	Site Area (ha/ac): 0.94 / 2.32	# of Units: 32
Address(es): 7077 Estoril Rd	GFA (m2/sq.ft): 4,524 / 48,698	Units per ha/ac: 34 / 14
		FSI: 0.48



Residential Directory 2014: Mobile Homes

Complex ID: MH 1359**Z Area Map:** 48W**Character Area:** Malton NHD**Designation:** Mixed Use**Zoning:** C3-7**Complex Name:** Malton Mobile Homes**Address:** 3233 Derry Rd E**Site Area (ha/ac):** 0.87 / 2.15**GFA (m2/sq.ft):** /**Tenure:** RNTL**Storeys:** 1**# of Units:** 2**Units:****Complex ID:** MH 1723**Z Area Map:** 19**Character Area:** Applewood NHD**Designation:** Low Density II**Zoning:** R4-51**Complex Name:** Twin Pines Mobile Home Park**Address:** 1749 Dundas St E**Site Area (ha/ac):** 8.91 / 22.01**GFA (m2/sq.ft):** /**Tenure:** RNTL-PNP**Storeys:** 1**# of Units:** 239**Units per ha/ac:** 27 / 11**FSI:**

Residential Directory 2014: Plex

Centre ID: **651**

Z Area Map: 8

Character Area: Port Credit CN

Designation: High Density

Zoning: RA1-36

Parking Spaces: 6

Building ID: **P 583**

Building Name:

Address: 44 Front St N

Site Area (ha/ac): 0.06 / 0.15

GFA (m2/sq.ft): /

Tenure: RNTL

Storeys: 2

of Units:

SAMPLE
Download the full report at:
mississauga.ca/data

Centre ID: **661**

Z Area Map: 8

Character Area: Port Credit NHD (West)

Designation: Low Density I

Zoning: R15-1

Parking Spaces: 7

Building ID: **P 591**

Building Name:

Address: 22 Peter St S

Site Area (ha/ac): 0.04 / 0.10

GFA (m2/sq.ft): /

Tenure: RNTL

Storeys: 2

of Units: 5

Units per ha/ac: 125 / 51

FSI:

Centre ID: **901**

Z Area Map: 8

Character Area: Port Credit NHD (West)

Designation: Low Density II

Zoning: RM7

Parking Spaces: 3

Building ID: **P 739**

Building Name:

Address: 24 Mississauga Rd N

Site Area (ha/ac): 0.06 / 0.15

GFA (m2/sq.ft): 308 / 3,315

Tenure: RNTL

Storeys: 3

of Units: 3

Units per ha/ac: 50 / 20

FSI: 0.51

Centre ID: **925**

Z Area Map: 39E

Character Area: Streetsville CN

Designation: Medium Density

Zoning: RM8-1

Parking Spaces: 4

Building ID: **P 752**

Building Name:

Address: 85 William St

Site Area (ha/ac): 0.08 / 0.20

GFA (m2/sq.ft): 365 / 3,929

Tenure: RNTL

Storeys: 2

of Units: 4

Units per ha/ac: 50 / 20

FSI: 0.46

Centre ID: **1192**

Z Area Map: 8

Character Area: Port Credit NHD (West)

Designation: Low Density II

Zoning: RM7

Parking Spaces:

Building ID: **P 1116**

Building Name:

Address: 27 Broadview Ave

Site Area (ha/ac): 0.13 / 0.32

GFA (m2/sq.ft): /

Tenure: RNTL

Storeys: 2

of Units: 2

Units per ha/ac: 15 / 6

FSI:

Centre ID: **1197**

Z Area Map: 8

Character Area: Port Credit NHD (West)

Designation: Low Density II

Zoning: RM7

Parking Spaces:

Building ID: **P 1096**

Building Name:

Address: 40 Broadview Ave

Site Area (ha/ac): 0.10 / 0.25

GFA (m2/sq.ft): 286 / 3,074

Tenure: RNTL

Storeys: 2

of Units: 3

Units per ha/ac: 30 / 12

FSI: 0.29

Centre ID: **1198**

Z Area Map: 8

Character Area: Port Credit NHD (West)

Designation: Low Density II

Zoning: RM7

Parking Spaces:

Building ID: **P 1097**

Building Name:

Address: 43 Broadview Ave

Site Area (ha/ac): 0.09 / 0.22

GFA (m2/sq.ft): 193 / 2,080

Tenure: RNTL

Storeys: 2

of Units: 4

Units per ha/ac: 44 / 18

FSI: 0.21





Corporate Report

Clerk's Files

Originator's
Files

CD.03.MEA

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area - Report on Comments**
Ward 11

RECOMMENDATION: That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 contained in the report from the Commissioner of Planning and Building dated March 26, 2013, as amended by recommendations in the report titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area – Report on Comments", dated March 25, 2014, be approved.

**REPORT
HIGHLIGHTS:**

- Focus group meetings were held with the community to come to consensus on policies and zoning regulations to ensure longevity and viability of Meadowvale Village as a heritage conservation district; and
- Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 in keeping with policies of the revised Meadowvale Village Heritage Conservation District Plan are proposed.

BACKGROUND:

On June 10, 2013 a public meeting of the Planning and Development Committee was held to consider amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area, based on the proposed Meadowvale Village Heritage Conservation District Plan (2013 draft). Use the following link to view this report.

http://www5.mississauga.ca/research_catalogue/reports/PDC_Reports/PDC_Report_June_10_2013.pdf

A number of residents attended the meeting and expressed concern with the proposed official plan and zoning amendments and with the proposed Meadowvale Village Heritage Conservation District Plan.

Subsequent to the June 10, 2013 public meeting, a focus group of village residents was formed. Ward 11 Councillor George Carlson, along with staff from the Culture Division of Community Services and staff from the Policy and Development and Design Divisions of the Planning and Building Department, held four meetings with the focus group to realize a collective set of guiding heritage policies, Official Plan policies and zoning regulations.

The collaborative efforts of the focus group are reflected in the proposals in this report that will implement the policies of the revised Meadowvale Village Heritage Conservation District Plan. These policies will aid in conserving the heritage attributes of the village while allowing for appropriate change and evolution.

The Meadowvale Heritage Conservation District Plan, 2014 was approved by City Council on April 2, 2014.

COMMENTS:

Proposed official plan and zoning by-law changes based on the comments received as part of the public meeting and focus group consultations are detailed in Appendix 1.

Appendix 2 is a compilation of proposed amendments to the Meadowvale Village Neighbourhood Character Area policies. It includes the recommendations proposed in the report presented to the public on June 10, 2013, as further amended by the recommendation contained in this report. Amendments proposed in this report are noted.

Proposed revised zoning regulations are detailed in Appendix 3.

Proposed changes to the Mississauga Official Plan are as follows:

- Map 16-17.1 Meadowvale Village Precincts has been amended to show the boundaries of the Heritage Conservation District as per the revised Meadowvale Village Heritage Conservation District Plan;
- the Meadowvale Village Heritage Conservation District Review Committee is being dissolved and substantive applications will go directly to the Mississauga Heritage Advisory Committee;
- limited severances within the Heritage Conservation District will be permitted;
- the preamble paragraph for special sites has been modified to remove the reference to the Meadowvale Village Heritage Conservation District Review Committee;
- the policies for Special Site 1 (Gooderham Estate) have been revised to remove wording that is no longer applicable;
- Special Site 10 has been added for the table lands on the east side of the Credit River, south of Old Derry Road that are anticipated to be redeveloped in the future;
- Map 16-17 Meadowvale Village Neighbourhood Character Area Map has been amended to add Special Site 10; and
- redesignation from Residential Low Density to Public Open Space on lands on the east side of the Credit River, south of Old Derry Road to permit a future park (Appendix 4).

Proposed changes to the Zoning By-law 0225-2007 are as follows:

- proposed changes to the R1-32 zone for Meadowvale Village (Appendix 2); and
- an exception zone is proposed for the properties at 7057 and 7061 Pond Street that have lot frontages less than the minimum being proposed (Appendix 5).

STRATEGIC PLAN: The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 support the Connect pillar of the Strategic Plan and foster the completion of our neighbourhoods while nurturing our villages.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Proposed amendments to the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan and changes to Zoning By-law 0225-2007 were detailed at the public meeting of the Planning and Development Committee in June 2013. Subsequent to the public meeting, a focus group of village residents was formed to come to a consensus on the contents of the Heritage Conservation District Plan, Official Plan policies and zoning regulations for the village. This report details the results of these meetings and the final recommendations for approval.

ATTACHMENTS:

- Appendix 1: Response to Comments Table
- Appendix 2: Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)
- Appendix 3: Revised Zoning Regulations
- Appendix 4: Part of Schedule 10 Land Use Designation of Mississauga Official Plan



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Karen Crouse, Policy Planner

Response To Comments Table					
Respondent	Section ¹	Issue	Response	Recommendation ²	
Staff	Map 16-17: Meadowvale Village Neighbourhood Character Area	With the addition of a new Special Site 10, Map 16-17 needs to be amended to add this special site.	The location of Special Site 10 needs to be added to Map 16-17.	1	That Special Site 10 be added to Map 16-17.
Staff	Map 16-17.1: Meadowvale Village Precincts	Changes have been made to the Heritage Conservation District Boundary since the public meeting. The final boundaries as shown in the Heritage Conservation District Plan must be shown on this map.	Agree. The final boundaries of the Heritage Conservation District are to be shown on Map 16-17.1.	2	That a revised Map 16-17.1 Meadowvale Village Precincts be incorporated into the Neighbourhood Character Area Policies.
Staff	16.17.2.11	The approval process for property alterations within the Heritage Conservation District is recommended to be streamlined to only report to the Mississauga	Agree. The Meadowvale Village Heritage Conservation District Review Committee is being dissolved and the wording should be revised to reflect the new reporting structure.	3	That policy 16.17.2.11 be deleted and replaced with the following: <u><i>The development of properties within the Heritage Conservation District and the Village Precinct will be subject to site plan control. For lands within the Heritage Conservation District, substantive alterations to properties, as defined in the Meadowvale Village Heritage</i></u>

¹ Policy numbers refer to those shown in Appendix 2.

² Deletions are shown as strikeouts; additions are italicized and underlined.

Respondent	Section	Issue	Response	Recommendation	
		Heritage Advisory Committee and the policy addressing this is to be revised.			<u>Conservation District Plan, will require consultation with the Heritage Advisory Committee (HAC).</u>
Focus group members	16.17.2.22	The policy as currently drafted, prohibits the severance of lots.	Upon further discussions during the focus group meetings, it was identified that a limited number of lots do have the potential to be severed in keeping with the proposed zoning regulations for minimum lot frontage and area. The policy should be revised to reflect this situation.	4	That policy 16.17.2.22 be deleted and replaced as follows: <u>Limited land severances within the Heritage Conservation District that are in compliance with the applicable zoning regulations and respect the historic patterning of open space and their relationship to properties, structures and elements, will be permitted.</u>
Staff	16.17.5 Special Site Policies	The preamble needs to be changed to reflect the new approval structure.	The Meadowvale Village Heritage Conservation District Review Committee is proposed to be dissolved and all items of a substantive nature will go directly to the Heritage Advisory Committee. The preamble to the special site policies should be amended to reflect this.	5	That policy 16.17.5 Special Site Policies be deleted and replaced as follows: <u>There are sites within the Character Area that merit special attention. Notwithstanding other policies of this Plan, any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, consultation with the Mississauga Heritage Advisory Committee.</u>
Frank and Andrea Bosnjak 7079 Second Line West	16.17.5.1 Site 1	The landowners have requested that their property be added to the Special Site 1 policies to allow the severance of land, demolition of the existing dwelling and the building of two new residential	The proposed revisions to the Meadowvale Village Heritage Conservation District Plan that allow for substantive alterations to properties and the creation of specific zoning regulations for Meadowvale Village that relate to minimum lot frontage and area, will satisfy the identified concerns.	n/a	No change required.

Respondent	Section	Issue	Response	Recommendation	
		dwellings			
Staff	16.17.5.1.3 and 16.17.5.1.4	These policies were introduced at the time that the Gooderham Estate was redeveloped for a private school and when the adjacent residential plans of subdivisions were being built. These policies are no longer applicable as the park is now owned by the City of Mississauga.	Both policies 16.17.5.1.3 and 16.17.5.1.4 should be deleted from the Special Site 1 policies of the Meadowvale Village Neighbourhood Character Area policies as they are no longer applicable.	6	<p>That policies 16.17.5.1.3 and 16.17.5.1.4 be deleted from the Meadowvale Village Neighbourhood Character Area policies.</p> <p>16.17.5.1.3 The design and development of the community park lands will be done in consultation with the Meadowvale Village Heritage Conservation District Review Committee and the owners of the remaining component of the Gooderham Estate.</p> <p>16.17.5.1.4 The lands designated Public Open Space will not be used to calculate the density of any development that should occur in the future on the balance of the site.</p>
Staff	16.17.5.10 Site 10	A new special site is proposed to be added to deal with future development on lands on the east side of the Credit River, south of Old Derry Road where it is anticipated that new low density residential development will occur.	A large area of low density residential development is expected in future on the east side of the Credit River, south of Old Derry Road. A new special site is proposed to be introduced to ensure that the any new development respects its relationship to the Meadowvale Village Heritage Conservation District and is developed in a similar manner as the subdivision development immediately east of the lands.	7	<p>That a new Special Site 10 policy be added as follows:</p> <p><u>16.17.5.10 Site 10</u></p> <p><u>16.17.5.10.1 The lands identified as Special Site 10 are located on the south side of Old Derry Road, east of the Credit River.</u></p> <p><u>16.17.5.10.2 Development will have regard for its relationship to the Meadowvale Village Heritage Conservation District and will be designed in a similar manner to the lands to the east of the site and incorporate similar design features.</u></p>
Staff	Schedule 10 Land Use Designations	The Credit River Parks Strategy as endorsed by City Council in	The general location of a future park site should be designated Open Space on Schedule 10 Land Use Designations to	8	That an Open Space designation be shown on Schedule 10 Land Use Designations.

Respondent	Section	Issue	Response	Recommendation	
		September, 2013, noted a future park site on lands proposed to be identified as Special Site 10 in this report.	implement the Credit River Parks Strategy as approved by City Council. The boundaries of the Heritage Conservation District are shown as base information on Schedule 10 Land Use Designations and will be changed in accordance with the changes to Map 16-17.1.		
Staff	Zoning By-law 0225-2007 Revised Zoning Regulations for Meadowvale Village	The proposed zoning regulations have changed based on the outcomes from the focus group meetings and the zoning regulations need to be amended.	Agree. Changes to the zoning regulations are needed to reflect the outcomes from the focus group meetings.	9	That the zoning regulations for the R1-32 zone be changed in accordance with the changes shown in bold in the last column of Appendix 3.
Owner of properties at 7057 and 7061 Pond Street	Zoning By-law 0225-2007 R1 Exception Zones	The owner has requested recognition of his existing properties of record that will not meet the proposed new minimum lot frontage regulations for the R1-32 zone.	Agree. Existing lots that do not meet the proposed minimum lot frontage regulations should be formally recognized in the zoning by-law.	10	That the following exception zone be added for the properties at 7057 and 7061 Pond Street: <u><i>In a R1-XX zone, the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:</i></u> <u><i>Regulations</i></u> <u><i>1. Minimum lot area 900 m²</i></u>

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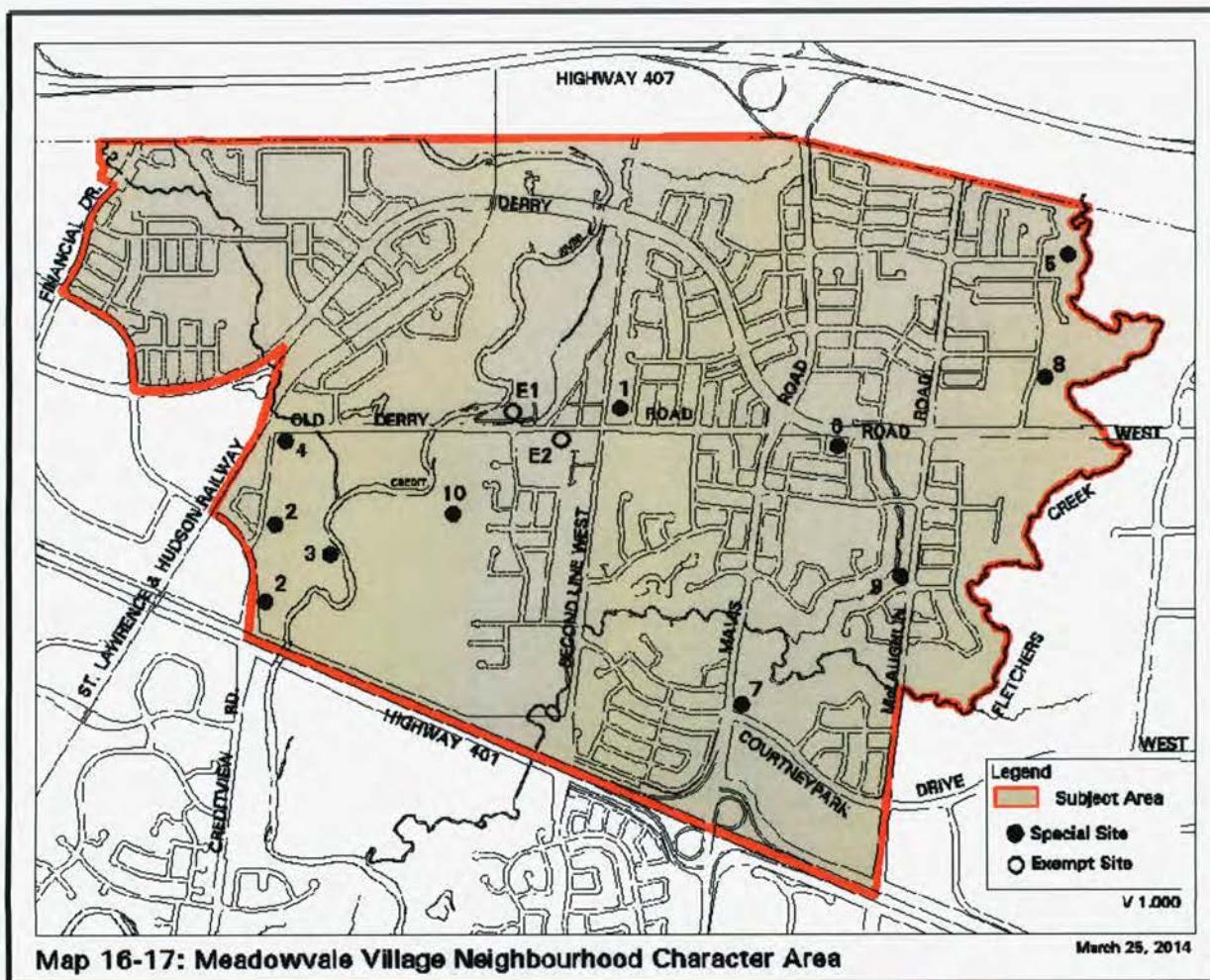
Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)

16.17 Meadowvale Village

16.17.1 Context

16.17.1.1 The Meadowvale Village Neighbourhood Character Area policies apply to both the Meadowvale Village Heritage Conservation District including the lands immediately surrounding the Village, and the majority of lands more removed from the Village that have been developed through residential plans of subdivision throughout the 1990's and 2000's.

Meadowvale Village was first established as a European settlement circa 1819. Its location, adjacent to the Credit River, with a natural and open meadow and shallow valley or vale, was a prime location for starting a saw mill and grist mill. Throughout the nineteenth century the mills, supported by local agrarian farming, built a strong economic community and social life for its inhabitants. In the late nineteenth century, the rail lines were routed around the Village which lead to its decline. The Village became the modest, small village that survived into the twentieth century. By the late 1960's, Meadowvale Village was still a rural community with much of its nineteenth century character intact.



The Ontario Heritage Act was introduced in 1974 to provide municipalities with the means to protect and conserve their rural village communities. Meadowvale Village was Ontario's first Heritage Conservation District as approved by the Ontario Municipal Board in 1980. The establishment of the Meadowvale Village Heritage Conservation District officially recognized its historical associations and existing built form that makes it unique in Mississauga.

The Heritage Conservation District remains distinct within the City of Mississauga. It has retained its cultural heritage landscape and attributes due to concerned residents and its early designation as a Heritage Conservation District which has managed change over the past 30 years.

16.17.2 Urban Design Policies

The Urban Design Policies apply to all lands within the Meadowvale Village Neighbourhood Character Area. Urban design policies specific to the Heritage Conservation District and lands immediately surrounding the Village, are detailed in the Village Precinct policies.

16.17.2.1 New development will comply with the Heritage Conservation District Plan and integrate individual developments into a cohesive whole.

16.17.2.2 An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.

16.17.2.3 A highly interconnected street pattern, such as a grid or modified grid, is encouraged.

16.17.2.4 A concept plan may be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent developments. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.

16.17.2.5 Subdivisions which provide a mixture of lot sizes vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village are encouraged.

16.17.2.6 The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting - all of which differ from existing City standards.

16.17.2.7 Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening shall meet the requirements of the Zoning-By-law.

16.17.2.8 The design of the street right-of-way and the design of the lands along the street affect the **streetscape** and should have regard for the following:

- a. vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced;
- b. the creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community;
- c. adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls; and
- d. reverse frontage development will be prohibited along the existing alignment of Old Derry Road.

16.17.2.9 In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

- a. the presence of garages should be minimized to create an attractive **streetscape**. Garages

should not project substantially beyond the front face of any house. Garages that project beyond the front of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of development applications to ensure an acceptable **streetscape** is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I; and

- b. reversed frontage lots may be permitted, providing the lots have a minimum depth of 45 m.

The Village Precinct

16.17.2.10 The Village Precinct represents the lands in and around the Heritage Conservation District as shown on Map 16-17.1: Meadowvale Village Precincts.

16.17.2.11 The development of properties within the Heritage Conservation District and the Village Precinct will be subject to site plan control.

For lands within the Heritage Conservation District, substantive alterations to properties, as defined in the Meadowvale Village Heritage Conservation District Plan, will require consultation with the Heritage Advisory Committee (HAC).

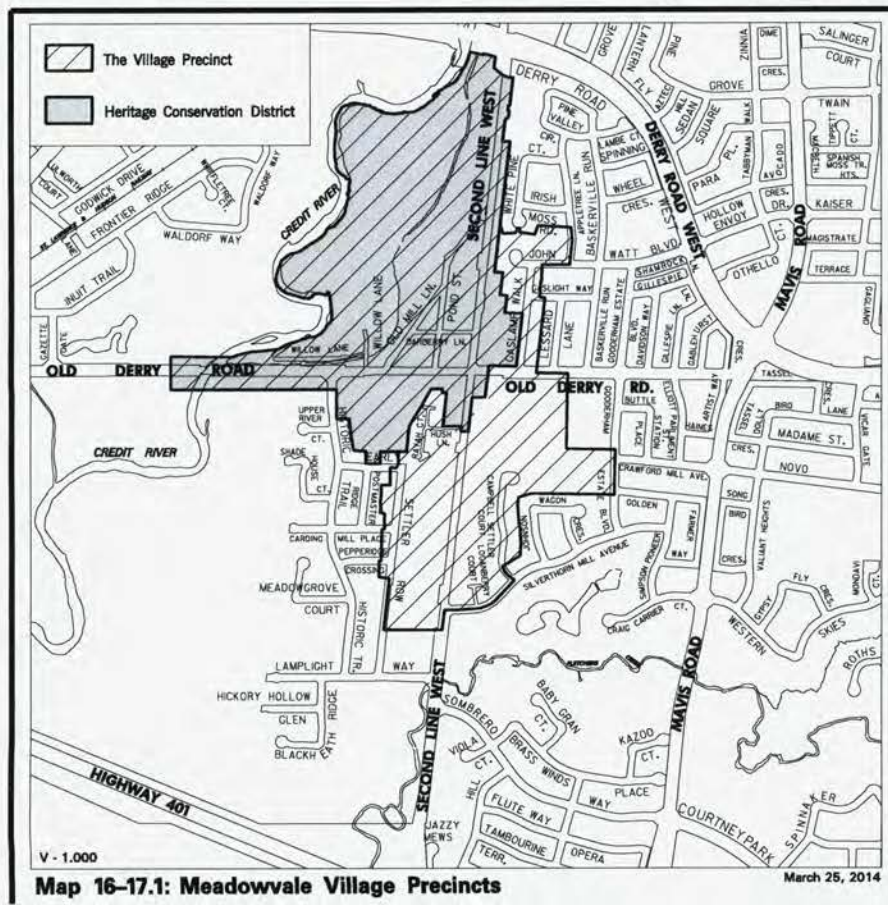
16.17.2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new development in proximity to the Heritage Conservation District.

16.17.2.13 The horizontal and vertical road alignments of existing roads within the Heritage Conservation District should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees and Village character.

16.17.2.14 The ditched cross-sections of existing roads within the Heritage Conservation District should be maintained to retain character and to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.

16.17.2.15 Outside the Heritage Conservation District, the street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.

16.17.2.16 The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on



topography and vegetation is minimized.

16.17.2.17 Development will comply with and ensure the protection of the Village elements stated in the Heritage Character Statement and Heritage Attributes as stated in the Heritage Conservation District Plan.

16.17.2.18 The design of subdivisions will provide for the appropriate development of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.

16.17.2.19 A concept plan will be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent developments, existing and proposed grading, building envelopes, and garage locations.

16.17.2.20 The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The procession of spaces leading to the Village starts with a **streetscape** which is loosely enclosed by buildings or tree planting, followed by a **streetscape** which is enclosed by a canopy of trees which marks the entrance to the village.

16.17.2.21 Lots should vary in size from street block to street block to create a varied and interesting **streetscape** sympathetic to the varied lot fabric of the Heritage Conservation District.

16.17.2.22 Limited land severances within the Heritage Conservation District that are in compliance with the applicable zoning regulations and respect the historic patterning of open space and their relationship to properties, structures and elements, will be permitted.

16.17.2.23 Building heights should be limited to two and a half storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.

16.17.2.24 Any person undertaking to develop a building proposed to contain less than 25 residential dwelling units on lands within the Village Precinct will be required to provide such plans and drawings as set out in the *Planning Act*, as amended.

16.17.2.25 Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park.

16.17.3 Land Use

16.17.3.1 The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area:

- a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres.

16.17.3.2 Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouses and semi-detached dwellings in localized circumstances where flexibility in lotting patterns will achieve urban design policies.

16.17.3.3 Notwithstanding the Greenbelt policies of this Plan:

- a. agricultural operations will be permitted; and
- b. it is recognized that a golf club is located on lands north of Derry Road West and west of Fletcher's Creek. A golf club is a permitted use within the boundaries of the Derrydale Golf Club, as those boundaries exist on the date these Policies come into effect.

16.17.3.4 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted:

- a. banquet hall;
- b. conference centre;
- c. financial institution;

- d. funeral establishment;
- e. manufacturing;
- f. restaurants;
- g. **secondary office**;
- h. self storage facility; and
- i. warehousing, distributing and wholesaling.

16.17.4 Transportation

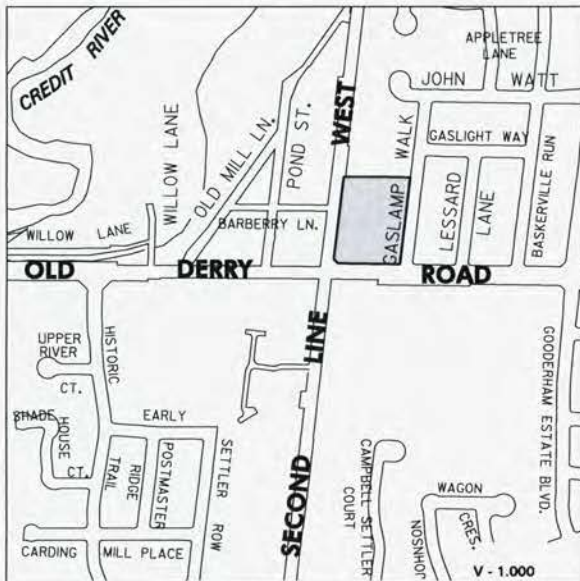
16.17.4.1 Public Lanes are considered part of the local road system and serve the rear of the properties that abut them. These Public Lanes, normally have rights-of-way less than 17 m, which will be determined during the development review process.

16.17.4.2 Second Line West may be terminated north and south of Provincial Highway 401 as part of the future widening of Provincial Highway 401. The precise timing and location of these points of termination north and south of Provincial Highway 401 will be determined by the City in conjunction with the appropriate authorities.

16.17.5 Special Site Policies

There are sites within the Character Area that merit special attention. Notwithstanding other policies of this Plan, any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, consultation with the Mississauga Heritage Advisory Committee.

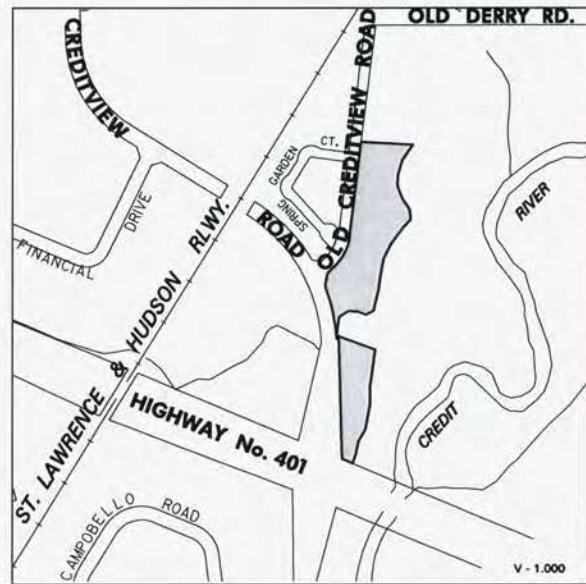
16.17.5.1 Site 1



16.17.5.1.1 Within the area identified as Special Site 1, it is the intent of these Character Area Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

16.17.5.1.2 Notwithstanding the provisions of the Residential Low Density I and Public Open Space designations, Special Site 1 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low Density I may include but are not limited to, overnight accommodation, including bed and breakfast, restaurants, public and private community uses, an art gallery, and multiple unit housing.

16.17.5.2 Site 2

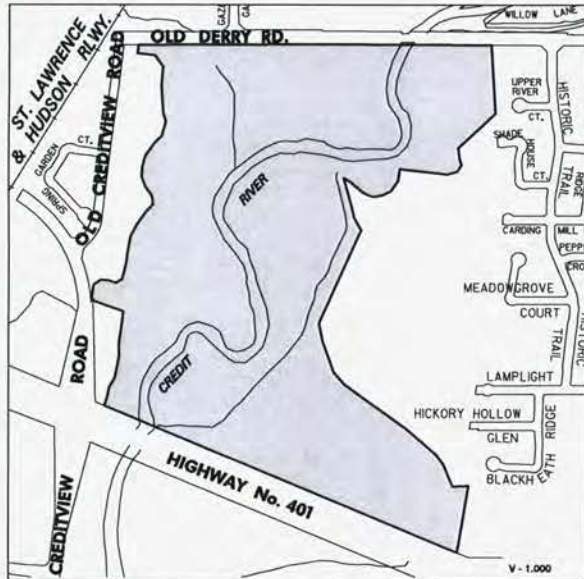


16.17.5.2.1 The lands identified as Special Site 2 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

16.17.5.2.2 Notwithstanding the provisions of the Residential Low Density II designation, the lands may also be used for cluster townhouses, and offices having a residential scale and character at a maximum density of 0.5 **floor space index (FSI)**. Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 3.

Note: Policies 16.17.5.1.3 and 16.17.5.1.4 deleted

16.17.5.3 Site 3



16.17.5.3.1 The lands identified as Special Site 3 are located south of Old Derry Road and straddle the Credit River.

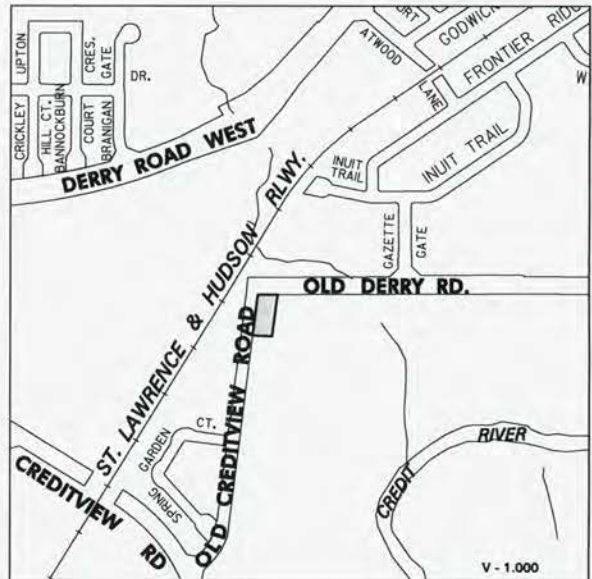
16.17.5.3.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

16.17.5.3.3 Development of Special Site 3 as a golf course will be subject to a comprehensive development concept for the site and any portion of Special Site 2 which would be used in connection with Special Site 3, will among other matters, satisfactorily address the following issues:

- compliance with Credit Valley Conservation's Policies for Floodplain Management to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River;
- compliance with Credit Valley Conservation's Watercourse and Valleyland Protection Policies to address environmental concerns, including the protection and preservation of native fish habitat;

- compliance with Credit Valley Conservation's Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed; and
- the widening of Provincial Highway 401.

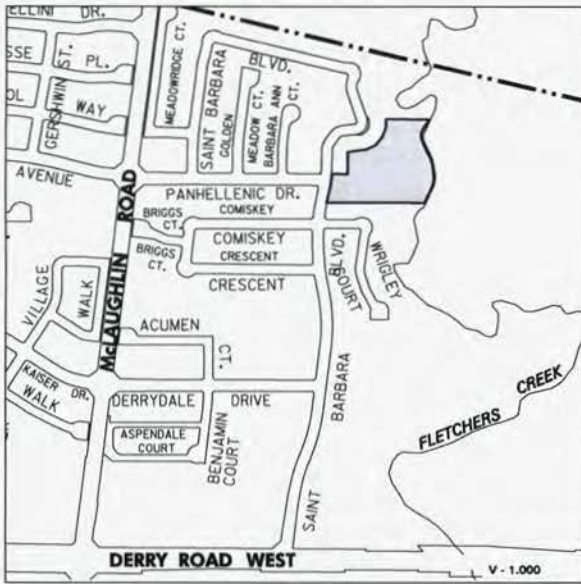
16.17.5.4 Site 4



16.17.5.4.1 The lands identified as Special Site 4 are located at the southeast corner of Old Creditview Road and Old Derry Road.

16.17.5.4.2 Notwithstanding the provisions of the Public Open Space designation, the lands may be used on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga.

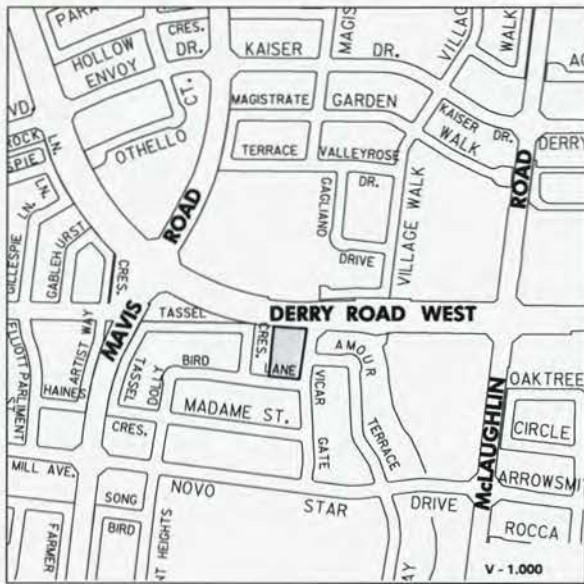
16.17.5.5 Site 5



16.17.5.5.1 The lands identified as Special Site 5 are located east of McLaughlin Road and north of Derry Road West.

16.17.5.5.2 Notwithstanding the provisions of the Residential Low Density II and Greenbelt designations, the lands may be used as a place of religious assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and floodplain management, the lands may be used for place of religious assembly, related and passive recreational uses, the exact nature and extent of which will be determined during the processing of development applications.

16.17.5.6 Site 6



16.17.5.6.1 The lands identified as Special Site 6, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

16.17.5.6.2 Notwithstanding the provisions of the Residential Low Density II designation, the existing house may be converted to a restaurant and/or offices subject to the provision of access to the satisfaction of the Region of Peel.

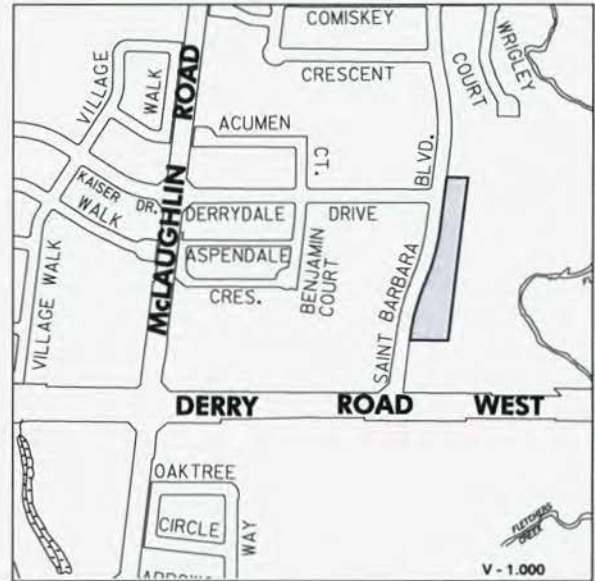
16.17.5.7 Site 7



16.17.5.7.1 The lands identified as Special Site 7 are located at the northeast corner of Courtneypark Drive and Mavis Road.

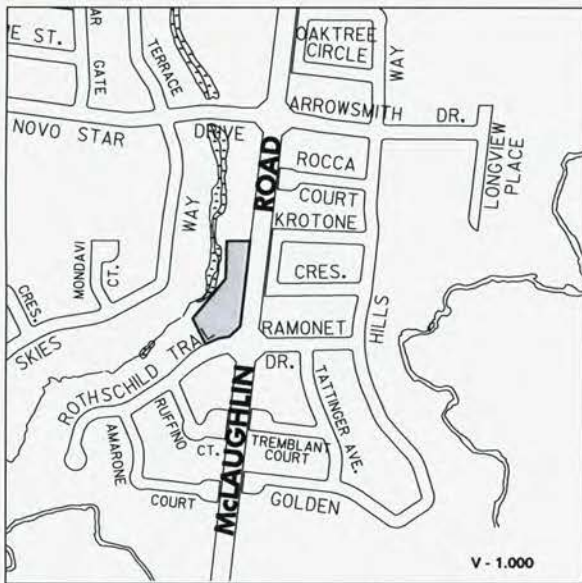
16.17.5.7.2 Notwithstanding the provisions of the Motor Vehicle Commercial designation, the lands may be developed for Convenience Commercial uses.

16.17.5.8 Site 8



16.17.5.8.1 The lands identified as Special Site 8 are located north of Derry Road West, east of McLaughlin Road.

16.17.5.8.2 Notwithstanding the provisions of the Business Employment designation, community infrastructure will not be permitted.

16.17.5.9 Site 9

16.17.5.9.1 The lands identified as Special Site 9 are located on the west side of McLaughlin Road, south of Derry Road West.

16.17.5.9.2 Notwithstanding the provisions of the Residential Medium Density designation, apartment dwellings will be permitted.

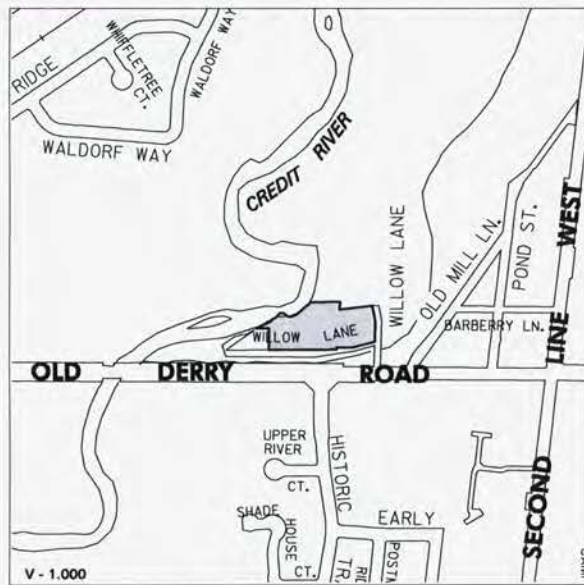
16.17.5.10 Site 10

16.17.5.10.1 The lands identified as Special Site 10 are located on the south side of Old Derry Road, east of the Credit River.

16.17.5.10.2 Development will have regard for its relationship to the Meadowvale Village Heritage Conservation District and will be designed in a similar manner to the lands to the east of the site and incorporate similar design features.

16.17.6 Exempt Site Policies

16.17.6.1 Site 1



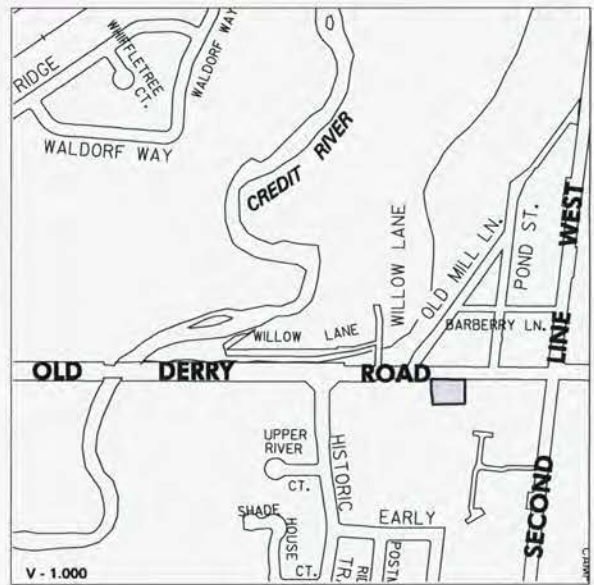
16.17.6.1.1 The lands identified as Exempt Site 1 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

16.17.6.1.2 Notwithstanding the provisions of the Greenbelt designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan.

Development of the subject lands will also be subject to the following:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River; and
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native fish habitat.

16.17.6.2 Site 2



16.17.6.2.1 The lands identified as Exempt Site 2 are located on the south side of Old Derry Road, west of Second Line West.

16.17.6.2.2 Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that they are in keeping with the historic character of the Meadowvale Village Heritage Conservation District Plan.

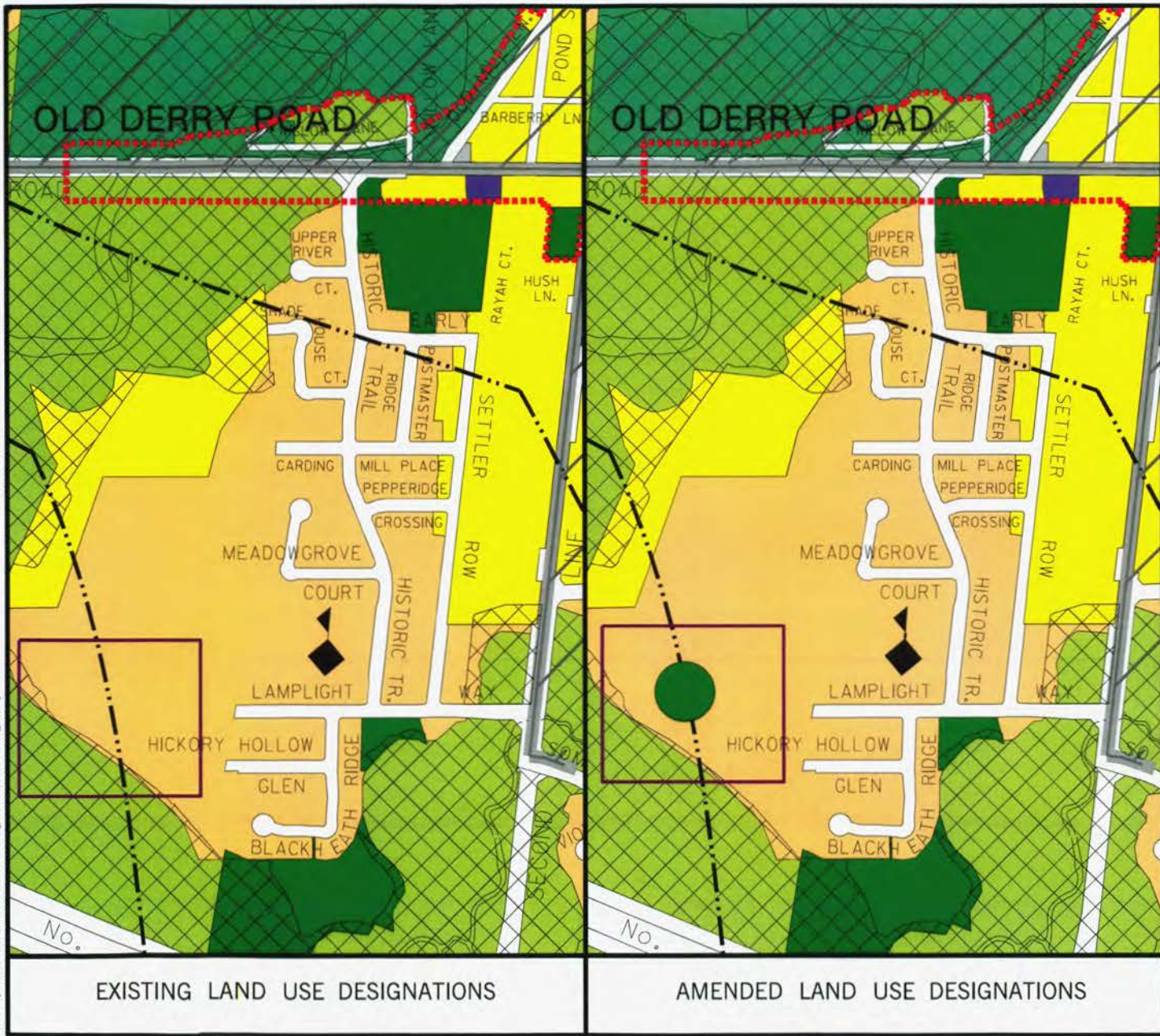
REVISED ZONING REGULATIONS

APPENDIX 3

Regulation	R1 Base Zone	R1 – 32 Existing Meadowvale Village Zoning	R1 – 32 Proposed at Public Meeting	R1 – 32 Final Recommendation*
Min. Lot Area	750 m ² (8,072 ft ²)	750 m ² (8,072 ft ²)	1200 m ² (12,917 ft ²)	1050 m² (11,302 ft²)
Min. Lot Frontage	22.5 m (73.8 ft)	22.5 m (73.8 ft)	22.5 m (73.8 ft)	22.5 m (73.8 ft)
Max. Lot Coverage	25%	25%	25%	25%
Min. Front Yard	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)
Min. Ext. Side Yard	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Min. Int. Side Yard	1.8/4.2 m (5.9/13.8 ft)	1.8/4.2 m (5.9/13.8 ft)	1.8/4.2 m (5.9/13.8 ft)	1.8/4.2 m (5.9/13.8 ft)
Min. Rear Yard	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Minimum Combined Width of Side Yards One storey dwelling Two storey dwelling	n/a	n/a	20% of the lot frontage 27% of the lot frontage	20% of the lot frontage 27% of the lot frontage
Maximum Height	10.7 m (35.1 ft)	7.0 m (23 ft) highest ridge - sloped roof Flat roof not permitted	7.0 m (23 ft) for sloped roof flat roof not permitted	7.5 m (24.6 ft) for sloped roof flat roof not permitted
Maximum GFA	n/a	n/a	150 m ² (1,615 ft ²) plus 0.10 times the lot area	160 m² (1,722 ft²) plus 0.10 times the lot area
Maximum Floor Area Garage	n/a	75 m ² (807 ft ²)	50 m ² (538 ft ²)	50 m² (538 ft²)
Max. Garage Projection	n/a	0.0 Attached garage not permitted	0.0 No attached garage	0.0 No attached garage
Max. Dwelling Depth	n/a	n/a	17.0 m (55.8 ft)	n/a
Max. Driveway Width	n/a	Lesser of 8.5 m (27.9 ft) or 50% of lot frontage	3.0 m (9.8 ft) ⁽¹⁾	3.0 m (9.8 ft)⁽¹⁾

*Regulations shown in **bold** are those that have changed since originally proposed. Non-bolded regulations remain as per the existing R1-32 zone regulations.

NOTE: (1) For lots having a lot frontage of 18.0 m or greater, the maximum driveway width may be increased to 6.0 m (19.7 ft) for that portion of the driveway that is within 6.0 m (19.7 ft) of the front garage face and which is providing direct vehicular access to the garage, provided that the driveway does not cover more than 50% of the area of the front yard and/or exterior side yard.



- 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 NEP 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 | |

- ND2 Region of Peel Non-Decision
- AREA OF AMENDMENT
- FROM:
- RESIDENTIAL LOW DENSITY II
- TO:
- PUBLIC OPEN SPACE



DRAFT

**Part of
Schedule 10
Land Use Designations
of Mississauga Official Plan**



APPENDIX 4

V 2.001
March 25, 2014

City of Mississauga



Corporate Report

Clerk's Files

Originator's
Files

CD.04.HUR

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments**

RECOMMENDATION: That a public meeting be held to consider proposed official plan amendments as recommended in the report titled “Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments” dated March 25, 2014 from the Commissioner of Planning and Building.

**REPORT
HIGHLIGHTS:**

- It is important to establish the framework for development of the light rail transit system along the Hurontario Corridor now that preliminary engineering design work has been completed and the Transit Project Assessment Process (TPAP) has been initiated;
- Wording should be added to Mississauga Official Plan regarding light rail transit on Hurontario Street; and
- Mississauga Official Plan schedules should be amended to identify the light rail transit station locations.

BACKGROUND:

Light rail transit on Hurontario Street is a priority project of the Big Move (Metrolinx's Transportation Plan) and adds to the overall transit network in the Greater Toronto Area.

On July 7, 2010, City Council adopted Resolution #159-2010 that approved the *Hurontario/Main Street Corridor Master Plan*. The Master Plan recommended light rail transit along Hurontario Street from Port Credit to downtown Brampton including identified locations for the stations and a maintenance facility.

Preliminary engineering design for the project commenced in 2011. This work is now complete and the Transit Project Assessment Process (TPAP) has commenced. If approved by the Minister of Environment, this stage of the project should be completed in late summer 2014.

The preliminary engineering design work has identified the proposed station locations including their dimensions and land requirements. The location of the maintenance facility on the south side of Highway 407 in Brampton, on lands owned by Infrastructure Ontario, has been confirmed.

Amendments to Mississauga Official Plan are required to identify where the transit stations will be located along the Hurontario Corridor and in Mississauga's Downtown Core.

COMMENTS:

The following table identifies the location of the stations from south to north and their placement in the roadway as per the preliminary design submitted for the TPAP.

Station	Roadway Location
Port Credit GO	West side of Hurontario St., north of Park St.
Mineola	Centre of Hurontario St., south of Mineola Rd.
North Service	Centre of Hurontario St., north of North Service Rd.
Queensway	Centre of Hurontario St., south of Queensway
Dundas	Centre of Hurontario St., south of Dundas St.
Cooksville GO	Centre of Hurontario St., south of St. Lawrence & Hudson Railway

Central Parkway	Centre of Hurontario St., north of Central Pkwy
Matthews Gate	Centre of Hurontario St., north of Matthews Gate
Robert Speck	Centre of Hurontario St., north of Robert Speck Pkwy.
Main Street	Centre of Burnhamthorpe Rd., east of Main St.
Duke of York	East side of Duke of York Blvd., north of Princess Royal Dr.
Rathburn	North side of Rathburn Rd., east of Station Gate Rd.
Eglinton	Centre of Hurontario St., north of Eglinton Ave.
Bristol	Centre of Hurontario St., north of Bristol Rd.
Matheson	Centre of Hurontario St., north of Matheson Blvd.
Britannia	Centre of Hurontario St., south of Britannia Rd.
Courtneypark	Centre of Hurontario St., south of Courtneypark Dr.
Derry	Centre of Hurontario St., north of Derry Rd.
Gateway/407	Centre of Hurontario St., north of Topflight Dr.

Significant changes from the *Hurontario /Main Street Corridor Master Plan* are as follows:

- The station originally proposed for Living Arts Drive has been relocated to Duke of York Boulevard; and,
- Light rail transit vehicles will turn east along Topflight Drive then north along Edwards Boulevard before proceeding to the maintenance facility in Brampton.

Inclusion of the light rail transit stations in the Downtown Local Area Plan will be addressed with the resolution of the appeals to Mississauga Official Plan Amendment Number 8.

The following amendments to Mississauga Official Plan are required:

- Policy 8.2.3.5 should be revised as follows: **“Light rail transit is proposed on Hurontario Street as the main north-south spine in Mississauga including service within the Downtown Core area. The City will construct the Bus Rapid Transit will run along the Highway 403/Eglinton Avenue corridor as the east-west spine within Mississauga to form part of a regional transit system in accordance with the Metrolinx Regional Transportation Plan.”**

- Schedule 2: Intensification Areas should be amended to indicate the location of Major Transit Station Areas along Hurontario Street and in the Downtown (see Appendix 1); and
- Schedule 6: Long Term Transit Network should be amended to show the location of the light rail transit stations along Hurontario Street and in the Downtown (see Appendix 2).

Station areas will be planned for a critical mass and mix of uses that support transit. Requiring a mix of uses and increased density in proximity to transit stations will encourage the ridership necessary to create a sustainable transit service.

STRATEGIC PLAN:

The identification of major transit stations for light rail transit along the Hurontario Corridor and in the Downtown, supports the following Strategic Pillars of the City's Strategic Plan:

MOVE: Developing a Transit-Oriented City of Mississauga
Connect Our City

- *Action 5:* Provide alternatives to the automobile along major corridors
- *Action 6:* Shorten the travel time to a transit stop
- *Action 7:* Create mobility hubs
- *Action 9:* Improve the transportation network for pedestrians, cyclists and automobiles

Build a Reliable and Convenient System

- *Action 13:* Establish transit stops within a 10-minute walk

Direct Growth

Action 19: Accelerate the creation of a higher-order transit infrastructure

FINANCIAL IMPACT: Not applicable.

CONCLUSION:

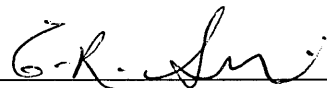
Light rail transit on Hurontario Street is a priority project of the Big Move (Metrolinx's Transportation Plan) and adds to the overall transit network in the Greater Toronto Area. The identification of light rail transit stations along the Hurontario Corridor and in the Downtown Core signifies the City's commitment to a light rail system that will provide connectivity with other higher order transit networks including the Mississauga Transitway, the Port Credit and Cooksville GO stations and the GO bus facility in the Downtown Core. Light rail transit on Hurontario Street supports city-building goals and the shift to a transit-oriented city.

Now that the Transit Project Assessment Process (TPAP) has commenced, the next step is to initiate the public engagement process on the proposed light rail transit station locations and the required changes to Mississauga Official Plan as outlined in this report.

ATTACHMENTS:

Appendix 1: Schedule 2: Intensification Areas

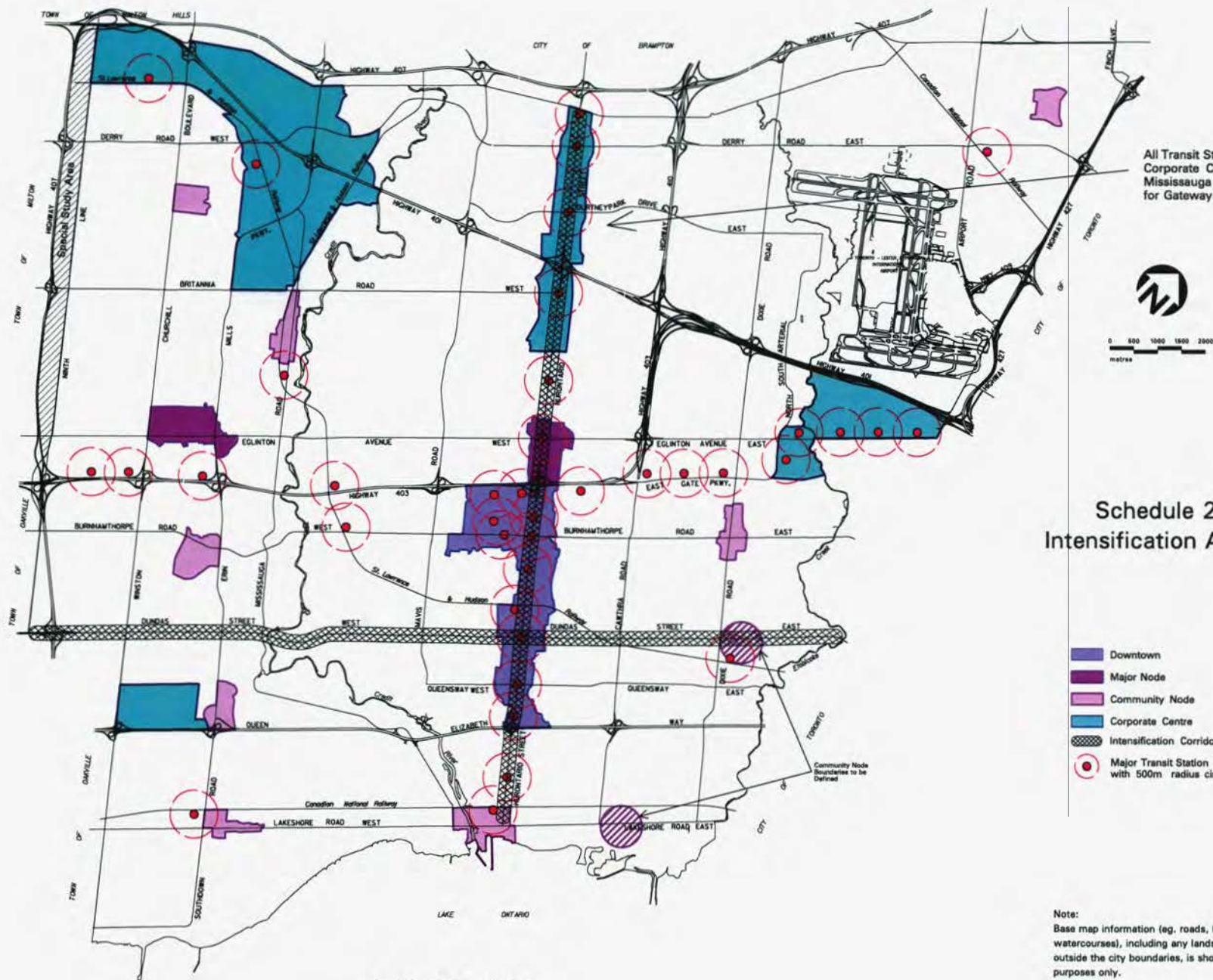
Appendix 2: Schedule 6: Long Term Transit Network

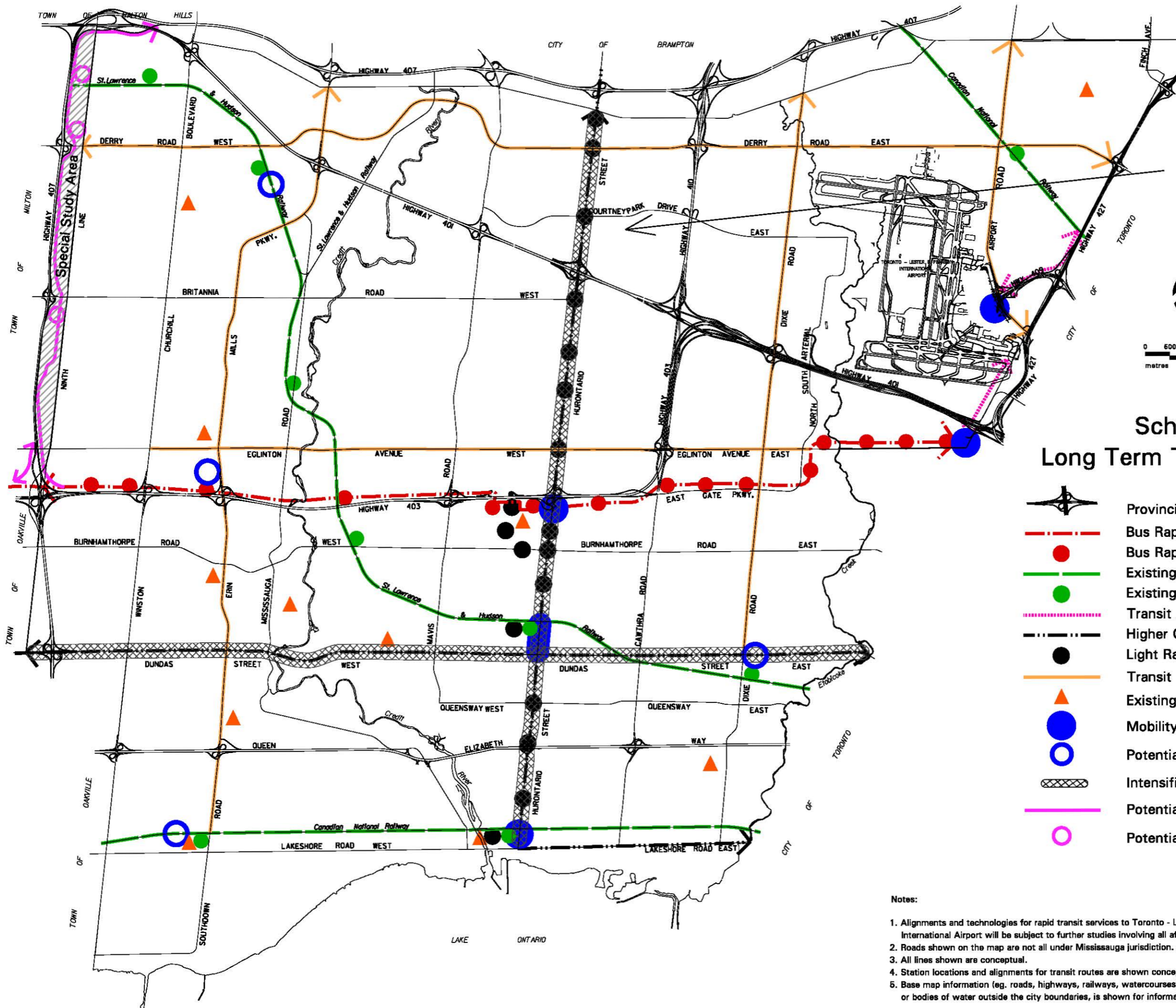


Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Karen Crouse, Policy Planner





All Transit Stations in the Gateway Corporate Centre are subject to the Mississauga Official Plan Amendment for Gateway Corporate Centre.



0 500 1000 1500 2000
metres

Schedule 6 Long Term Transit Network



- Provincial Highway and Interchange
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Existing Commuter Rail
- Existing Commuter Rail Station
- Transit Airport Connection
- Higher Order Transit Corridor
- Light Rail Transit Station
- Transit Priority Corridor
- Existing Mississauga Transit Terminal
- Mobility Hub
- Potential Mobility Hub
- Intensification Corridor
- Potential 407 Transitway
- Potential 407 Transitway Station

Notes:

1. Alignments and technologies for rapid transit services to Toronto - Lester B. Pearson International Airport will be subject to further studies involving all affected municipalities.
2. Roads shown on the map are not all under Mississauga jurisdiction.
3. All lines shown are conceptual.
4. Station locations and alignments for transit routes are shown conceptually.
5. 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.



Corporate Report

Clerk's Files

Originator's
Files

LA.09.REG

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Regional Official Plan Amendment (ROPA) 27 - Peel 2041**

RECOMMENDATION:

1. That the proposed amendments to the Regional Official Plan as outlined in the report titled "Regional Official Plan Amendment (ROPA) 27 - Peel 2041" dated March 25, 2014 from the Commissioner of Planning and Building, be endorsed.
2. That the report titled "Regional Official Plan Amendment (ROPA) 27 - Peel 2041", dated March 25, 2014 from the Commissioner of Planning and Building, be forwarded by the City Clerk, to the Region of Peel, City of Brampton and Town of Caledon.

**REPORT
HIGHLIGHTS:**

- The Region of Peel is undertaking a review of its Official Plan, referred to as Peel 2041.
- The Region has prepared a work program and schedule to ensure Peel 2041 is in conformity to Amendment 2 of the Growth Plan for the Greater Golden Horseshoe and other Provincial initiatives.
- The Region is proposing two amendments to deal with nine focus areas. The first amendment being prepared (ROPA 27) deals with growth management, housing, age-friendly planning, health and the built environment, and housekeeping modifications.

- The Regional Forecast Working Group, consisting of Regional and area municipal staff, have reached an agreement on the proposed distribution of population and employment growth assigned to the Region of Peel for the years 2031 and 2041 by the Growth Plan.
- The allocation to Mississauga results in minor adjustments to the Steady Growth scenario adopted by Council on October 30, 2013.
- The Steady Growth scenario as adopted by Council on October 30, 2013, will continue to be used for input into the 2014 Development Charges By-law Review.
- Regional staff is planning on presenting ROPA 27 to Regional Council for approval in July, 2014.

BACKGROUND:

The Region of Peel is undertaking an official plan review to ensure the Region of Peel Official Plan (ROP) conforms to Provincial plans, policies and legislation. This includes Amendment 2 to the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan) and the recent release of the Provincial Policy Statement, 2014 (PPS).

COMMENTS:

Regional staff presented the report “Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program” dated October 11, 2013 to the Regional Growth Management Committee on November 21, 2013 (Appendix 1).

The report recommends a work program and schedule to ensure Peel 2041 is in conformity with Amendment 2 of the Growth Plan and other Provincial initiatives. The Region is proposing two amendments to deal with nine focus areas. The first amendment (ROPA 27) deals with:

- growth management;
- housing;
- age-friendly planning;
- health and the built environment; and
- housekeeping modifications.

The second amendment will deal with:

- climate change;
- transportation;
- water resources;
- agriculture; and
- greenlands system planning.

The purpose of this report is to obtain endorsement of the policy changes proposed by ROPA 27, including the proposed Regional growth allocations.

Growth Management

Amendment 2 of the Growth Plan amended the 2031 population and employment forecasts for the Region of Peel and extends the planning horizon from 2031 to 2041. The Region is required to conform to the revised forecasts. The 2031 forecasts, originally reported in the Growth Plan (1.64 million population and 870,000 jobs) were adopted through ROPA 24. Amendment 2 has subsequently amended these figures to 1.77 million population and 880,000 jobs for 2031, and to 1.97 million population and 970,000 jobs for 2041.

In June 2013, the Region and area municipal Chief Administrative Officers agreed to a process for determining the population and employment allocations. This included agreement on a number of constraints/opportunity factors to guide the discussions on the scenarios and recommendations. The constraints/opportunity factors that were considered include:

- the protection of agricultural lands;
- support for the “growth pays for growth” concept, minimizing the impact on existing taxpayers;
- an efficient utilization of the Region’s existing and planned infrastructure;
- densities that support transit and complete communities; and
- planning for a range of employment over the long-term to adjust to market cycles.

Adjustments to Area Municipal Forecasts

The Regional Forecasting Working Group, consisting of staff from the Region, Cities of Mississauga and Brampton and Town of Caledon, has come to an agreement on a proposal for the distribution of the updated population and employment figures contained in Amendment 2 of the Growth Plan.

The Regional Forecasting Working Group was guided by a policy approach to the allocation of population and employment. Although the market has been taken into consideration, the goal was to direct development to achieve the objectives of the Growth Plan and the constraints/opportunity factors outlined by the Region and area municipal Chief Administrative Officers.

The proposed distribution is based on the growth forecasts adopted by Mississauga, Brampton and Caledon Councils. At the Regional level, the summation of the adopted forecasts resulted in unallocated population and employment growth, except in 2031 when a surplus of population growth was forecast. The Working Group agreed that adjustments should be made so that there would be no unallocated growth figures in the Regional Official Plan. Allocation of the numbers will allow for the efficient planning of services and infrastructure.

The proposed allocations support the intent of the Growth Plan and meet the greenfield density target of 50% by 2031 and intensification target of 50% by 2026 as set out in the Regional Official Plan.

Table 1 shows the adjustments made to the growth forecasts proposed by the Regional Forecasting Working Group for the Regional Growth allocation exercise. Council approved forecasts will continue to be used for the Development Charges By-law Review. Table 2 is the proposed growth allocation for each area municipality to be included in the Regional Official Plan. Background information regarding the allocation is included in Appendix 2.

Table 1: Adjustments to Area Municipal Council Approved Growth Forecasts						
Municipality	Council Approved		Region's Allocation		Adjustment to Council Approved	
	2031	2041	2031	2041	2031	2041
Mississauga*						
Population Steady	829,000	878,000	824,000	905,000	-5,000 (-0.6%)	27,000 (+3%)
Population Progressive	841,000	902,000			-17,000 (-2%)	3,000 (+0.3%)
Employment Steady	527,000	552,000	535,000	563,000	8,000 (+1.5%)	11,000 (+2%)
Employment Progressive	531,000	558,000			4,000 (+0.7%)	5,000 (+0.9%)
Brampton						
Population	843,000	900,000	833,000	919,000	-10,000 (-1.2%)	19,000 (+2%)
Employment	291,000	321,000	296,000	329,000	5,000 (+1.6)	8,000 (+2.4%)
Caledon						
Population	113,000	146,000	113,000	146,000	0	0
Employment	49,000	73,000	49,000	78,000	0	5,000 (+6.4%)

**Both the Steady and Progressive Growth scenarios are show to demonstrate the impact of the adjustments.*

Table 2: Regional Growth Allocations						
Municipality	2031			2041		
	Population	HH*	Employment	Population	HH*	Employment
Brampton	833,000	231,000	296,000	919,000	256,000	329,000
Caledon	113,000	36,000	49,000	146,000	53,000	78,000
Mississauga	824,000	270,000	535,000	905,000	297,000	563,000
Total	1,770,000	537,000	880,000	1,970,000	606,000	970,000

*Households/Units

Other ROPA 27 Policies

ROPA 27 deals with a number of other policy areas focused on housing, age-friendly planning, health and the built environment, and housekeeping modifications. Mississauga staff support these proposed policies which are summarized below.

Housing

A policy has been added to permit second units in single detached dwellings, semi-detached dwellings, row-house dwellings and buildings or structures ancillary to dwellings where appropriate. Another policy encourages the area municipalities to utilize tools such as licensing and registration to promote the legalization of existing second units and ensure compliance with appropriate health and safety standards.

The *Housing Choices: Second Units Implementation Plan* was approved by Mississauga City Council in July 2013, and is consistent with the policies proposed in ROPA 27.

Age-Friendly Planning

A section to ROP on Age-Friendly Planning is included in the amendment. This section includes policies to:

- provide for the needs of seniors to age in place;
- promote the use of universal accessibility design features to enhance safety, mobility and independence of the senior population; and
- promote active aging by establishing healthy, complete communities that are in close proximity to amenities and support services and transit.

Mississauga Official Plan contains policies that address these age-friendly planning issues.

Health and the Built Environment

ROPA 27 includes the addition of a section on Health and the Built Environment. Some of the policies contained in this section direct area municipalities to:

- incorporate policies in area municipal official plans that endorse and align with the Health Background Study Framework;
- incorporate a policy in area municipal official plans to require a health assessment as part of a complete application for planning and development proposals; and
- integrate the Health Background Study Framework elements into municipally initiated planning instruments to optimize the health promoting potential of such documents.

Mississauga Official Plan contains policies that support the creation and improvement of healthy communities. The City will be partnering with Peel Health to implement the objectives of the Health Background Study Framework.

Housekeeping Modifications

A policy is included in ROPA 27 that would allow for minor modifications that do not change the intent of the policies. Allowance for such modifications would improve clarity, address errors, omissions, and inconsistencies in the text and in schedules and figures that are currently in effect without undertaking a formal Regional official plan amendment.

ROPA 27 proposes the deletion of current policies dealing with responsibilities that were previously administered by the Region and are now the responsibility of the area municipalities. These include: land division goals, land severances, approvals of subdivision and condominium, local official plan amendments, part lot control by-laws and road closing by-laws.

At the time of writing of this report, the draft ROPA 27 was not ready for inclusion. City staff has been working closely with Peel Health on

the Health and the Built Environment draft policies attached as Appendix 3.

Next Steps

Regional staff will present a report on ROPA 27 to Regional Council on April 24, 2014 to request permission to commence the public consultation process. Open houses and the public meeting will be scheduled in May 2014. The timeframe for the approval of ROPA 27 is planned for early July 2014.

The date for approval of the second amendment has not yet been determined. When this amendment is initiated, staff, through the Regional Planning Technical Advisory Committee (TAC), will participate in providing input.

Once the Regional amendments are approved by the Province, the City will amend Mississauga Official Plan to ensure conformity.

STRATEGIC PLAN: The Region of Peel Official Plan supports many of the principles of Mississauga's Strategic Plan, including the five Strategic Pillars for Change: Move, Belong, Connect, Prosper and Green.

FINANCIAL IMPACT: Not applicable

CONCLUSION: ROPA 27 deals with a number of matters including: growth management, housing, age-friendly planning, health and the built environment and housekeeping modifications. Staff recommend that the proposed Regional growth allocations required to conform to Amendment 2 of the Growth Plan, as well as the additional policy changes proposed in ROPA 27 be endorsed.

Regional staff intend on presenting a report to Regional Council, to request permission to start the public consultation for ROPA 27, on April 24, 2014. Regional Council will be presented with a final amendment for approval in early July.

- ATTACHMENTS:**
- APPENDIX 1: Region of Peel report "Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program" dated October 11, 2013
- APPENDIX 2: Background Information on the Proposed Regional Growth Allocations
- APPENDIX 3: Health and the Built Environment Draft Regional Official Plan Policies



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Shahada Khan, Planner, Policy Planning

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REPORT
Meeting Date: November 21, 2013
Growth Management Committee

DATE: October 11, 2013

REPORT TITLE: **PEEL 2041, REGIONAL OFFICIAL PLAN REVIEW (PEEL 2041) - WORK PROGRAM**

FROM: Norma Trim, Chief Financial Officer and Commissioner of Corporate Services

RECOMMENDATION

That the work program and schedule as set out in Appendices I and II in the subject report of the Chief Financial Officer and Commissioner of Corporate Services, dated October 11, 2013, titled "Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program" be endorsed as the basis for the Peel 2041, Regional Official Plan Review (Peel 2041).

REPORT HIGHLIGHTS

- The Regional Official Plan (ROP) requires an update to conform to Provincial plans, policies, and legislation such as Amendment 2 to the Places to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the anticipated release of the Provincial Policy Statement (PPS).
- Input from stakeholders from recent consultations has confirmed the requirements to conform to Provincial plans, policies, and legislation.
- Staff has prepared a Peel 2041, Regional Official Plan Review (Peel 2041) work program (Appendix I) in consultation with the area municipalities through the Planning Technical Advisory Committee (TAC).

DISCUSSION

1. Background

Regional Council held a public meeting on May 23, 2013 to initiate the Peel 2041, Regional Official Plan Review (Peel 2041) because of changes to Provincial policy direction (e.g. Amendment 2 to the Growth Plan for the Greater Golden Horseshoe), progress on planning matters, such as the Region's leadership on health and planning issues, and *Planning Act* requirements to review the Official Plan not less frequently than every five years. Open Houses were held on May 1, 2013 in Mississauga and May 8, 2013 in Brampton and Caledon to provide members of the public an opportunity to ask questions and learn about Peel 2041.

October 11, 2013

PEEL 2041, REGIONAL OFFICIAL PLAN REVIEW (PEEL 2041) - WORK PROGRAM

At its meeting held October 3, 2013, the Growth Management Committee received a report from the Chief Financial Officer and Commissioner of Corporate Services, dated August 26, 2013, titled "Summary of the Public Meeting and Open Houses to Initiate the Review of the Regional Official Plan and the May 30, 2013 Growth Management Workshop" which summarized input received from the public meeting and open houses and confirmed the scope of Peel 2041.

The subject report recommends a work program and schedule (attached as Appendix I and II) for Peel 2041. The work program ensures Peel 2041 is in conformity with provisions of Amendment 2 to the Growth Plan and other Provincial initiatives. The schedule indicates two Regional Official Plan Amendments (ROPA) planned for Peel 2041 but may change if there are revised timelines to respond to circumstances such as extra consultation or further required research.

2. Consultation with Area Municipalities and the Province

The Planning Technical Advisory Committee (TAC) consists of senior level staff from the Region and area municipalities and has met regularly to discuss and coordinate the proposed projects to update the Regional Official Plan (ROP). Area municipal staff has helped to narrow the scope of Peel 2041 and provided input on the proposed work program. The City of Brampton is currently undertaking a five year review of its official plan. Planning TAC will continue to meet regularly to discuss and coordinate the focus area projects of Peel 2041 and the City of Brampton's official plan review. As with previous ROP Reviews the Region and area municipalities will be guided by the five principles in section 1.3.2 of the Regional Official Plan (Appendix I).

Regional staff has met and will continue to meet with Provincial staff to obtain their input on policy suggestions. In return the Province is committed to reviewing draft Regional Official Plan Amendments (ROPA) and Council adopted ROPAs in a timely manner that would provide for a timely decision. This process is similar to how the Region has worked with the Province in the past but is now formalized with identified timelines for review: 1) municipality commits to the Province a 90 day review period for the draft ROPA; and 2) once a ROPA is adopted by Council, the Province commits to providing a draft decision with modifications to the ROPA within 90 days of a receipt of complete application.

FINANCIAL IMPLICATIONS

Funding for this Official Plan Review will be provided from Capital Projects 12-7707 and 13-7707, with additional funds provided through the proposed 2014 Capital Budget; Capital Project 14-7707.

CONCLUSION

Regional staff has received input from the area municipalities, Province, public, stakeholders, and other Region of Peel departments and has confirmed the requirements to conform to recent Provincial plans and legislation. Peel 2041 will achieve conformity through nine focus areas: Growth Management; Climate Change; Health and the Built Environment; Aging; Housing; Transportation; Water Resources; Agriculture; and Greenlands System Planning.

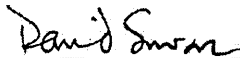
October 11, 2013

PEEL 2041, REGIONAL OFFICIAL PLAN REVIEW (PEEL 2041) - WORK PROGRAM




Norma Trim
Chief Financial Officer
and Commissioner of Corporate Services

Approved for Submission:



D. Swarc, Chief Administrative Officer

For further information regarding this report, please contact Arvin Prasad at extension 4251 or via email at arvin.prasad@peelregion.ca

Authored By: John Yeh 

c. Legislative Services
Manager, Financial Support Unit (FSU)



GMC 13-04

Appendix I

October 11, 2013

Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

Peel 2041, Regional Official Plan Review (Peel 2041) Work Program**Introduction**

The Region of Peel Official Plan (ROP) was adopted by Council on July 11, 1996 and approved with modifications, by the Minister of Municipal Affairs and Housing on October 22, 1996.

The Peel Region Official Plan Review (PROPR) was the most recent update to the ROP and was initiated in February 2007 through a public meeting. Regional Council adopted seven Regional Official Plan Amendments (ROPAs) supported by policy work in thirteen focus areas to conform to the Places to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2006; Greenbelt Plan, 2005; Provincial Policy Statement (PPS), 2005 and recent *Planning Act* amendments.

Since the seventh and final ROPA from PROPR was completed in 2010, a number of Provincial plans, policies, and legislation have been introduced to which municipalities must conform. In particular, Amendment 2 to the Growth Plan extends the planning horizon from 2031 to 2041 to ensure municipalities appropriately plan for infrastructure. The following provides more detail on recent Provincial legislation, plans, and policies that will require the ROP to conform to:

- 1) Amendment 2 to the Growth Plan came into effect on June 17, 2013. The Minister of Infrastructure has established that official plans must be amended to conform to Amendment 2 by June 17, 2018. The Region will aim for conformity in 2014 given the pace of growth in Peel and the need to plan for appropriate infrastructure. The 2031 A forecasts (1.64 million population and 870,000 jobs) are to be implemented where amendments or requests for amendments commenced before June 17, 2013. The 2031 B forecasts include 1.77 million population and 880,000 jobs and will be used for Peel 2041 which represents more realistic long-term growth.
- 2) The Province began its five-year review of the PPS in 2010 and released a draft of the PPS in September 2012. The draft PPS builds upon the 2005 PPS, a few examples include: strengthening land use planning and healthy/active communities, considering potential impacts of climate change adaptation and mitigation, strengthening stormwater management requirements, clarifying that planning infrastructure can go beyond the 20 year time horizon, permitting additional uses on farms and providing flexibility for agricultural uses, and requiring identification of natural heritage systems. The final release of the PPS could alter the work of some of the focus areas in the work program.
- 3) The *Clean Water Act*, 2006 is the Province's source water protection legislation that responds to recommendations from the Part Two Report of the Walkerton Inquiry recommending that drinking water supplies be protected at source.

Appendix I
October 11, 2013
Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

- 4) The *Lake Simcoe Protection Act*, 2008 provides the legislative framework for protecting the Lake Simcoe watershed. The Act requires the ROP to be revised to conform to policies in the Lake Simcoe Protection Plan, June 2009.
- 5) The *Strong Communities through Affordable Housing Act*, 2011 amended various Acts, including the *Planning Act*. The *Planning Act* now requires municipalities to amend their official plans to include policies to permit second units.
- 6) The *Accessibility for Ontarians with Disabilities Act* (AODA), 2005 does not prescribe municipal official plans to be amended to specifically reflect regulations issued under AODA but the *Planning Act* lists accessibility as a matter of provincial interest.

The Region of Peel held a public meeting involving Regional Council on May 23, 2012 and held three open houses on May 1, 2013 in Mississauga and May 8, 2013 in Caledon and Brampton. Comments received have confirmed the requirements to conform to the recent Provincial updates to plans, policies, and legislation as noted above. And is consistent with Section 26(1) of the *Planning Act*, which requires the council of the municipality that adopted the official plan shall, not less frequently than every five years after the plan comes into effect as an official plan or after that part of a plan comes into effect as part of an official plan,

- a) revise the official plan as required to ensure it,
 - (i) conforms with provincial plans or does not conflict with them, as the case may be,
 - (ii) has regard to the matters of provincial interest listed in section 2, and
 - (iii) is consistent with policy statements issued under subsection 3(1)

Peel 2041, Regional Official Plan Review (Peel 2041) Approach

Peel 2041 is guided by the Planning Technical Advisory Committee (TAC) and consists of senior-level Region and area municipal planning staff. The Region of Peel Growth Management Committee (GMC) will also provide policy guidance and recommendations to Regional Council. Staff is aiming for two ROPAs for Council adoption, although this may change depending on progress of research, policy development, and consultation.

The City of Brampton is currently undertaking a review of its official plan. The Region and area municipalities will coordinate their work through the Planning TAC. The relationship between the Region and area municipalities is guided by the five principles in section 1.3.2 of the ROP:

- a) The Plan must be strategic in nature, setting broad, high-level, long-term policy directions for Peel and incorporating the strategic objectives of the area municipalities;
- b) The Plan should aim to disentangle area municipal, regional and provincial activities in planning, eliminate duplication and not complicate area municipal planning efforts. To accomplish this, the Plan must remain focused on the responsibilities mandated in the Regional Municipality of Peel Act;

Appendix I

October 11, 2013

Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

- c) The Plan must add value to the planning and development process in Peel. The Plan must not duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role;
- d) The Plan should not act as a vehicle for Regional involvement in matters that are established as area municipal planning and servicing responsibilities; and
- e) The Plan must be prepared with a view to having the Province delegate authority to the Regional, area municipal and/or conservation authority level.

Work Program – Focus Area Descriptions

The following work program provides further details for each of the Peel 2041 focus areas. The work program may need to be refined to address further issues during the Peel 2041 process. The current draft PPS was used to define the work program but the final release of the PPS may refine the work program. The focus areas of Peel 2041 are: Growth Management; Climate Change; Health and Planning; Aging; Housing; Transportation; Water Resources; Agriculture; and Greenlands System Planning. Two ROPAs are planned for Peel 2041 but may change if there are revised timelines to respond to circumstances such as extra consultation or further required research.

Through the course of preparing the work program Accessibility was identified as a possible focus area. The ROP's accessibility policies are covered under the housing, transportation system, parkland, open space and trails and human services sections. The *Accessibility for Ontarians with Disabilities Act* (AODA) became law on June 13, 2005, and while there is no requirement prescribing municipal official plans to be amended to specifically reflect regulations issued under AODA, the *Planning Act* lists accessibility as a matter of provincial interest. The accessibility policies will be reviewed, updated and/or clarified. Staff from each focus area will be responsible for reviewing and updating accessibility policies.

The focus areas will be coordinated to ensure efficiencies, complementary policies and staff will work together to address commonalities. For example population and employment allocations in the growth management focus area will be an input to the road network modelling component of the transportation focus area. And transportation is one of several considerations when determining how to allocate growth.

Some focus areas may require more research and policy work while other focus areas may involve minor policy work. Staff will work together to ensure these are accounted for during the Peel 2041 process. The following are the general responsibilities that may apply to the focus areas:

- Consult with Peel's area municipalities on an ongoing basis
- Identify requirements for provincial conformity
- Develop and implement a strategy, as required, to engage in required research

Appendix I

October 11, 2013

Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

- Debate issues, while focusing on consensus building for positive change.
- Address desired outcomes and products.
- Prepare and review any Terms of Reference for required studies.
- Participate on consultant selection, as required.
- Develop discussion papers and related background studies and use these to consult with area municipal partners, and then with the public and stakeholders.
- Review and comments on required studies.
- Ensure that appropriate connections between focus areas are identified and acted upon.
- Report on progress.
- Review and prepare any required reports to Council.
- Guide the preparation for any required ROPAs.
- Consult with the public and stakeholders on any important issues or decisions.
- Respond to and appropriately address concerns raised through the communication, consultation and engagement focus area.

Engaging with stakeholders is an essential component of Peel 2041. Stimulating discussions, consulting on discussion papers and interacting with stakeholders all form key components of this focus area. The feedback received through this work is used to inform policy decisions throughout Peel 2041. In addition, the consultation performed through this focus area meets the requirements for consultation as stated in the *Planning Act*. The main deliverable is to create and implement a Communication, Consultation and Engagement (CCES) Strategy.

The CCES Strategy outlines two streams of communication, consultation and engagement. The first stream is general communication and engagement for Peel 2041. Information is distributed through the Peel 2041 web pages, notifications are sent out to stakeholders on consultations, meetings and proposed amendments, and stakeholders are encouraged to participate throughout the process. The second stream is consultation and engagement for each of the focus areas and their discussion or background papers. This will be done through a combination of workshops, targeted stakeholder meetings, open houses and public meetings. Consultations with area municipal staff are completed first, followed by consultations with stakeholders and the public. Input received from these consultations will be used as input to policy decisions made through Peel 2041.

The following are descriptions of work to be undertaken within each Peel 2041 focus area.

a) Growth Management:

Growth Management is a key component of Peel 2041 and will address faster population growth than originally forecasted to 2031 as well as extending the planning horizon for both population and employment forecasts to 2041. The new Regional forecasts, as established by Amendment 2 of the Growth Plan, will be allocated to the area municipalities and specific growth management policy areas.

The allocation of growth will be guided by considerations that address the following aspects of growth: planning, finances, servicing, housing, employment, environment and resources. These considerations were established based on internal staff consultations,

Appendix I

October 11, 2013

Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

Regional Council input, background research (e.g. recent demographic trends, water and wastewater studies) and stakeholders' input.

The foundation for the allocation of growth forecasts to the area municipalities and Growth Plan policy areas is the Regional Land Budget. It will be an updated version of the land budget developed during the ROPA 24 process. It reflects a new 2011 base year and will include two planning horizons – 2031 and 2041. The 2031 planning horizon addresses updated growth targets while the 2041 horizon is a new planning horizon introduced by Amendment 2 of the Growth Plan. The Regional Land Budget will provide quantitative validation of growth distribution to area municipal and growth management policy levels. The area municipalities will provide significant input into this allocation, particularly when it comes to assessing growth in specific areas of each municipality.

The Growth Management component of Peel 2041 will culminate in a proposed amendment that will address the growth forecasts as well as growth management policies. However, staff does not expect significant changes to the policies since the current ROPA 24 policies were settled at the Ontario Municipal Board in 2012 and have just started being implemented. A more comprehensive review of the growth management policies will be undertaken after a 10-year review of the Growth Plan which is expected to occur in 2016. The current amendment will not include any settlement boundary expansions. If settlement expansions are required as a result of the new 2031 growth targets, such expansions will be processed through separate amendments.

b) Climate Change:

With the adoption of the Climate Change Strategy in June 2011, Regional Council signalled its support for moving forward to prepare for the impacts of climate change, by better understanding how the Region and its partners would need to adapt to the changing climate, and by identifying actions to reduce our impact on the environment. The strategy also identified a number of research projects and policy directions, one of which is to update the Regional Plan in the following areas:

- Address the impacts of climate change when planning for regional infrastructure and services
- Address the impacts of climate change when planning for existing and future communities
- Recognize the importance of urban forest management as a means of adapting to and mitigating the impacts of climate change.
- Commit to reducing greenhouse gas emissions by incorporating a greenhouse gas emissions target in the ROP.

In addition, the draft PPS identified climate change as a matter of provincial interest and municipalities are directed to address climate change in their policy documents.

c) Health and the Built Environment:

In 2005, the State of the Region's Health Report titled "Focus on Overweight, Obesity and Related Health Consequences in Adults" highlighted that sprawling, auto-oriented

Appendix I
October 11, 2013
Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

development patterns contribute to the high prevalence of obesity and low rates of physical activity in Peel. Subsequently, the following milestones were achieved to foster more health promoting community designs in Peel:

- Healthy Development Index (HDI) was developed in 2009 as a framework to provide consistent, quantifiable standards to inform planning decisions.
- This led to enabling and supporting policies on public health issues to be developed for ROPA 24.
- Building on the HDI and Official Plan policies, the Health Background Study (HBS) framework was created in 2011 in order to better integrate the considerations of health impacts into the existing land use development approvals process.
- Area municipal Councils passed resolutions supporting the implementation of the HDI/ HBS framework by directing area municipal staff to consult with Peel Public Health on future planning studies and plans.
- Regional Council passed resolution 2012-1292 stating that "...the Region of Peel advocate for local, provincial and federal policy changes that create supportive environments for healthy living"; building on the 2011-2014 Term of Council Priority.

However, through early implementation of the HDI/HBS, it was noted that the tools can only be applied within the parameters of guidelines as it is not a requirement under the current ROP.

Therefore the Region's work on the potential public health impacts of proposed plans and development needs to be included in the ROP. This includes amendments to the ROP to strengthen the use of the HDI/HBS beyond use as primarily reference tools. This entails creating policy language that more purposefully supports local area municipalities to consistently implement the tools that promote health outcomes as well as municipal goals related to sustainability and the development of complete compact communities. A technical report will form the foundation of the policy analysis as well the experience from municipal staff who are using the reference tools will inform the direction of the amended policy.

d) Age-friendly Planning:

Planning for an aging population was added as a focus area of Peel 2041 as a result of input in the initial consultation phase. Over the next twenty to thirty years, a significantly larger proportion of Canada's population will be in older age groups and Peel's population will closely follow this trend. The percent of Peel's population 65 years and older will increase from 10.5% in 2011 to 21% in 2031. The impacts of an aging population has garnered attention by the World Health Organization (WHO), the Public Health Agency of Canada and by Regional Council through the Term of Council Priority 11 (ToCP 11).

ToCP 11 is designed to assess the impacts of an aging population on the delivery of Regional health and human services. By extending the work being done through ToCP 11 into the ROP, there is an opportunity to strengthen existing indirect aging policies currently dispersed throughout the ROP. Current indirect aging policies touch on a number of different areas within the ROP including:

Appendix I

October 11, 2013

Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

- Aging in Place;
- Housing Options and Affordability;
- Accessibility Housing and Transportation;
- Creating Complete Communities; and
- Human and Health Services

By examining research completed by WHO, the federal and provincial governments, and by looking at case studies, the Region can strengthen the ROP's policies on aging and become a leader in planning for an aging population.

e) Housing:

Amendments to the *Planning Act* resulting from the *Strong Communities through Affordable Housing Act*, 2011 (Bill 140), require municipal official plan policies to permit the creation of second units in single detached dwellings, semi-detached dwellings, and rowhouse dwellings, as well as in ancillary structures. It is expected that the work plan for Peel 2041 will be focused to address specific policy gaps related to second units.

Currently the ROP includes policies that encourage and support the area municipal official plans to permit second units in new and existing residential development. Therefore these policies will be updated to reflect the recent changes to the *Planning Act*.

Staff will consider the directions in the Peel Housing and Homelessness Plan (PHHP) and assess the need for new or updated housing policies as required.

In response to Regional Council Resolution 2013-397 on May 9th 2013, where Council requested a breakdown of the effect on Regional services resulting from second units on a per capita basis, Regional staff has undertaken research on secondary suites as an implementation action of the Peel Housing and Homelessness Plan. This research will be beneficial to the Region and the area municipalities, and staff will report back to Council as information is available.

f) Transportation:

The transportation component of Peel 2041 will result in two major deliverables: an update of the Long Range Transportation Plan, and an updated set of transportation policies and schedules/figures.

The update of the Long Range Transportation Plan will recommend the transportation network required to support population and employment growth to 2041. Transportation staff will provide input on the transportation implications in the development of 2041 growth scenarios and will then feed the final product (growth projections) into the Regional Travel Demand Forecasting Model to determine Regional Road improvements required to meet future needs.

The policies and schedules component will involve a comprehensive review of the existing Transportation section of the ROP to ensure the changing needs and priorities for Transportation Planning in Peel are met.

Appendix I

October 11, 2013

Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

Recently completed Regional studies that may result in policy modifications include the Regional Road Characterization Study, Strategic Goods Movement Network Study, Freight TDM Study, Active Transportation Study, and others.

Provincial documents to be consulted during this review include the Ontario Cycling Strategy and Freight Supportive Guidelines. Additionally, conformity with the revised PPS, will be required.

g) Water Resources:

The ROP policies related to water resources will be reviewed and updated, to conform to provincial legislation, plans and policies. Consideration will also be given to updated data and studies; as presented in conservation authority watershed plans and best practices from other jurisdictions.

The review will serve to incorporate the policies of the draft PPS which clarifies how water quality and quantity will be protected, improved, or restored. Staff is also proposing to incorporate the applicable policies contained in plans prepared under the *Clean Water Act*, the *Lake Simcoe Protection Act* and the watershed plans for the Oak Ridges Moraine. Further, Regional water resources policies will be reviewed to seek opportunities to update and strengthen policy direction for stormwater management and acknowledge the approved Ontario Great Lakes Strategy and *Great Lakes Protection Act*, if needed.

h) Agriculture:

The Region of Peel recognizes and values the contribution of the agricultural sector to the economy and cultural heritage of the Region. This review of the ROP agricultural policies is to ensure conformity with the direction provided for the protection of agricultural lands in the PPS. A Land Evaluation and Area Review (LEAR) is being undertaken jointly with the Town of Caledon to ensure that Schedule B in the ROP is consistent with this Provincial guidance for the identification of prime agricultural areas. The LEAR may recommend mapping updates to the Prime Agricultural Areas within the ROP.

The protection of the Region's agricultural resource areas and the viability of the sector, ensures local food production and a healthy rural economy. In order to support the agricultural sector in adjusting and adapting to market demand and opportunities, the review will identify if there are policy revisions needed to support new agriculture and agri-food opportunities in the Region.

i) Greenlands System Planning:

The ROP currently contains policies to develop a Regional Greenlands Strategy outlining tools, actions and resources to address natural heritage systems planning needs and to identify a regional natural heritage system. The updated PPS is expected to more formally direct municipalities to identify natural heritage systems in their planning documents.

The Greenlands System policy review will update the natural heritage system policies in the ROP to provide up to date planning guidance at the regional level. This updated

Sc-12

Appendix I

October 11, 2013

Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

policy guidance will be developed to align and support current and future natural heritage system initiatives at the local levels.

Regional staff is also aware of the direction at the area municipal level to review the feasibility of adding Urban River Valley (URV) designations in accordance with the Greenbelt Plan. Peel 2041 is an opportunity to monitor and address the area municipal Greenbelt URV reviews subject to Area Municipal and Regional Council direction.

Conclusion

Recent Provincial updates to plans, policies, and legislation including Amendment 2 to the Growth Plan, the draft PPS, the *Clean Water Act*, 2006, the *Lake Simcoe Protection Act*, 2008, and the *Strong Communities through Affordable Housing Act*, 2011 requires the ROP to conform. Peel 2041 will include input from area municipal initiatives and extensive consultation with stakeholders and the public. Peel 2041 will build on the ROP as a strategic policy framework that guides growth and development while protecting the environment and manages the Region's resources.

Peel 2041 Work Program Schedule

Major Components	Q2 2013			Q3 2013			Q4 2013			Q1 2014			Q2 2014			Q3 2014			Q4 2014			Q1 2015			Q2 2015			Q3 2015			Q4 2015			Q1 2016				
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Oct	Nov	Dec	Jan	Feb
Initial Consultation: Open Houses, Public Meeting, Growth Management Workshop																																						
Project Start Up																																						
Project Status Reports Council																																						
Peel 2041 E-Letters																																						
Research																																						
Discussion Papers																																						
Stakeholder Consultations																																						
Draft ROPAs - Two Planned																																						
ROPA Open Houses and Public Meetings																																						
Council Adoption of ROPAs																																						
Provincial Approval																																						

Background Information on the Proposed Regional Growth Allocations

Mississauga

- Mississauga is able to accommodate the additional population assigned to it without making any adjustments to the residential land supply. The constraint to population growth in Mississauga is the market uptake of higher density forms of housing. The challenge to Mississauga will be to encourage the development industry to provide higher density housing that is appealing to a broader range of households. This will include more units in mid-rise buildings and larger unit sizes.
- Mississauga has adjusted its employment land density assumptions to hold constant at 2011 values rather than decrease it as assumed in the Hemson forecasts. This assumption change increases the employment land capacity and allows Mississauga to accommodate the additional jobs assigned to it in 2031 and 2041. Brampton has made similar employment land density assumption modifications.

Brampton

- Brampton is reporting a higher population than Mississauga in both 2031 and 2041 even though it has fewer housing units. This is because of a very high person per unit (PPU) rate in Brampton. Brampton's PPU reflects the results from the 2011 Census and is not inconsistent with the PPU in some areas of Mississauga, such as Churchill Meadows. This will be monitored by staff and if the high PPU rates are not sustained, future forecasts will make appropriate adjustments.
- Brampton's employment activity rate is low. This is partially the result of the amount of land designated for employment being constrained as a result of previous land commitments. Another factor is that the existing employment demand in Brampton is for land extensive uses that have low employment densities and there is little demand in Brampton for higher density office development. As such, from a regional perspective, it will be important to protect existing employment areas and support new employment areas in Caledon, especially as the new GTA West Corridor highway is built.

Caledon

- The growth allocated to Caledon will require a greenfield expansion of 157 hectares (390 acres) by 2031. To accommodate growth from 2031 to 2041, approximately another 1,300 hectares (3,200 acres) will be needed. The locations for future growth will be determined through a municipal comprehensive review.

The growth forecasts and regional allocations will be reviewed every five years. This allows for the growth assumptions to be reviewed and adjustments to be made to the area municipal forecasts as required.

Health and the Built Environment Draft Regional Official Plan Policies

7.3 The Planning Process	
7.3.6.2.2	Replace “public health impact studies” with “ <i>health assessment</i> ”
7.4 Healthy Communities and the Built Environment (a new section after 7.3 and before current 7.4)	
Introduction	<p>The Region of Peel is committed to creating <i>healthy communities</i>. A <i>healthy community</i> is pedestrian-friendly, transit-supportive and enables and encourages physical activity through <i>active transportation</i>. <i>Active transportation</i> is greatly impacted by the following interconnected elements of the built environment: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics, and Parking. Standards for these elements are further defined in the <i>Health Background Study Framework</i>.</p> <p>In partnership, the Region and area municipalities will:</p> <ul style="list-style-type: none"> - Incorporate health considerations into the planning and development review process through the requirement for a <i>health assessment</i> when triggered - Develop and apply the <i>Health Background Study Framework</i> implementation plan to operationalize in the local context.
7.4.1	Objective: To create supportive built environments that facilitate physical activity and optimize the health promoting potential of communities.
7.4.2	Policies: It is the policy of <i>Regional Council</i> to:
7.4.2.1	Approve the <i>Health Background Study Framework</i> that supports the implementation of the policies in this plan. The <i>Health Background Study Framework</i> contains standards for the evaluation of <i>development</i> based on built environment characteristics supportive of <i>active transportation</i> .
7.4.2.2	Direct area municipalities to incorporate policies in their official plans that endorse and align with the <i>Health Background Study Framework</i> .
7.4.2.3	Ensure relevant Regional policies, plans and bylaws integrate the <i>Health Background Study Framework</i> elements, to optimize the health promoting potential of such documents.
7.4.2.4	Direct area municipalities to integrate the <i>Health Background Study Framework</i> elements into municipally initiated planning instruments to optimize the health promoting potential of such documents.
7.4.2.5	Direct area municipalities to incorporate a policy in their respective Official Plans to require a <i>health assessment</i> as part of a complete application for planning and development proposals.
7.4.2.6	Ensure <i>health assessments</i> be completed to the satisfaction of the area municipalities in consultation with the Region.
7.4.2.7	Ensure regional and municipal staff conduct <i>health assessment</i> on regionally or municipally developed, owned and operated public buildings, public squares and open space project applications.
Glossary	
<i>Health Background Study Framework</i>	<p>Add a new definition:</p> <p><i>Health Background Study Framework</i>: a tool for municipalities to integrate considerations of health impacts into the land use development approvals process.</p>
<i>health background study</i>	<p>Add a new definition:</p> <p><i>Health Background Study</i>: an assessment that evaluates the extent to which a proposed development contributes to a built environment that encourages and enables physical activity through opportunities for active transportation.</p>
<i>health assessment</i>	<p>Add a new definition:</p> <p><i>Health Assessment</i>: screening criterion applied to determine if a subsequent <i>health background study</i> is necessary as part of a complete application</p>

March 14, 2014