



The City of
Mississauga

1110 LORNE PARK ROAD
PLANNING JUSTIFICATION REPORT
ZONING BY-LAW & OFFICIAL PLAN AMENDMENT

April 2019



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1 Introduction

The owner of the subject lands, Jacan Construction Ltd., has submitted applications to facilitate a low density residential development on the subject lands. The proposed development will consist of a total of seven (7) street townhouse (freehold) dwelling units in a single townhouse building; each of which will have their own lot fronting onto Albertson Crescent and Bramblewood Lane. Two parking spaces will be provided for each unit, one in the attached garage, and another in the provided driveway.

The subject lands are an irregular corner lot with an approximate area of 1,414 square metres with frontage onto three public rights-of-way. The subject lands have ± 37.38 metres of frontage along Lorne Park Road; ± 43.97 metres of frontage on Albertson Crescent; and ± 27.57 metres of frontage along Bramblewood Lane. The lands municipally known as 1110 Lorne Park Road, Mississauga; and are legally described Lot 13, Plan 431, save and except for Part 1 on Reference Plan 43R-3437. Please refer to the Topographic Survey attached hereto as Appendix A for the extent of the subject lands. The individual lots will be created via municipal consent (severance) applications following the approval of the concurrently submitted Zoning By-law and Official Plan Amendment Applications.

The subject lands were subject to a previously approved development application, which served to amend the Mississauga Official Plan and Zoning By-law 0225-2007. The previously approved *Planning Act* applications functioned to implement a 500 m² office building with a maximum building height of 9.5 metres and a maximum floor space index (FSI) of 0.35. The proposed development also contained ± 14 surface parking spaces. The approved amending By-law (0212-2012) implemented Special Exception "O-14", which contained a schedule that establishes lot standards and regulations. Please refer to Schedule O-14, Map 09, attached hereto as Appendix B.

The proposed Zoning By-law Amendment would simply serve to redevelop the lands in a manner that is consistent with and conforming to Provincial land use planning policy direction and that is compatible with the surrounding neighbourhood.

This Planning Justification Report forms part of the complete submission under the *Planning Act*, along with several supporting technical studies and reports, which have been prepared to satisfy the Application for Rezoning, Official Plan Amendment, and/or Subdivision Submission Requirement Checklist, dated January 25th, 2017. This checklist is concurrently submitted.

Sections 2 and 3 of this report discusses the subject lands and the proposed development, while Section 4 outlines how this proposal relates to applicable provincial and local level land use planning policy instruments and applicable municipal zoning. Section 5 discusses the concurrently submitted technical reports/studies and how they relate to the proposed development, while Section 7 describes the statutorily required Public Consultation Strategy for the subject submission. Finally, the report then concludes with a recommendation for the approval of the proposed Official Plan and Zoning By-law Amendments.



2 Description of Subject Lands & Surrounding Neighbourhood

The subject lands are an irregular corner lot with an approximate area of 1,414 square metres with frontage onto three public rights-of-way. The subject lands have ± 37.38 metres of frontage along Lorne Park Road; ± 43.97 metres of frontage on Albertson Crescent; and ± 27.57 metres of frontage along Bramblewood. The lands municipally known as 1110 Lorne Park Road, Mississauga; and are legally described Lot 13, Plan 431, save and except for Part 1 on Reference Plan 43R-3437. Please refer to Figure 1 and 2 below, which identify the subject lands and the surrounding neighbourhood context (subject lands highlighted in red).

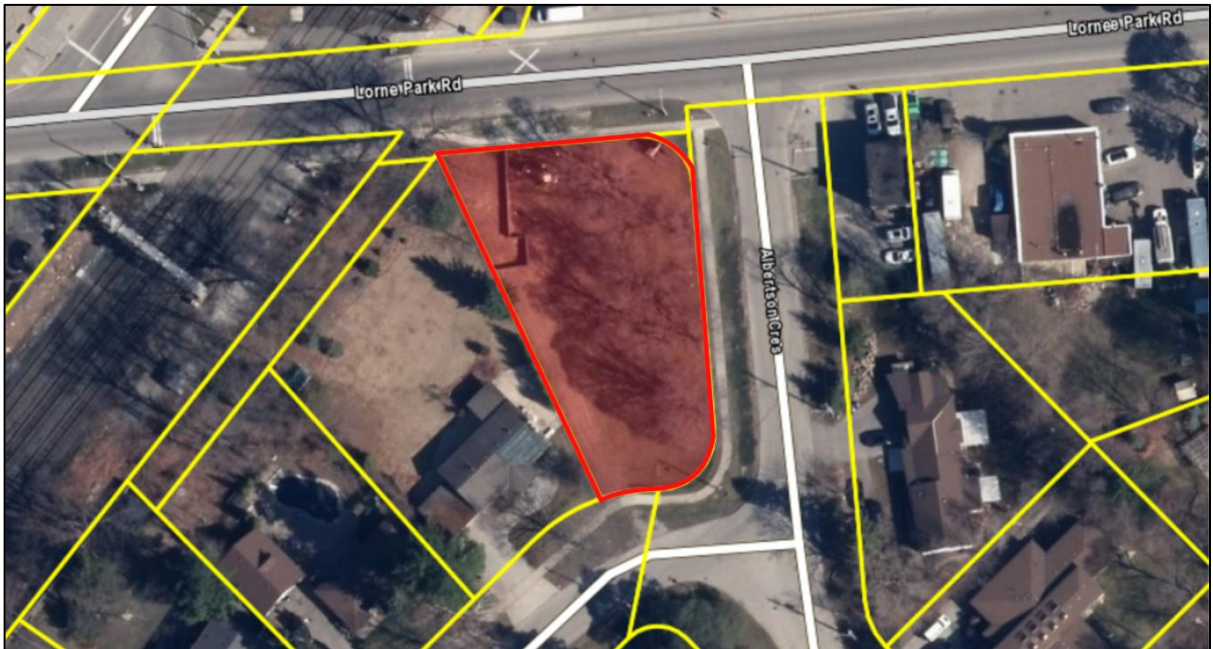


Figure 1: Subject Lands

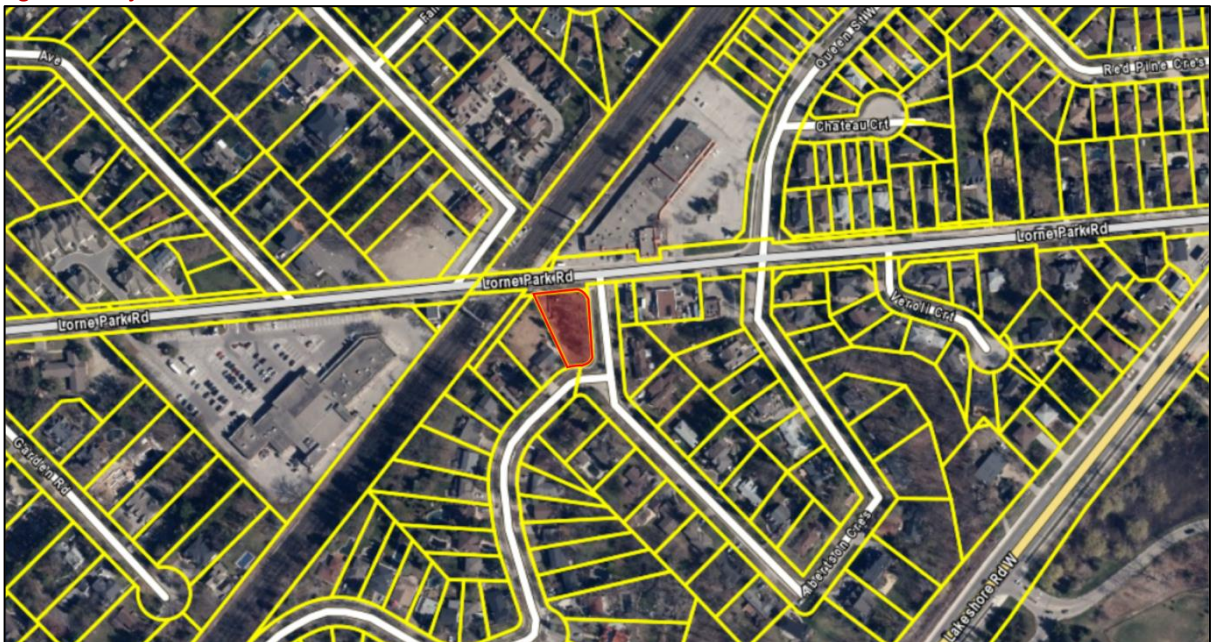


Figure 2: Surrounding Lands



Lorne Park Road is deemed a Minor Collector on Schedule 5 – Long Term Road Network within the City's Official Plan. Both Albertson Crescent and Bramblewood Lane are classified as Local Roads within the Mississauga Official Plan. The current ROW width of Lorne Park Road is ± 23.5 metres. According to the Official Plan, R.O.W. for Minor Collectors will be 20m – 26m (Table 8-3). It is therefore not anticipated that a further road widening be required along Lorne Park Road. Furthermore, no road widenings are anticipated along Albertson Crescent or Bramblewood Lane; as they comply with the 20m maximum established in Table 8-4. A daylight triangle was previously conveyed to the City (Part 1 on Reference Plan 43R-3437), no further dedication for a daylight triangle is anticipated.

The subject lands are serviced by transit. Transit Route #14 and 14A runs along a portion of Lorne Park Road ± 900 metres from the subject lands, and provides east/west service Truscott Drive and Indian Line. Additionally, Route #23 runs along Lakeshore Road West approximately ± 500 metres to the east of the subject lands. Route #23 also connects directly with the Clarkson Transit Terminal (12 minute bus ride), which is directly connected to the Clarkson Go Station, which is located on the Lakeshore West Go Transit Line. This line provides Go service to Downtown Toronto (east) and Hamilton (west), with transfer opportunities to access the broader GTHA and beyond. The following transit stops are in close proximity to the subject lands:

1. Lakeshore Road at Lorne Park Road (Route 14): ± 500 metres away.
2. Lorne Park Road at Truscott Drive (Route 23): ± 950 metres away.

Other notable transportation infrastructure includes the Queen Elizabeth Way, a restricted access highway approximately ± 1.9 kilometres to the north of the subject lands, which can be accessed via Lorne Park Road and Indian Road.

The subject lands are well serviced by active transportation infrastructure. The portion of Lorne Park Road, on which the subject lands front is identified as a signed on-street bike route (shared). This signed on-street bike route connects with a network of other cycling infrastructure; including a bicycle lane further north along Lorne Park Road and a multi-use path along Lakeshore Road West, which is part of the Great Lakes Waterfront Trail System.

There is a diversity of surrounding lands uses, including the following:

North: To the north of the subject lands is a variety of commercial uses directly to the north along the north side of Lorne Park Road, and low density residential uses further north consisting of predominantly single detached residential. To the northwest of the subject lands (1139 Lorne Park Road), there is currently a Site Plan Application submitted to facilitate the development of a 3 storey mixed use building containing 12 residential dwelling units and 520 square metres of retail/office uses.

East: Adjacent to the east are commercial uses, including a salon, restaurant, and an automotive repair shop. Further to the east are predominantly low density residential uses, consisting of single family detached dwellings.

South: The lands to the south of the subject lands are predominantly low density residential uses consisting of single family detached dwellings. Further to the southeast is the Jack Darling



Memorial Park, which contains many recreational amenities such as tennis courts, a splash pad, picnic area, playground equipment, and more.

West: The lands abutting to the west consist of a single family detached dwelling that fronts onto Bramblewood Lane. Also to the immediate west is an active railway line. Beyond the railway line, there is a small commercial plaza and an existing semi-detached and townhouse development at 1193 Lorne Park Road, on the north side of Lorne Park Road, approximately ±250 metres from the subject lands.

There are no Natural Heritage features identified as being on the subject lands on Schedule 3 – Natural Heritage Systems of the Mississauga Official Plan. The subject lands are also located outside of the Regulated Area of the Credit Valley Conservation Authority. There are several mature trees on and adjacent to the site, please refer to the concurrently submitted Arborist Report and Tree Preservation Plan for more details.

3 Current Proposal

Official Plan and Zoning By-law Amendment applications are submitted, as follows:

- 1) To amend the Mississauga Official Plan by redesignating the subject lands from “Office” to “Residential Medium Density”, in order to permit the proposed townhouse use.
- 2) To amend the City of Mississauga Zoning By-law No. 0225-2007 by rezoning the subject lands from the “O-14” (Office, Exception) Zone, to a site specific “RM5-XX” (Street Townhouse Dwelling) Zone, modified, that will permit the proposed uses, development regulations and lot standards.

The proposal consists of developing the currently vacant lot to accommodate a total of seven (7) street townhouse (freehold) dwelling units in a single townhouse building; each of which will have their own lot fronting onto either Albertson Crescent or Bramblewood Drive. Two parking spaces will be provided for each unit, one in the attached garage, and another in the driveway. Vehicular access for the northernmost unit will be provided off of Lorne Park Road via a rear access garage. The individual lots will be created through future severance applications, and the lands will be subject to Site Plan Control. Please refer to the Architectural Plans for the proposed development attached hereto as Appendix C for more details. Please refer to the below table for the proposed densities on the subject lands.

Table 1: Net Residential Density of Proposed Development

Designation	Area	Dwelling Units	Density (uph)	GFA	FSI
Neighbourhoods	1414.2 m ²	7	49.50	1,459 m ²	1.03

The proposed street townhouse units will be 3 storeys in height; with an approximate unit width of ± 6 metres, and an approximate height of ±9.25 metres. The façade for the proposed townhouse



units will be primarily clad with brick and stone, which is consistent with existing development in the area.

As part of a complete application under the *Planning Act* and in support of the proposed development, a number of technical reports and studies were prepared. The following reports and studies were prepared, in accordance with direction received through the January 25th 2017 Rezoning, Official Plan Amendment and Plan of Subdivision Checklist:

2. A Planning Justification Report (This Report)
2. A Shadow Study
3. An Acoustical Feasibility Study
4. An Arborist Report
5. A Tree Protection Plan
6. A Stormwater Management Plan
7. A Functional Servicing Report
8. A Phase 1 Environmental Report
9. An Archaeological Assessment
10. A Lighting Plan

How the above technical studies/reports relate to the proposed development will be discussed in greater detail in Section 5 later herein.

4 Planning Policy Framework

The following land use planning policy and zoning instruments are considered in this Section:

- Provincial Policy Statement, 2014;
- Growth Plan for the Greater Golden Horseshoe, 2017;
- Peel Region Official Plan (December, 2016 Consolidation); and,
- The City of Mississauga Official Plan (August, 2018 Consolidation).
- City of Mississauga Zoning By-law 0225-2007 (in effect)

4.1 Provincial Policy Statement (2014)

The current Provincial Policy Statement (PPS) came into effect on April 30, 2014. The principles of the PPS are about managing change and promoting efficient, cost-effective development and land use patterns, which stimulate economic growth and protect the environment and public health. The intention of the submitted applications and related plans, reports, studies, etc., is to implement a form of residential intensification for the subject lands that is consistent with the directions established within the PPS. The proposed development is considered intensification under the PPS.

The proposed development is considered appropriate and desirable intensification under the Provincial Policy Statement. The proposed development makes efficient use of land and promotes active, healthy lifestyles. The proposed development is a form of desirable and appropriate



intensification that will help support the vitality of nearby public transit infrastructure, while also optimizing existing municipal stormwater, sanitary and water services.

Section 1.1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use patterns. The following policies are related to managing and directing land use to achieve healthy, liveable and safe communities; and confirm the appropriateness of the proposed development:

Pol. 1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The proposed development is a compact form of residential development that contributes to the range and mix of residential dwelling types and promotes efficient use of infrastructure and development patterns that minimize land consumption. The proposed development has also taken measures to ensure that the proposed development will not result in any public health or environmental concerns. The proposed development also takes into consideration the impacts of a changing climate by locating increased residential densities in close proximity to existing transit, active transportation corridors and commercial amenities, which will provide future residents with easy access to public transit, active transportation infrastructure, and commercial amenities.

The subject lands are within a settlement area as prescribed in the PPS. Lands that are within settlement areas shall be the focus of development and growth. The proposed increased residential density will contribute to increasing public health and safety by providing an increased opportunity for passive surveillance and eyes on the street. In addition, adverse impacts to air quality and climate change will be minimized by locating the proposed development in close proximity to a



plethora of alternative transportation infrastructure. The following PPS policies relate to development in settlement areas, which are relevant to the proposed development and confirm its appropriateness:

Pol. 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted

Pol. 1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 1. efficiently use land and resources;*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- 4. support active transportation;*
- 5. are transit-supportive, where transit is planned, exists or may be developed;*

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Pol.1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Pol.1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Pol. 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4 of the PPS contains policies related to the adequate provision of the appropriate range and mix of housing. The proposed development incorporates a type of housing that is appropriate for the area, at densities that are in line with other recent development in the area. The proposed development will also help provide a supply of more affordable housing to the area, as street townhouses are typically more affordable than alternative housing types (single detached, semi-



detached) . The following housing related policies are applicable to the proposed development and confirm its appropriateness:

Pol. 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and*
- 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.6 of the PPS contains policies related to infrastructure and public service facilities. As demonstrated in the concurrently submitted Functional Servicing Report, the proposed development will be fully municipally serviced, and can be supported by the existing municipal infrastructure installed in Albertson Crescent, Bramblewood Lane, and Lorne Park Road; making it an efficient use of municipal services and infrastructure. The proposed development also serves to increase the viability of the existing transit infrastructure through intensification in close proximity to a transit corridor. The following policies related to infrastructure apply:

Pol. 1.6.3 Before consideration is given to developing new infrastructure and public service facilities:

a) the use of existing infrastructure and public service facilities should be optimized;

Pol.1.6.6.1 Planning for sewage and water services shall:



- a) *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
 - 1. *municipal sewage services and municipal water services;*
 - b) *ensure that these systems are provided in a manner that:*
 - 2. *is feasible, financially viable and complies with all regulatory requirements;*
 - d) *integrate servicing and land use considerations at all stages of the planning process; and*
 - e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.*
- Pol. 1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*
- Pol. 1.6.7.2 *Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*
- Pol. 1.6.7.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

Section 1.8 of the PPS focuses on policies related to energy conservation, air quality and climate change. The proposed development supports alternative and active modes of transportation, and is located within a relatively close proximity to commercial amenities and areas of employment; which can help reduce the number of personal automobile trips and single occupancy vehicle trips.

- Pol. 1.8.1 *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:*
- a) *promote compact form and a structure of nodes and corridors;*
 - b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
 - e) *improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*



The proposed development has been evaluated with respect to PPS Subsections, 1.5 (Public Spaces, Recreation, Parks, Trails and Open Space), 1.7 (Long-Term Economic Prosperity), Section 2 (Wise Use and Management of Resources) and Section 3.0 (Protecting Public Health and Safety); however, these sections were not considered directly pertinent for the purposes of this report. The proposed development is an appropriate example of intensification and is encouraged and supported by the relevant policies of the PPS. The proposed development is consistent with the applicable policies of the Provincial Policy Statement (2014).

4.2 Growth Plan for the Greater Golden Horseshoe (2017)

In May of 2017, the Ministry of Municipal Affairs and Housing, of the Ontario Government, released a revised Growth Plan for the Greater Golden Horseshoe, with updated content. This document was a result of the Province's Co-ordinated Land Use Planning Review and came into force and effect on July 1st, 2017, and will hereinafter be referred to as the "Growth Plan".

The Growth Plan builds on the previous Growth Plan (2006) in its direction to curb urban sprawl, promote transit-supportive densities, and reduce opportunities to expand settlement area boundaries. The major focus of the Growth Plan is to direct new development within the urban settlement boundary at densities that support existing and planned transit, and to encourage "an *intensification* first approach to development and city-building in the GGH...". The proposed development is an ideal example of compatible residential intensification, and development that contributes to the creation of complete communities, in line with the continuing Growth Plan policy direction.

Approval of the proposed development will contribute to the implementation of the Guiding Principles of the Growth Plan as the proposed development will:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.*
- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.*

The subject lands represent an appropriate and desirable form of residential intensification. The proposed townhouse development is appropriate form residential intensification and is located at the periphery of the neighbourhood fronting onto a collector road. This intensification will also assist the City in reaching its intensification goals, as laid out in the Peel Region Official Plan (Section 5.5.3), in conformity with the Growth Plan. The development largely contributes to the creation of



complete communities in accordance with Policy 2.2.1.4 (below), consistent with the general policy direction of the Growth Plan.

Section 2 of the Growth Plan provides direction for municipalities related to where and how to accommodate growth. The following policies are applicable:

Pol. 2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

a) the vast majority of growth will be directed to settlement areas that:

- I. have a delineated built boundary;*
- II. have existing or planned municipal water and wastewater systems; and,*
- III. can support the achievement of complete communities;*

c) within settlement areas, growth will be focused in:

- I. delineated built-up areas;*
- II. strategic growth areas;*
- III. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned.*

d) development will be directed to settlement areas;

e) development will be generally directed away from hazardous lands.

Pol. 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

d) expand convenient access to:

i) a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;

The proposed development is within an established settlement area and is located in an area where there is existing transit and active transportation infrastructure. In addition, the proposed



development contributes to the mix of housing types in the area to help accommodate people at all stages in life. The convenient access to active transportation infrastructure (bike lanes), will promote residents to consider trips via bicycle. This will ensure that future residents are provided with multiple transportation options, and alternatives to the personal automobile.

Section 2.2.2 of the Growth Plan contains policies that speak to general intensification within the delineated built-up areas of municipalities. The subject lands are located in the “Built-up Area” as indicated on the Growth Plan Schedule 4 – Urban Growth Centres. The proposed development is a form of residential intensification along an existing Collector Road, and therefore, the following policies are applicable:

- Pol. 2.2.2.1 By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper- or single-tier municipality within the delineated built-up area.*
- Pol. 2.2.2.2 By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.*
- Pol. 2.2.2.4 All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*
- a) encourage intensification generally to achieve the desired urban structure;*
 - b) identify the appropriate type and scale of development and transition of built form to adjacent areas;*
 - c) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
 - d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
 - e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
 - f) be implemented through official plan policies and designations, updated zoning and other supporting documents.*

The language in this Section of the Growth Plan emphasizes the importance of ensuring existing land inventory is built upon sustainably, and intensification is a way to accomplish this goal. The proposed development is a form of intensification of an appropriate scale and built form that is considerate of, and complementary to surrounding buildings and uses. Please refer to the concurrently submitted Site Plan, Elevations and Shadow Study for more details related to neighbourhood compatibility.



The proposed development conforms to, and is supported by, the general intensification policies of the Growth Plan. Further, the proposed development will assist the City in reaching its intensification target, per Policy 2.2.2.1 of the Growth Plan, above.

Sections 3 and 4 of the Growth Plan largely provides policy direction to planning authorities, including upper tier municipalities, conservation authorities, and relevant Provincial Ministries, in relation to infrastructure, and cultural and natural heritage. The proposed development has been evaluated in these respects in the studies and reports submitted in conjunction with the subject application, as required by the City through the Rezoning, Official Plan Amendment, and/or Subdivision Submission Requirement Checklist.

The proposed development conforms to the policies of the Growth Plan, particularly in relation to its compact built form, transit-supportive nature, and its contribution to the intensification of the built-up area of the City of Mississauga. Intensification such as this in the built-up area will enable the City to meet the increased minimum intensification target (40 per cent to 60 per cent) implemented through the latest iteration of the Growth Plan (2017). Municipalities will need to accommodate significantly more growth through intensification in the built-up areas to meet these density targets; the proposed development will assist the City in achieving those goals. A major focus of the Growth Plan is to encourage new development to occur within the built-up settlement boundary at appropriate densities. The proposed development conforms to the policies of the Growth Plan, as it is a compatible form of residential intensification within the urban boundary.

4.3 Region of Peel Official Plan (December, 2016 Consolidation)

The Peel Region Official Plan (PROP) is a guiding document, “which provides Regional Council with a long-term policy framework for decision making. It sets the Regional context for more detailed planning by protecting the environment, managing resources and directing growth and sets the basis for providing Regional services in an efficient and effective manner” (Region of Peel Official Plan, pg. iii). The following section provides an analysis of the applicable policies of the PROP when evaluated against the proposed development.

The subject lands are identified as being part of the “Urban System” on *Schedule D – Regional Structure* of the PROP. PROP Chapter 5 contains the policies relating to the Regional Structure. Section 5.3 of the PROP contains the policies related to lands identified as “Urban System” on *Schedule D - Regional Structure*. The Urban System “is composed of a variety of communities that contain diverse living, working and cultural opportunities” (PROP, pg. 105). The following general objectives are applicable to the proposed development:

Pol. 5.3.1.1 *To conserve the environmental and resource attributes of the region.*

Pol. 5.3.1.2 *To achieve sustainable development within the Urban System*



- Pol. 5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.*
- Pol. 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.*
- Pol. 5.3.1.5 To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.*
- Pol.5.3.1.6 To promote crime prevention and improvement in the quality of life*
- Pol. 5.3.1.7 To recognize the integrity and physical characteristics of existing communities in Peel.*
- Pol. 5.3.1.8 To provide for the needs of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age.*

As previously mentioned herein, the proposed development is a form of intensified and compact residential development that efficiently uses land, while contributing to creating a pedestrian friendly, transit-supportive and more complete community. The proposed development accomplishes this while also recognizing the integrity and physical characteristics of the surrounding neighbourhood, and by designing the proposed development to be compatible with same. The proposed townhouses are a more compact form of development than what is typical in the surrounding neighbourhood; however, the subject lands are located along the periphery of the neighbourhood with frontage on a collector road. The proposed development will also add to the range and mix of residential dwelling types, which will accommodate the changing age structure by providing a more affordable housing type that will better accommodate young families and smaller household sizes.

Section 5.3.2 contains the general policies for Peel Region's Urban System. The following policies are applicable to the proposed development:

- Pol. 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.*
- Pol. 5.3.2.3 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of*



compact forms of urban development and redevelopment.

Pol. 5.3.2.6 Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:

- a) support the Urban System objectives and policies in this Plan;*
- b) support pedestrian-friendly and transit-supportive urban development;*
- c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and*
- d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.*

As previously mentioned herein, the proposed development is within the Urban System and efficiently uses existing municipal infrastructure and services. The proposed development is also pedestrian-friendly and transit-supportive, as it is located in proximity to existing municipal transit, with access to the regional Go Transit service. Further the proposed development is a compact form of development, which efficiently uses land, thereby serving to preserve the natural environment and heritage resources. The development of the subject lands also provides additional opportunities for passive surveillance of the public realm, which is a key principle of Crime Prevention Through Environmental Design. Based on the above analysis, the proposed development conforms to the relevant policies and objectives of the Region of Peel Official Plan.

4.4 City of Mississauga Official Plan (August, 2018 Consolidation)

The City of Mississauga Official Plan (MOP) was adopted by Mississauga City Council on September 19th, 2010. The version of the MOP used for this analysis was the August, 2018 office consolidation of the Official Plan. The Mississauga Official Plan “provides direction for the next stage of the City’s growth and articulates a vision for a future Mississauga through specific guidance for both the public and private sectors in the ongoing evolution of the City” (City of Mississauga Official Plan, Introduction 1 – 5).

4.4.1 Directing Growth

Chapter 5 of the MOP contains the policies that direct growth within the City and lays out the foundation for the City’s structure. Section 5.3 outlines the function of each element of the City’s Structure. The lands are identified as being within the “Neighbourhoods” element on Schedule 1 – Urban System of the MOP. “Neighbourhoods” are designed to accommodate the lowest densities and building heights and will focus on residential uses and associated services. Figure 5-5 of the MOP contains the height, population and employment ratio requirements for each element of the



City Structure. This table establishes a maximum building height of 4 storeys for development in the “Neighbourhoods” element. The development proposed for the subject lands is 3 storeys in height, and would therefore conform to this requirement. Please note that the subject lands are not located on a “Corridor” as described in Section 5.4 of the MOP.

Section 5.3.5 contains the policies that govern the “Neighbourhoods” City Structure element. The following policies are applicable to the proposed development:

- Pol. 5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.*
- Pol. 5.3.5.2 Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.*
- Pol. 5.3.5.3 Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.*
- Pol. 5.3.5.4 Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.*
- Pol. 5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.*
- Pol. 5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.*
- Pol. 5.3.5.7 Transportation planning within Neighbourhoods will give priority to active transportation modes.*

Section 9.2 of the MOP provides policy direction for the City Pattern of Mississauga and how each element should be developed. The subject lands are within the “Neighbourhoods” City Structure element and are therefore considered a non-intensification area. Section 9.2.2 of the MOP contains policies that regulate development in non-intensification areas (Neighbourhoods). The following policies are applicable to intensification within non-intensification areas (Neighbourhoods):

- Pol. 9.2.2.1 Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.*
- Pol. 9.2.2.2 Tall buildings will generally not be permitted.*



Pol. 9.2.2.3 While new development need not mirror existing development, new development in Neighbourhoods will:

- a. respect existing lotting patterns;*
- b. respect the continuity of front, rear and side yard setbacks;*
- c. respect the scale and character of the surrounding area;*
- d. minimize overshadowing and overlook on adjacent neighbours;*
- e. incorporate stormwater best management practices;*
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and*
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.*

Based on the above policy direction for development and intensification within the “Neighbourhoods” element of the City Structure, intensification is permitted within the “Neighbourhoods” element, but only where compatibility in built form and scale to surrounding development can be demonstrated. Intensification must also enhance the planned and existing development, and be consistent with the balance of the policies within the MOP. Compatibility can be achieved in terms of form and scale with surrounding development, as the proposed townhouse development is loaded towards Albertson Crescent to avoid any interface issues with the residential lands to the southwest. The development has also been designed to maintain a modest building height (9.25m) in order to be in keeping with the scale of recent development along Lorne Park Road. The concurrently submitted shadow study demonstrates that the shadow impacts imposed on the public realm and private amenity areas deviate only slightly from the City Standard. The No Impact Zone of the single detached dwelling to the southwest is shadowed for 2hrs and 43 minutes, 43 minutes longer than the acceptable criteria, albeit only a small portion ($\pm 6\%$ of area) of the NIZ is affected beyond the 2 hr standard. Please refer to the concurrently submitted Shadow Study for more information.

With respect the continuity of setbacks and respecting of existing lotting patterns, the proposed development is on a corner lot, and represents the only development on the west side of Albertson Crescent between Bramblewood Lane and Lorne Park Road. Accordingly, there are no established lotting patterns or yard setbacks along this portion of Albertson Crescent. Building materials that are consistent with those of existing development in the area are also being used in order to enhance compatibility with the existing character of the area. The proposed application also preserves the mature Red Oak along Lorne Park Road, which is an important natural heritage asset in the area. Further, the proposed development incorporates Low Impact Development principles in the stormwater management design, which are identified in the concurrently submitted Functional Servicing Report.



4.4.2 Complete Communities

Chapter 7 of the MOP contains policy direction with the intent of establishing more complete communities within the City. This policy direction is consistent with recent Growth Plan policy that emphasizes the importance of creating complete communities. The proposed development contributes to the creation of complete communities by implementing a form of compact development that reduces the dependence on the personal automobile, while also increasing the range and mix of housing available in the area, and maximizing the use of community infrastructure and services. Section 7.1 contains the general policies related to creating complete communities and the following are applicable to the proposed development:

Pol. 7.1.1 Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.

Pol. 7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will:

- a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;*
- b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;*
- c. encourage environments that foster incidental and recreational activity; and*
- d. encourage land use planning practices conducive to good public health.*

Pol. 7.1.6 Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.

Pol. 7.1.10 When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area

The proposed development conforms to the above policies related to complete communities as it will enhance the range and mix of housing types in the area, providing a more affordable housing type that can facilitate more opportunities for people of various socio-economic statuses and housing preferences to live and work in the City. The proposed development also incorporates a more compact form of development, in close proximity to transit and commercial/recreational amenities that will serve to reduce the travel needs of future residents. This can all be accomplished while recognizing and complementing the existing character of the Lorne Park neighbourhood and having regard for the surrounding built environment. This is accomplished through the incorporation of appropriate massing and setbacks, while also locating the development adjacent to a collector road at the periphery of the neighbourhood.



Section 7.2 of the MOP contains policies that speak to provision of suitable housing. As previously discussed herein, the proposed development contributes to the range and mix of housing options provided in the area. The following housing related policies are applicable to the proposed development:

- Pol. 7.2.1 Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.*
- Pol. 7.2.2 Mississauga will provide opportunities for:*
- a. the development of a range of housing choices in terms of type, tenure and price;*
 - b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and*
- Pol. 7.2.3 When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.*
- Pol. 7.2.4 Mississauga will ensure that the quality and quantity of the existing housing stock is maintained.*
- Pol. 7.2.5 The onus will be placed on the applicant/developer to address Provincial and Regional housing requirements.*
- Pol. 7.2.8 Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.*
- Pol. 7.2.9 The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.*

The proposed development conforms to the above policies as it provides a form of housing that maximizes the use of community infrastructure and engineering services, while also maintaining compatibility with the surrounding neighbourhood. The proposed development also contributes to creating a range of housing choices in terms of type, tenure and price; and the production of a variety of affordable dwelling types for the neighbourhood. How the proposed development conforms to the housing policies of the Province and the Region is discussed the relevant policy sections contained within Section 4 of this report. Furthermore, while the housing policies acknowledge that the provision of housing must meet the needs of young adults, older adults, and families within the Downtown, Major Nodes and Community Nodes; it is acknowledged that housing opportunities for these demographic groups should be provided throughout the City. Accordingly, the proposed development provides such an option.

4.4.3 Land Use Designation

As previously mentioned herein, the subject lands are designated “Office” on *Schedule 10 – Land Use Designations* of the City of Mississauga Official Plan. Please refer to Figure 3 below for an excerpt of same schedule. Section 11.2.7 of the MOP contains the policies that relate to The “Office” designation. The “Office” designation permits uses permitted in all designations in addition to major office; secondary office; and, accessory uses. Accessory uses within the “Office” designation are also generally limited to 20% of the total Gross Floor Area and all accessory uses are should be on the same lot and clearly be subordinate to the functioning of the permitted use.

The proposed residential land use (townhouse) is not permitted within the “Office” designation; therefore an Official Plan Amendment to a Residential Medium Density Designation to facilitate the proposed development would be required.

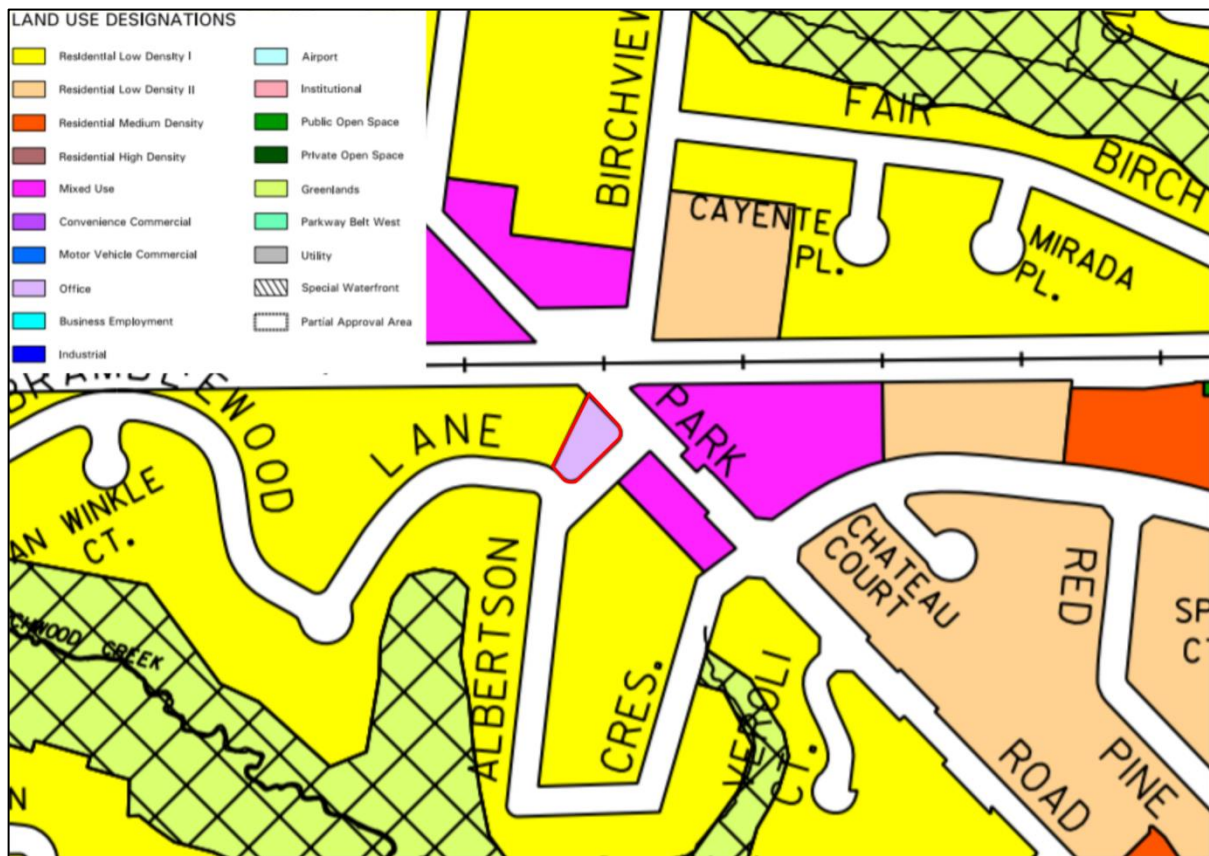


Figure 4: City of Mississauga Official Plan – Schedule 10 Land Use Designations (subject lands outlined in red)

It is important to note that the subject lands were previously designated as “Residential – Low Density I” within the former Mississauga Official Plan (May 5, 2003), prior to the redesignation of the lands to “Office” through Application OZ 08/015 W2. The proposed application simply serves to revert to a pre-existing residential land use, and propose an intensification of the site; which is consistent with Regional and Provincial policy direction.

The Residential Medium Density designation permits all forms of townhouse dwellings, and would therefore facilitate the proposed development. Lands within a residential designation that are subject to minimum and/or maximum FSI requirements are shown on the Character Area Maps in Chapters 12, 13, 14 and 16 of the MOP.

4.4.4 Clarkson-Lorne Park Neighbourhood Character Area

The subject lands fall within the Clarkson-Lorne Park Neighbourhood, the policies for which are contained within Section 16.5 of the MOP. There are no policies within Section 16.5 that apply an FSI (floor space index) to the development of the subject lands. The proposed development is currently considered “Office” within the Clarkson-Lorne Park Neighbourhood Character Area. Section 16.5 does not contain any policies that regulate office uses and therefore largely defers to the permission provided within Section 11 of the MOP. Please refer to Figure 4 below for the subject lands within the Clarkson-Lorne Park Neighbourhood Character Area.

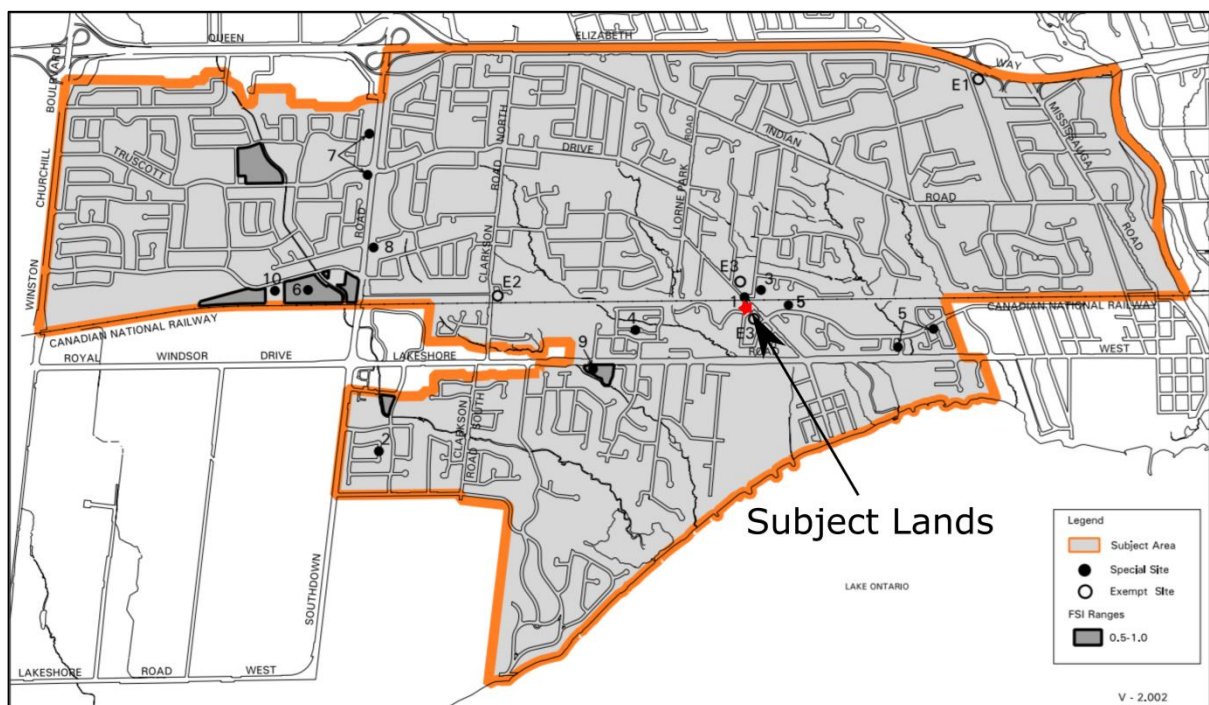


Figure 5: Map 16-5: Clarkson-Lorne Park Neighbourhood Character Area (subject lands shown in red)

The policies contained within Section 16.5 of the MOP largely serve to ensure that future development is compatible with and enhances the character of the Clarkson-Lorne neighbourhood by integrating with the existing established community and surrounding area. Section 16.5.1 of the MOP contains the Urban Design policies for the Clarkson-Lorne Park Neighbourhood Character Area, the following policies are applicable:



- Pol. 16.5.1.1 Developments should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area.*
- Pol. 16.5.1.2 Development should be designed to reflect and enhance the Clarkson Village Mixed Use area streetscape.*
- Pol. 16.5.1.3 The Clarkson Node, will be the focus of activity for the Character Area, combining residential uses, cultural activities, shopping, dining, commerce and recreation.*

The proposed development is considered compatible with and enhances the character of the Clarkson-Lorne Park Neighbourhood. This is accomplished through the proposed massing of the building, and proposed setbacks. The building is sited as close as possible to Albertson Crescent in order to avoid any overlook or shadowing impacts on the single detached residences to the west. Please refer to the concurrently submitted shadow study that demonstrates the proposed development generally satisfies the majority of the municipalities shadowing criteria. The proposed development also contributes to the diversity of the neighbourhood, by adding additional variety to the housing stock.

Section 16.5.2 contains the policies that govern land uses within the Clarkson-Lorne Park Neighbourhood Character Area. The proposed redesignation of the subject lands to a Residential Medium Density designation on Schedule 10 will facilitate the proposed development. The below policies are applicable:

- Pol. 16.5.2.4 Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouses.*

Based on the above, the proposed redesignation on Schedule 10 of the MOP will implement the proposed townhouse development.

Policy 16.5.3.1 requires that sites with mature trees be subject to the submission and review of a Tree Preservation Plan prior to consideration of a proposed development. A Tree Preservation Plan and Arborist Report have been prepared and submitted for review by the City as part of the complete application submission.

The subject lands are not identified within any of the Site Specific Policies for the Clarkson-Lorne Park Neighbourhood Character Area. Through the redesignation of the subject lands to the Residential Medium Density designation on Schedule 10 of the MOP, the proposed development will comply with the policies of the Clarkson-Lorne Park Neighbourhood Character Area.



4.4.5 Amendments to the Mississauga Official Plan

Section 19 of the MOP contains the implementation policies of the MOP. Section 19.5 of the MOP contains the criteria for site specific Official Plan Amendments. The following relevant policies establish these criteria:

Pol. 19.5.1 City Council will consider applications for site specific amendments to this Plan within the context of the policies and criteria set out throughout this Plan. The proponent of an official plan amendment will be required to submit satisfactory reports to demonstrate the rationale for the amendment; including, among other matters:

a. that the proposed redesignation would not adversely impact or destabilize the following:

- the achievement of the overall intent, goals, objectives, and policies of this Plan; and*
- the development or functioning of the remaining lands that have the same designation, or neighbouring lands; and*

b. that a municipal comprehensive review of land use designations or a five year review is not required;

c. that the lands are suitable for the proposed use, and a planning rationale with reference to the policies of this Plan, other applicable policies, and sound planning principles is provided, setting out the merits of the proposed amendment in comparison with the existing designation;

d. land use compatibility with the existing and future uses of surrounding lands; and

e. the adequacy of engineering services, community infrastructure and multi-modal transportation systems to support the proposed application.

As previously mentioned herein, the proposed development achieves the overall intent, goals, objectives, and policies of the relevant sections of the MOP. The proposed development also does not in any way inhibit the functioning of any of the surrounding lands. Further, the proposed development does not require a municipal comprehensive review or a five year official plan review in order to implement. As discussed in Section 4 above, the lands are suitable for the proposed use and the proposed redesignation has a strong planning rationale for how it meets the intent of the relevant policies of the MOP. Moreover, the proposed redesignation to a Residential Medium Density designation is more compatible with the surrounding neighbourhood than the existing Office designation that includes a significant surface parking component, which increases the opportunity for compatibility issues to arise with the surrounding low density residential development. Lastly, the adequacy of engineering services, community infrastructure, and multi-

modal transportation systems are confirmed through the above analysis and the concurrently submitted technical reports, which are further discussed in Section 5 herein.

Based on the above analysis, the proposed amendment to the Mississauga Official Plan to redesignate the subject lands as Residential Medium Density, meets the general intent of the relevant policies of the Mississauga Official Plan. This redesignation also represents a more appropriate and compatible land use designation than what currently exists on the subject lands (Office). Please refer to the Draft Official Plan Amendment attached hereto as Appendix D for more details.

4.5 City of Mississauga Zoning By-law 0225-2007 (in effect)

The subject lands are regulated by the City of Mississauga Zoning By-law 0225-2007 (site-specific By-law 0212-2012) and are zoned as “O-14” (Office, Modified). Please refer to Figure 5, below, for an excerpt of the applicable Zoning By-law mapping. The existing site specific Zoning on the subject lands permits only office uses. The “O-14” Zone was put in place on the subject lands to implement the corresponding redesignation of the lands to Office through application OZ 08/015 W2.

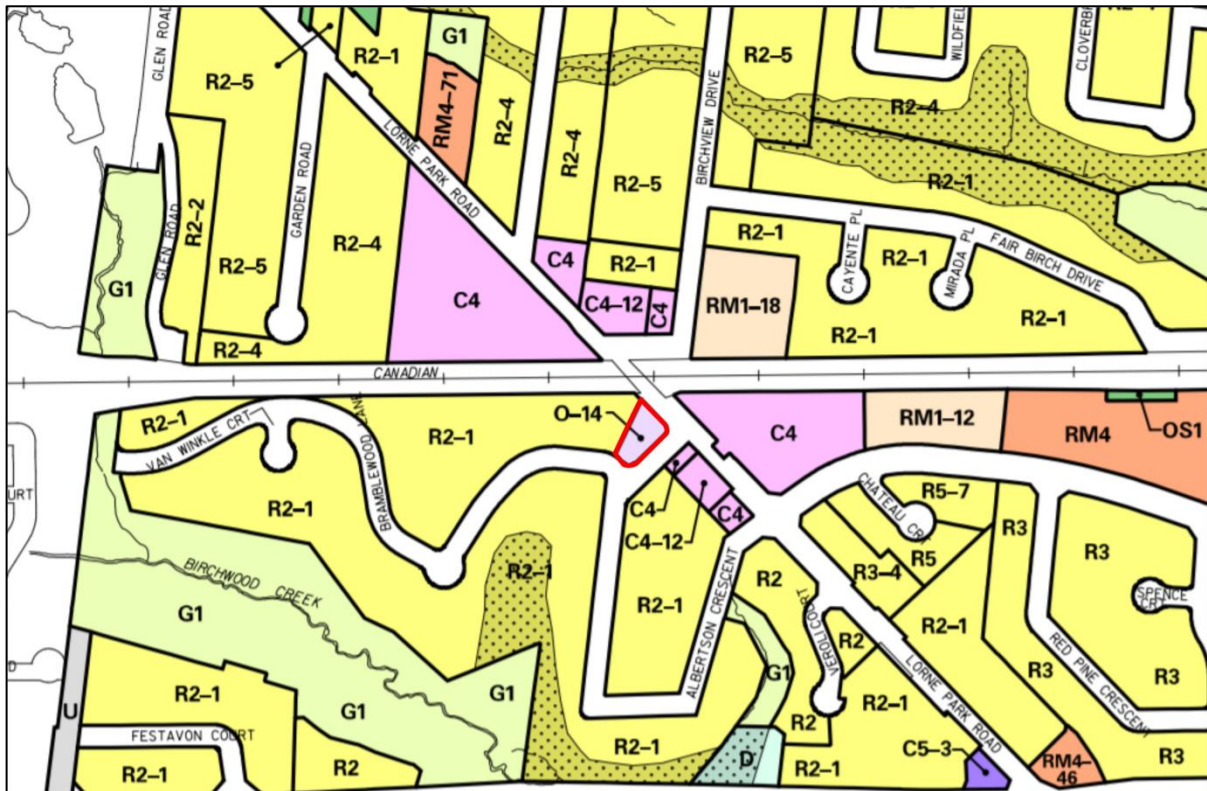


Figure 6: City of Mississauga Zoning Mapping

The existing “O-14” Zone does not permit the proposed townhouse residential land uses. Similar to the proposed MOP redesignation, a rezoning of the subject lands to reflect a site specific “RM5-XX” (Street Townhouse Dwelling) Zone, modified, is required in order to facilitate the proposed land use



and lot standards. Please refer to the concurrently submitted Draft Zoning By-law Amendment attached hereto as Appendix E for more details. Table 2, below, provides a comparison between the provisions of the base RM5 zone, and the lot standards of the proposed development.

Table 2: Zoning By-law Matrix

Street Townhouse Dwellings			
Regulation Type	Base "RM5" Zone	Proposed	Compliance
Permitted Uses	Street Townhouse	Street Townhouse	✓
Lot Area	200m ² Interior Lot 280 m ² Corner Lot	±144m ² ±252m ²	✗
Frontage	6.8m Interior Lot 9.8m Corner Lot	6m Interior Lot ±9.00m Corner Lot	✗
Front Yard	4.5m 6.0 m Garage Face	3.54m 6.0 m to garage	✗
Exterior Side Yard	4.5m	2.4m	✗
Interior Side Yard	0m Attached 1.5m Unattached 1.2m Unattached Garage	N/A	✓
Rear Yard	7.5 metres	±5.01 m	✗
Maximum Height	10.7 m and 3 storeys	±9.25m and 3 storeys	✓
Landscaped Area	25%	±45%	✓
Maximum GFA	0.75 Lot Area	1.04 Lot Area	✗
Attached Garage	Required	Required	✓
Parking Stall Size	2.6m X 5.2m	2.75m X 5.2m	✓
Parking Number	2 spaces per unit	2 spaces per unit	✓

Note: Site Statistics above are for information purposes only and area approximate and are subject to change as the development concept is refined.

A Zoning By-law Amendment in order to rezone the subject lands to an "RM5-XXX", Modified Zone is required in order to implement the proposed development concept. The site specific lot standards identified in Table 2, above, will also need to be incorporated into the amending by-law.

5 Review of Technical Studies

This section serves to provide a brief overview of the relevant technical documents that were required through consultation with the City. The recommendations provided within each of the respective technical reports are briefly discussed with reference to how they impact the proposed development.



5.1 Functional Servicing Report

A Functional Servicing Report was prepared by S. Llewellyn & Associates Ltd.; dated March, 2019. This Report assessed the feasibility of the proposed development from a sanitary, water and stormwater management servicing perspective. Based on the concurrently submitted report, the proposed development is feasible from a sanitary, water and stormwater management servicing perspective. The concurrently submitted Functional Servicing Report is supportive of the proposed development.

5.2 Archaeological Assessment

An Archaeological Assessment was completed on the subject lands by Detritus Consulting Ltd.; dated September, 2018. Per the report, the extents of the lands to be developed were evaluated and there were no significant finds or complications. Accordingly, the report recommends that no further archaeological assessment be required. This report has been submitted to the MOTCS for official clearance. The MOTCS Clearance Letter is concurrently submitted to City Staff for their files.

5.3 Shadow Study

A Shadow Study was prepared for the proposed development by Eugene Kuan Architect. It is worth noting that Shadow Studies are typically only required where a proposed building is greater than 10.7 metres in height; the proposed development has a height of ± 9.73 metres.

The Shadow Study states that the shadow impact on the No Impact Zone (NIZ) for the rear amenity area at 1221 Bramblewood Lane (west) is slightly above the acceptable criteria as outlined in the City's Standards for Shadow Studies. The NIZ is shadowed for 2hrs and 43 minutes, 43 minutes longer than the typical criteria, albeit only a small portion ($\pm 6\%$ of area) of the NIZ is affected beyond the 2 hr standard.

In addition to shadow impacts on private property, the Shadow Study also considers shadow impacts created by the proposed development on the public realm. The proposed development satisfies all criteria with respect the shadowing on the public realm save and except for 5:12pm on September 21st, when the boulevard opposite Albertson Crescent is shadowed. It should be noted that there are no sidewalks on the opposite side of Albertson Crescent, so the anticipated impact on the public realm is considered acceptable.

5.4 Noise and Vibration Study

A Noise and Vibration Study was prepared for the proposed development by HGC Engineering (April, 2019) and is concurrently submitted. The report puts forth a number of recommendations in order to mitigate any potential noise and vibration impacts on the proposed development, these include:

1. A 2.5m high crash wall is proposed along the west of the subject site.



2. Central air conditioning is required for all the townhouse units in the proposed development.
The location, installation and sound rating of the outdoor condensing units must be compliant with MECP Guideline NPC-300, as applicable.
3. Upgraded glazing constructions will be required for all the dwelling units in the development.
Further refinement of the glazing areas or fixed and sealed versus operable windows may be required to achieve the required STC for the glazing constructions. Masonry or brick exterior wall will be required for the exterior facades with exposure to the railway, as indicated in the elevation drawings provided.
4. Noise warning clauses to inform the occupants of the sound level excesses should be placed in the property and tenancy agreements and offers of purchase and sale. The affected townhouse units and appropriate warning clauses are shown in Table IX. Please refer to Table IX within the Report for more detail.

Please refer to the concurrently submitted report for more details on the recommended noise and vibration mitigation measures.

5.5 Arborist Report/ Tree Preservation Plan

An Arborist Report and Tree Preservation Plan have been prepared for the proposed development by SBK Landscape Architecture, and are concurrently submitted. The report concludes that a number of trees are to be removed, and that the majority of these trees are invasive, exotic trees that have naturalized within the vacant site. The mature Red Oak along Lorne Park Road is to be preserved as part of this plan and tree protection hoarding will be installed in accordance with City standards to ensure it is protected throughout construction. A permit to remove 13 trees will be required from the City prior to the removal of any trees. A subsequent arborist letter was prepared to clarify how the proposed crash wall will be implemented in order to preserve the mature Red Oak within the municipal right-of-way.

5.6 Phase I/II Environmental Site Assessment

A Phase I and II ESA were completed for the subject lands by Soil Probe Ltd. It is worth noting that these studies were completed in support of the previous Rezoning and Official Plan Amendment Applications. The study concluded that the chemical analysis results indicated that no significant environmental concerns were identified. Please refer to the concurrently submitted report(s) for more details.

6 Public Consultation Strategy

In accordance with Section 31.1 within Schedule 1 of “Ontario Regulation 545/06 Zoning By-laws, Holding By-laws and Interim Control By-laws”, and Section 26.1 within Schedule 1 of “Ontario



Regulation 543/06 Official Plans and Plan Amendments” “a proposed strategy for consulting with the public with respect to the application” is considered “prescribed information” to be provided as part of applications to amend a Zoning By-law or Official Plan. The following discusses the Public Consultation Strategy for this application.

In addition to the Statutory Public Meeting, as stipulated under the Planning Act, and the Recommendation Report Meeting, the applicant will be responsible for hosting a Community Meeting with respect to the submitted application, should the Ward Councillor choose not to hold one. This is consistent with the applicable clauses of Section 11 of the City’s ZBLA/OPA & DPS Application Form. Notice of the meeting will be provided to land owners within 120m of the subject lands, the applicable resident (neighbourhood) association, the Ward Councillor, and any relevant City Staff. A record of the written and verbal comments received from stakeholders at this meeting, and throughout the application process will be provided to City Staff for review. Any revisions to the development concept to address any feedback received will also be highlighted in correspondence with the City and the public. This meeting was held on January 16th, 2019 at the Clarkson Community Church.

Further, in accordance with Ontario Regulations 545/06 and 543/06 and Sections 22 and 34 of the *Planning Act*, land owners within 120 metres of the subject lands will receive notice that a Zoning By-law and Official Plan Amendment application has been received by the City and to inform them that the required public meeting has been scheduled. These notices will advise those circulated that information and materials relating to the proposed development is available for their review and will invite them to make comments and present their views prior to, and at the statutory public meeting.

We trust this Public Consultation Strategy is adequate and will satisfy the requisite Public Consultation Strategy submission for the proposed development. We look forward to further discussing the details within the Public Consultation Strategy with City Staff at the appropriate juncture.

7 Conclusions & Planning Opinion

The proposed development complies with, conforms to, and is consistent with the applicable planning documents, including the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017) and Peel Region Official Plan (December, 2016 Consolidation). The proposal also meets the general intent of the relevant policies of the Mississauga Official Plan, and the proposed amendment to implement the proposed development is considered appropriate. When considered jointly with the findings of the various technical studies submitted concurrently, the approval of the proposed amendment to the City of Mississauga Zoning By-law 0225-2007 and Mississauga Official Plan implements the general intent of the relevant Provincial land use policy structure and of the City of Mississauga Official Plan. The proposal represents good land use planning and should be approved. Furthermore, the proposed amendments represent a more

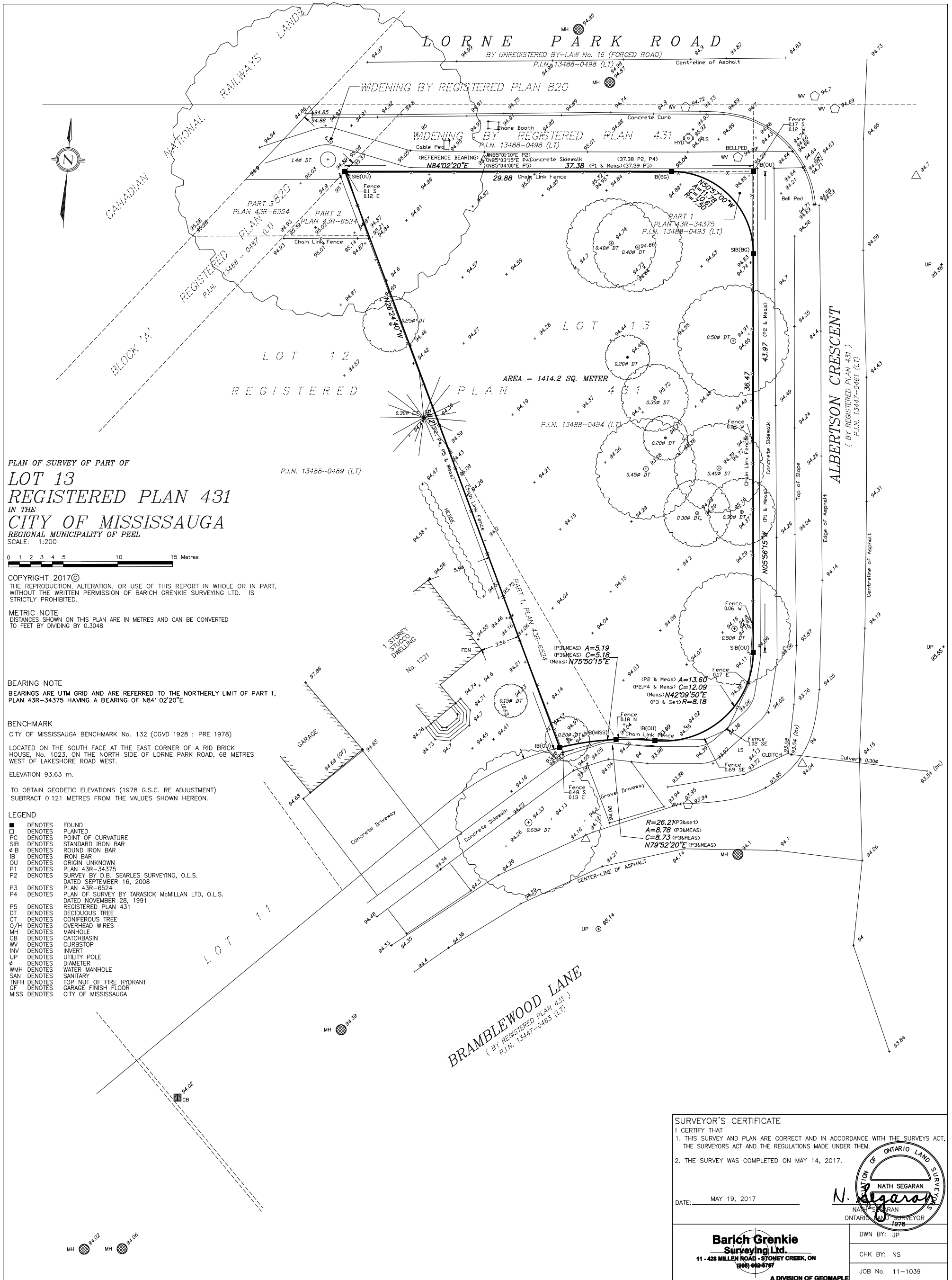


desirable and appropriate land use when compared with the existing office commercial permissions through the Zoning By-law and Official Plan on the subject lands.

Sincerely,

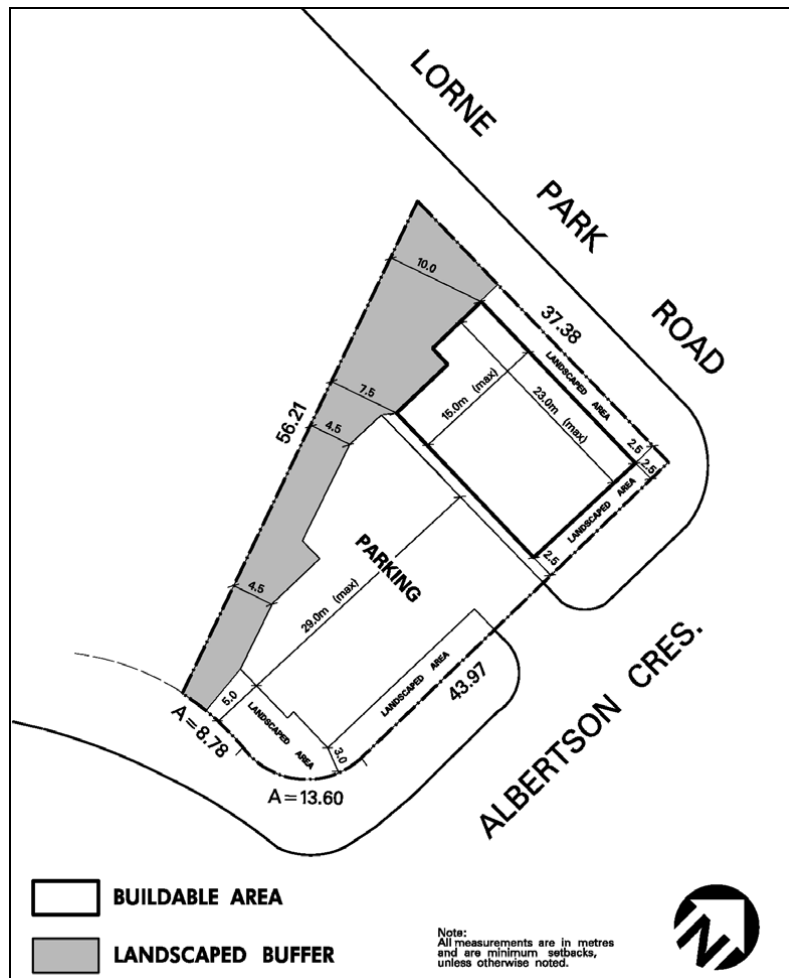
Franz Kloibhofer, MCIP, RPP
A. J. Clarke and Associates Ltd.

Appendix A Topographical Survey



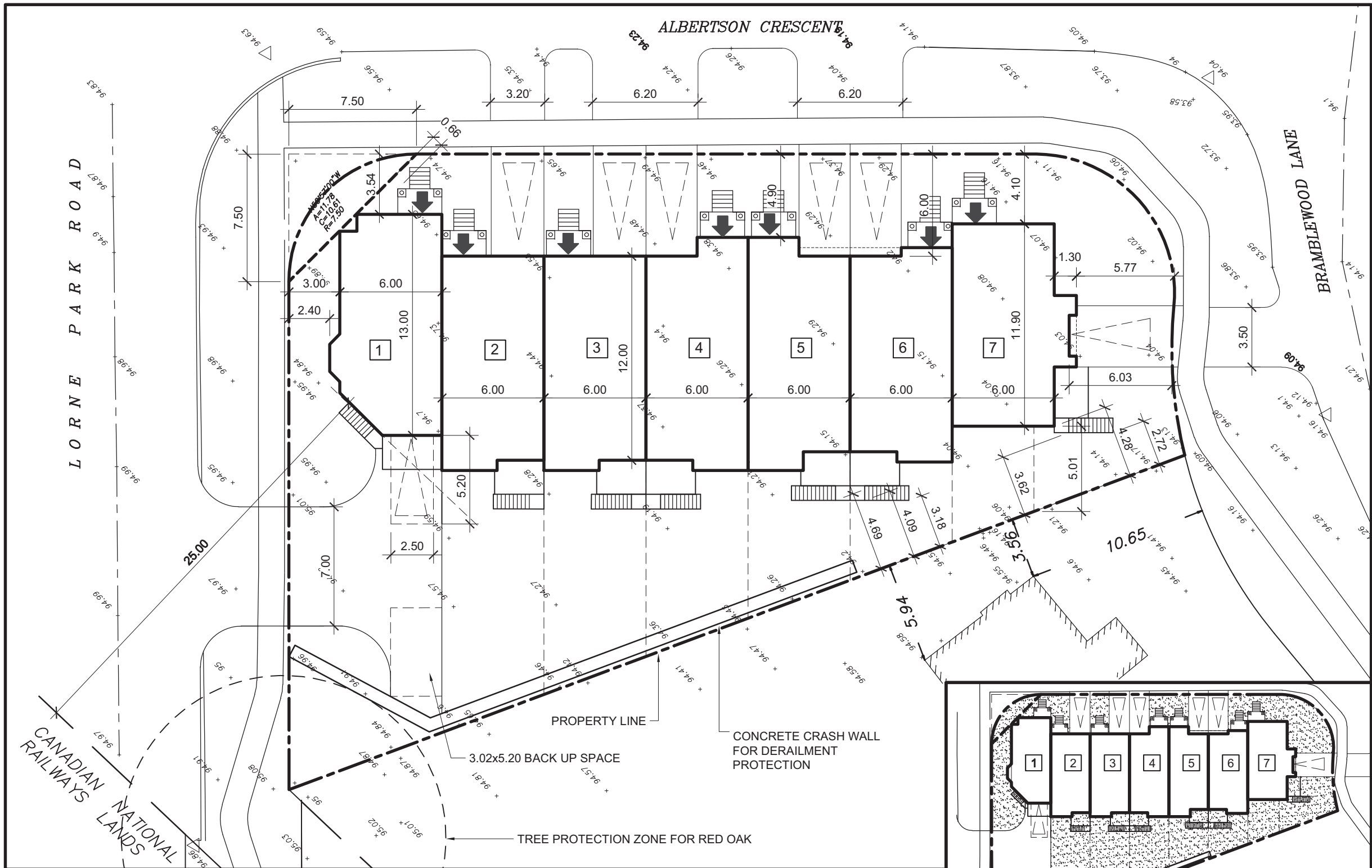
Appendix B Schedule O-14

5.2.2.14	Exception: O-14	Map # 09	By-law: 0212-2012
In an O-14 zone the applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Permitted Use			
5.2.2.14.1	Lands zoned O-14 shall only be used for the following:		
	(1) Office		
Regulations			
5.2.2.14.2	The provisions contained in Subsection 5.1.2 of this By-law shall not apply		
5.2.2.14.3	Maximum gross floor area - non-residential	500 m ²	
5.2.2.14.4	Maximum floor space index - non-residential	0.35	
5.2.2.14.5	Maximum building height	9.5 m and 2 storeys	
5.2.2.14.6	Minimum landscaped area	40% of the lot area	
5.2.2.14.7	Minimum number of parking spaces per 100 m ² gross floor area - non-residential	2.9	
5.2.2.14.8	Maximum number of parking spaces	14	
5.2.2.14.9	All site development plans shall comply with Schedule O-14 of this Exception		



Schedule O-14
Map 09

Appendix C Architectural Plans



1 SITE PLAN
A1 SC. 1:250

DRAWING INDEX

A1	SITE PLAN	A7	FLOOR PLANS
A2	1ST FLOOR LAYOUT	A8	FLOOR PLANS
A3	ROOF PLAN	A9	FLOOR PLANS
A4	FLOOR PLANS	A10	ELEVATIONS
A5	FLOOR PLANS	A11	ELEVATIONS, BUILDING SECTION
A6	FLOOR PLANS	A12	BUILDING SECTION

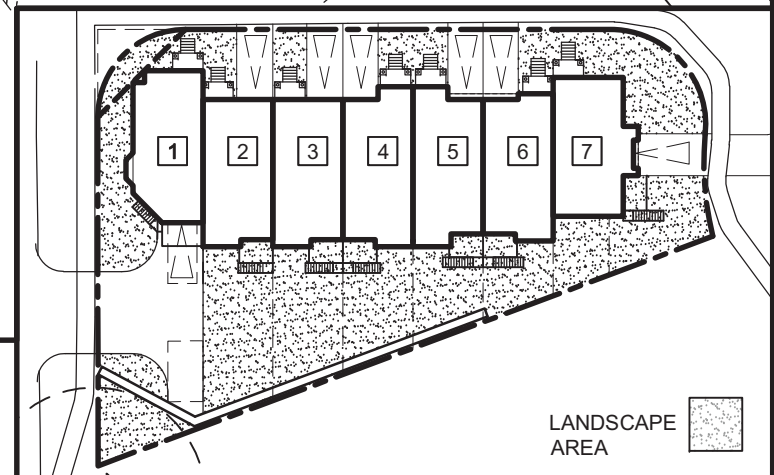
PROJECT DATA

PROPOSED 7 TOWNHOUSES	
LOT AREA	1413.3 M ²
COVERAGE	527.19 M ² 37.30%
LANDSCAPE	634.49 M ² 44.89%
TOTAL GFA	1,468 M ²

LOT AREA PER UNIT:

UNIT 1	308.75 M ²
UNIT 2	197.32 M ²
UNIT 3	183.87 M ²
UNIT 4	170.44 M ²
UNIT 5	156.99 M ²
UNIT 6	143.54 M ²
UNIT 7	252.39 M ²

NOTE: COVERAGE EXCLUDES FRONT PORCHES & BALCONIES



2 LANDSCAPING AREA
A1 NTS

NOTES AND REVISIONS		
1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	05/06/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018
4	REISSUED AS PER PLANNER'S COMMENTS	28/02/2019
5	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019
6	REISSUED AS PER PLANNER'S COMMENTS	03/04/2019

SEAL



PROJECT NORTH

eka

EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

SITE PLAN,
PROJECT DATA

SCALE

AS SHOWN

DRAWN

MD

DATE

MARCH 2017

CHECKED

EK

APPROVED

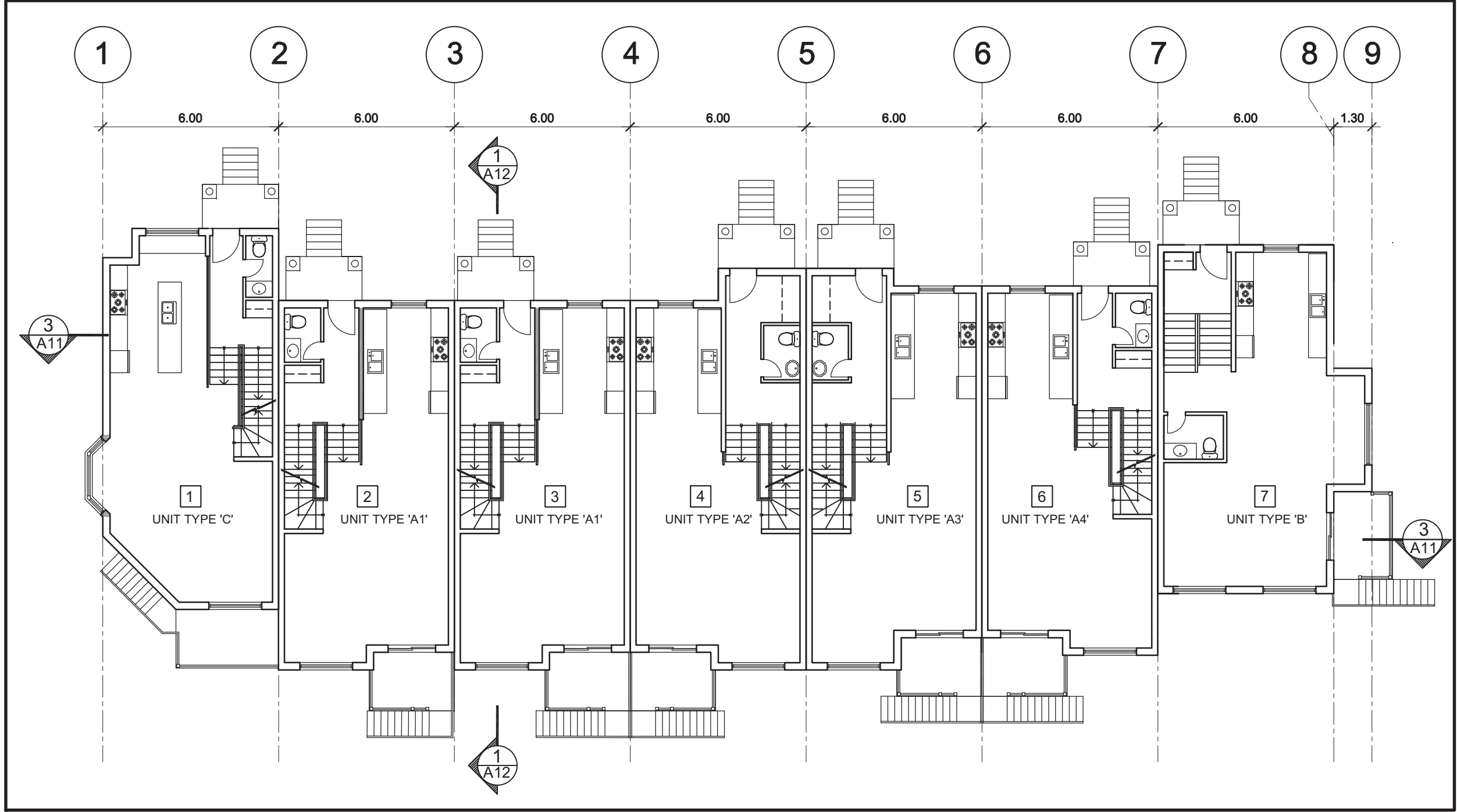
EK

PROJECT

1705

SHEET NO.

A1



1 1ST FLOOR LAYOUT
A2 SC. 1:150

NOTES AND REVISIONS

1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR PLANNING SUBMISSION	31/10/2018
3	REISSUED AS PER PLANNER'S COMMENTS	28/02/2019
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019

SEAL



PROJECT NORTH

eka

EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

1ST FLOOR LAYOUT

SCALE

AS SHOWN

DRAWN

MD

DATE

MARCH 2017

CHECKED

EK

APPROVED

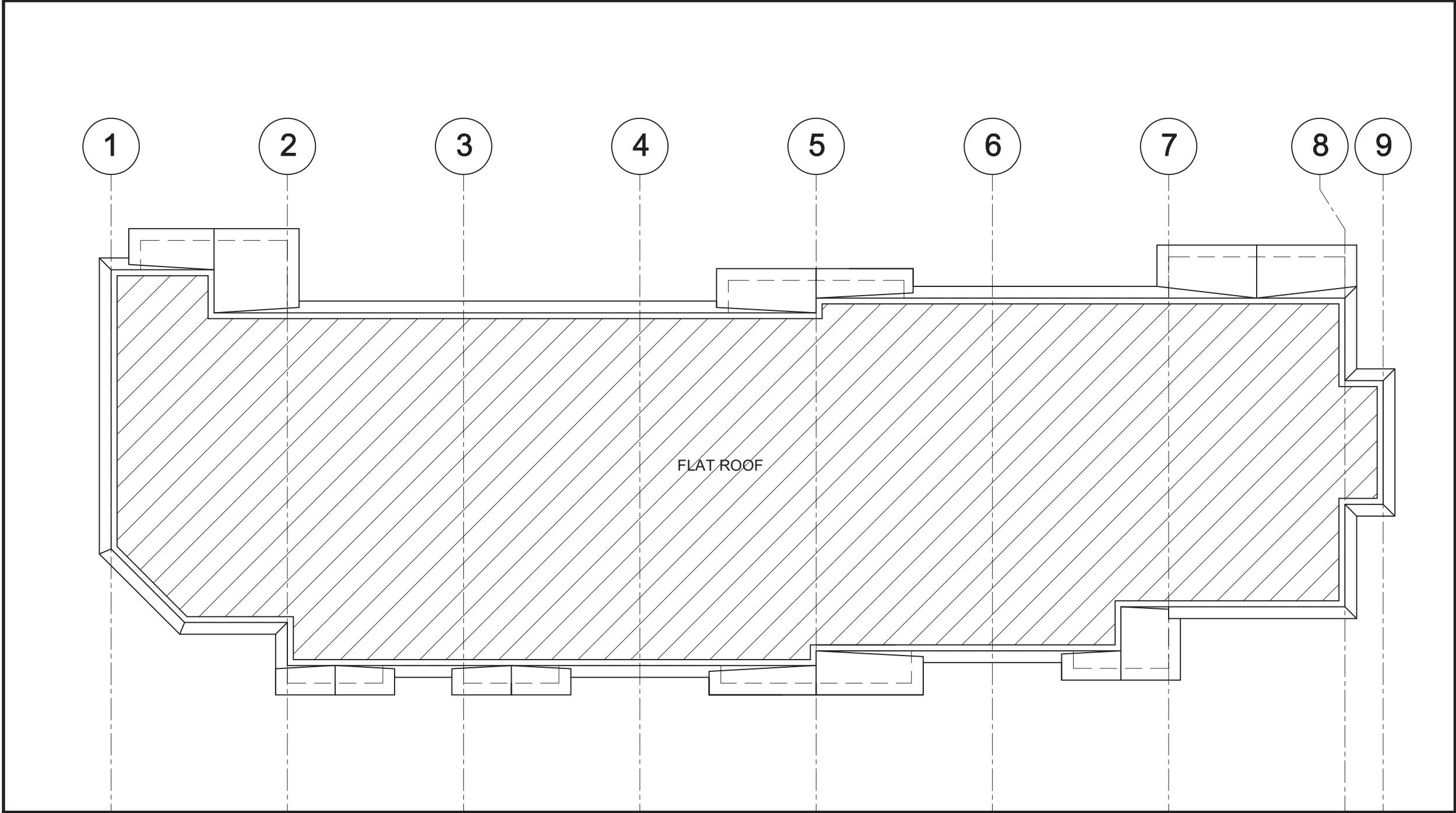
EK

PROJECT

1705

SHEET NO.

A2





1 ROOF PLAN
A3 SC. 1:150

TOTAL ROOF AREA 577.35 M²
TOTAL FLAT ROOF AREA 491.24 M² (85.09%)

NOTES AND REVISIONS		
1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR PLANNING SUBMISSION	31/10/2018
3	REISSUED AS PER PLANNER'S COMMENTS	28/02/2019
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019

SEAL



PROJECT NORTH



EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

ROOF PLAN

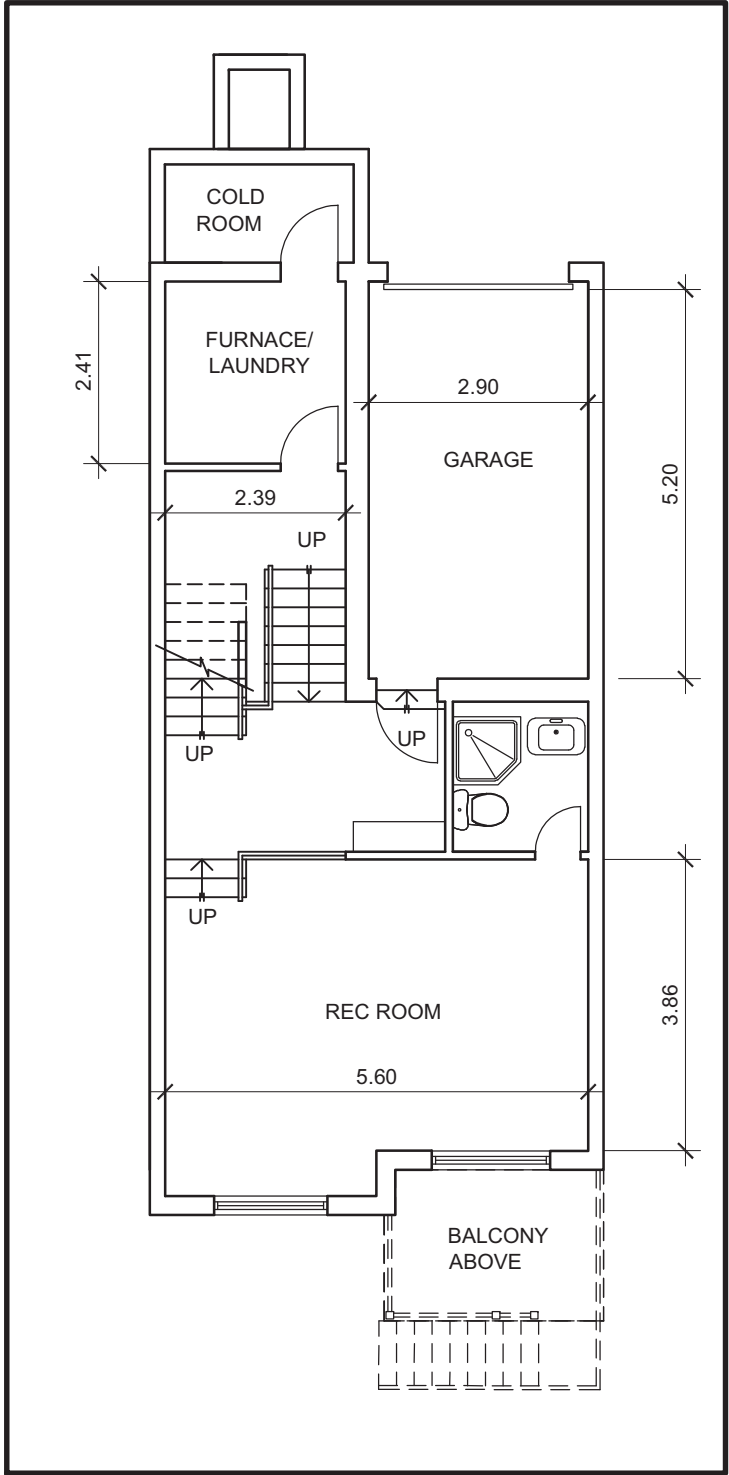
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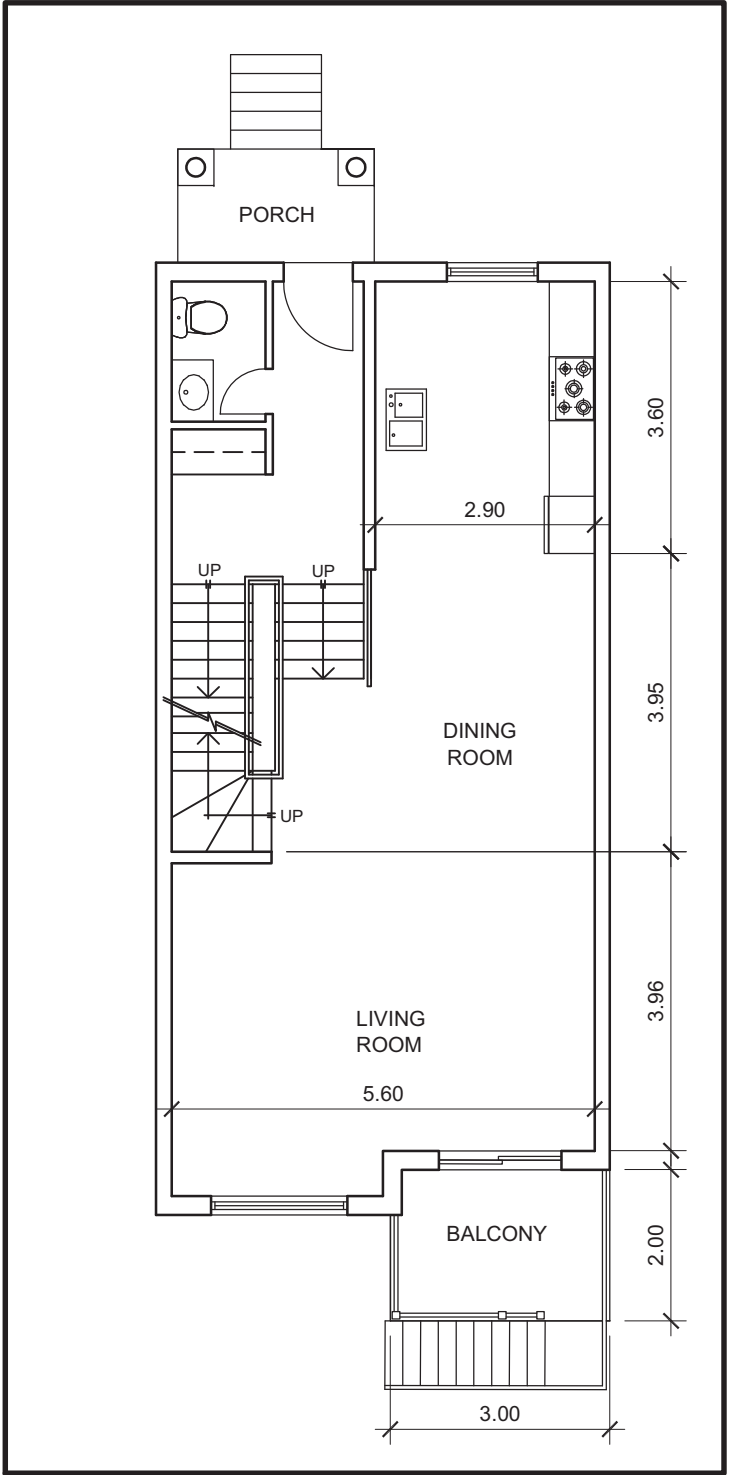
DRAWN MD	DATE MARCH 2017
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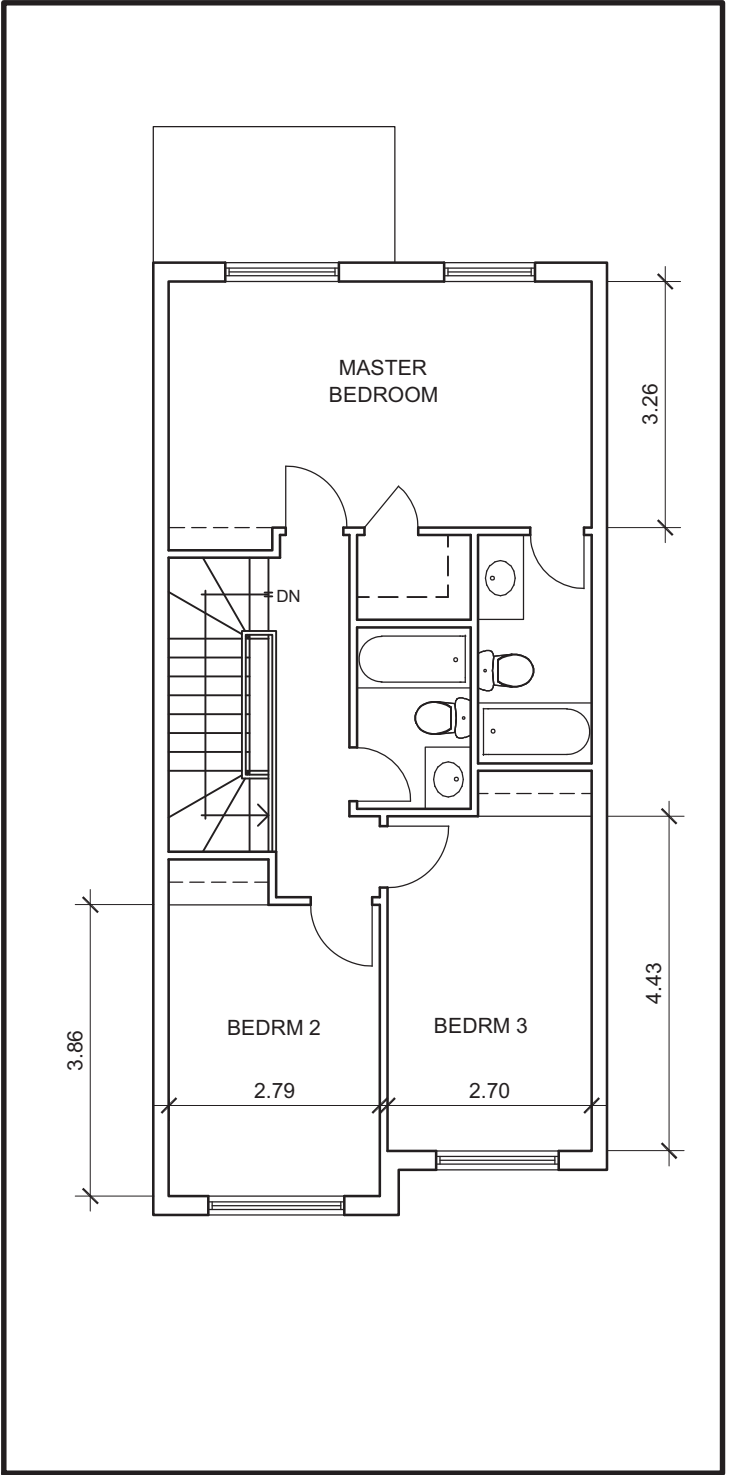
PROJECT 1705	SHEET NO. A3
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1 MIDDLE UNIT TYPE 'A1' - BASEMENT PLAN
A4 SC. 1:100



2 MIDDLE UNIT TYPE 'A1' - 1ST FLOOR PLAN
A4 SC. 1:100



3 MIDDLE UNIT TYPE 'A1' - 2ND FLOOR PLAN
A4 SC. 1:100

UNIT 'A1'	
BASEMENT AREA	57 M²
1ST FLOOR AREA	74 M²
2ND FLOOR AREA	74 M²

NOTE: BASEMENT AREA EXCLUDES
COLD ROOM AND GARAGE

NOTES AND REVISIONS

1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	29/10/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019
5	REISSUED AS PER PLANNER'S COMMENTS	03/04/2019

SEAL



PROJECT NORTH

eka

EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

**PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.**

SHEET TITLE

FLOOR PLANS

SCALE

AS SHOWN

DRAWN

MD

DATE

MARCH 2017

CHECKED

EK

APPROVED

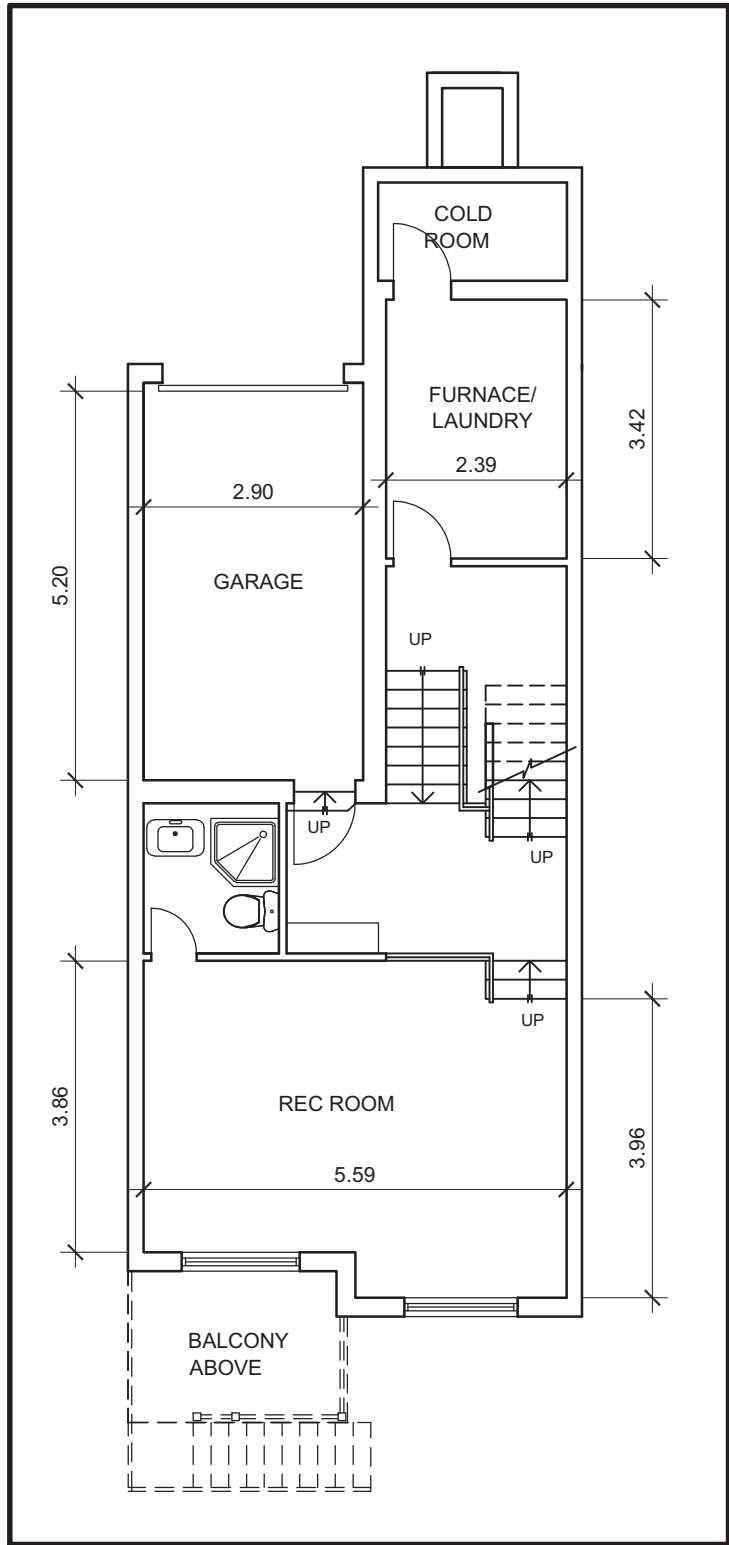
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PROJECT

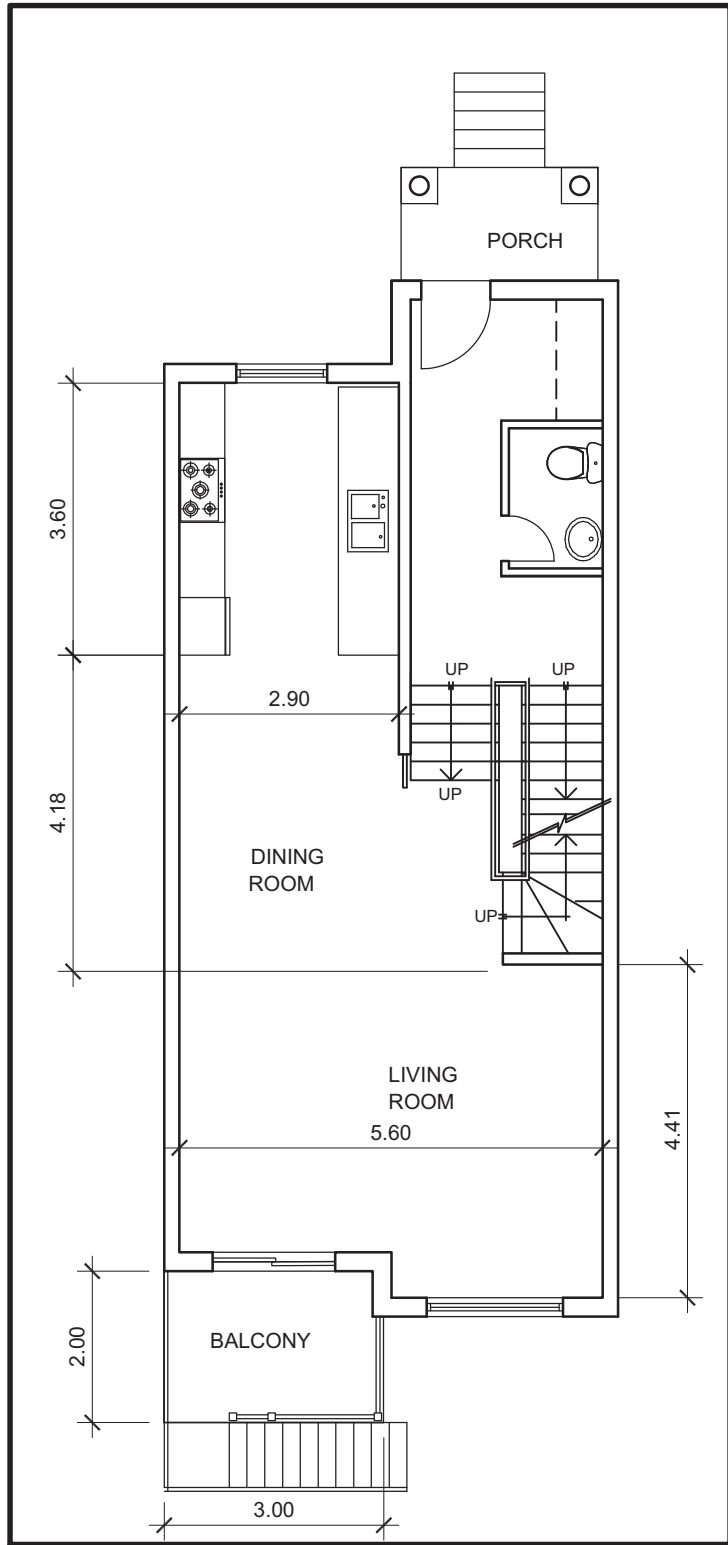
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SHEET NO.

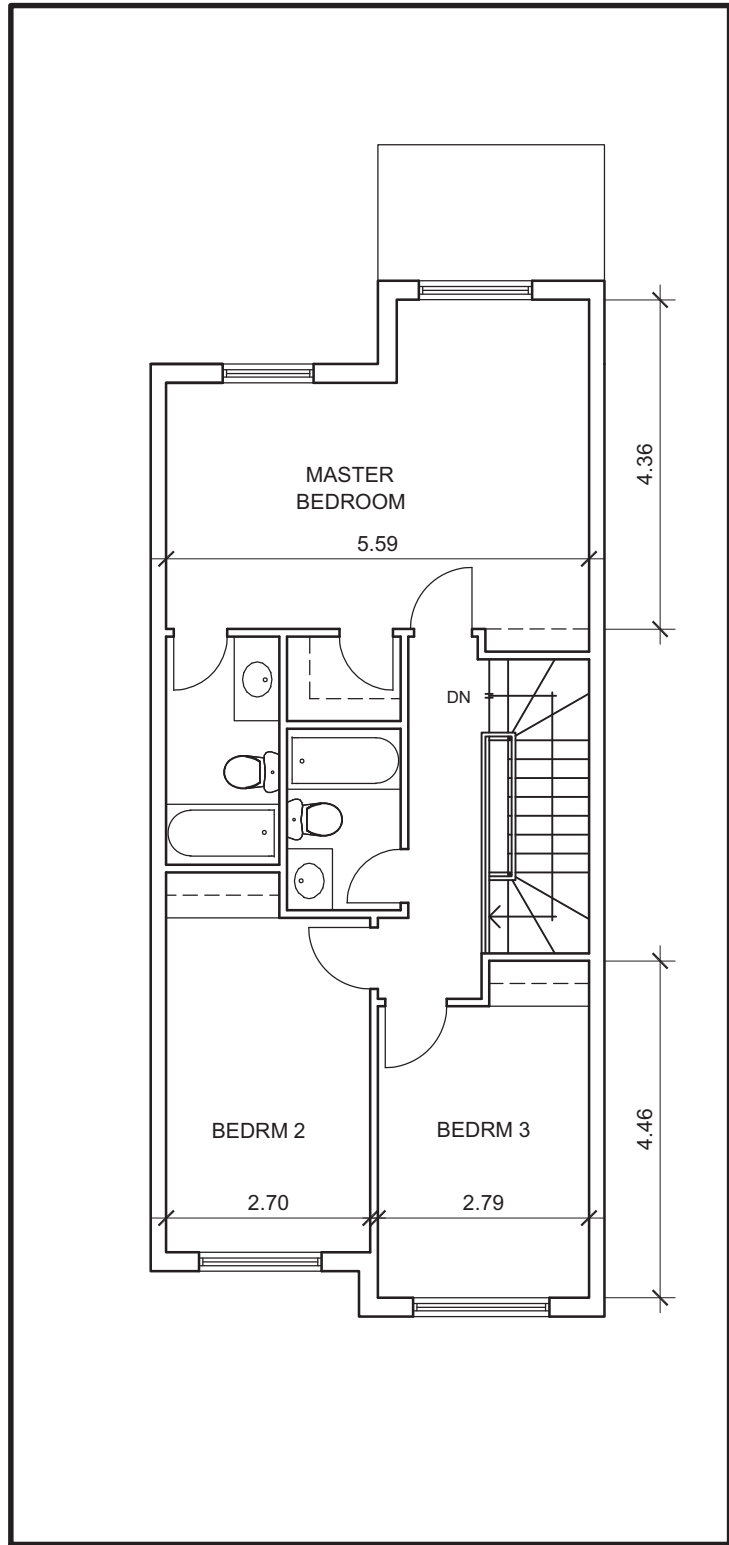
A4



1 MIDDLE UNIT TYPE 'A2' - BASEMENT PLAN
A5 SC. 1:100



2 MIDDLE UNIT TYPE 'A2' - 1ST FLOOR PLAN
A5 SC. 1:100




3 MIDDLE UNIT TYPE 'A2' - 2ND FLOOR PLAN
A5 SC. 1:100

UNIT 'A2'	
BASEMENT AREA	61 M²
1ST FLOOR AREA	78 M²
2ND FLOOR AREA	78 M²

NOTE: BASEMENT AREA EXCLUDES
COLD ROOM AND GARAGE

NOTES AND REVISIONS		
1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	29/10/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019
5	REISSUED AS PER PLANNER'S COMMENTS	03/04/2019

SEAL



PROJECT NORTH



EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

FLOOR PLANS

SCALE

AS SHOWN

DRAWN MD

DATE MARCH 2017

CHECKED EK

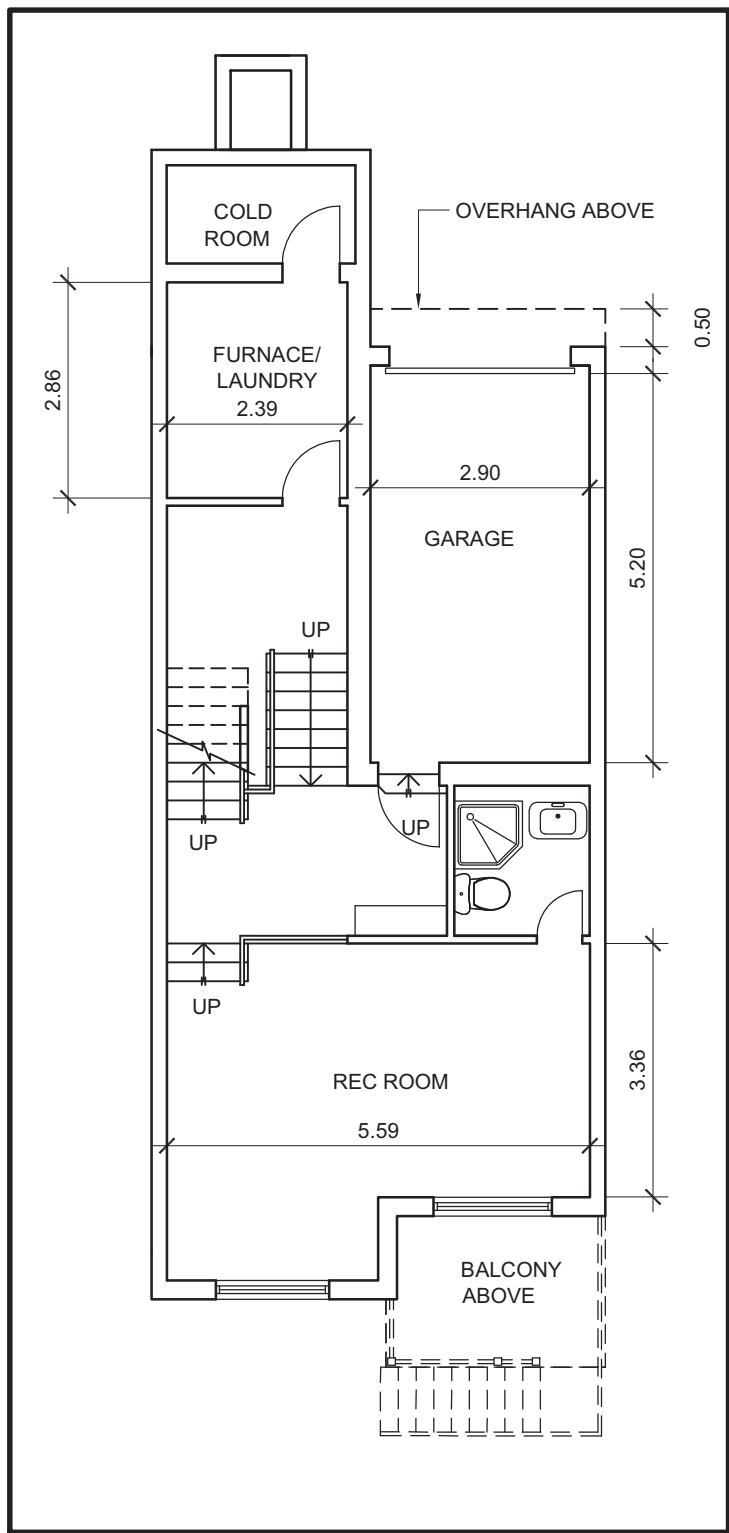
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PROJECT

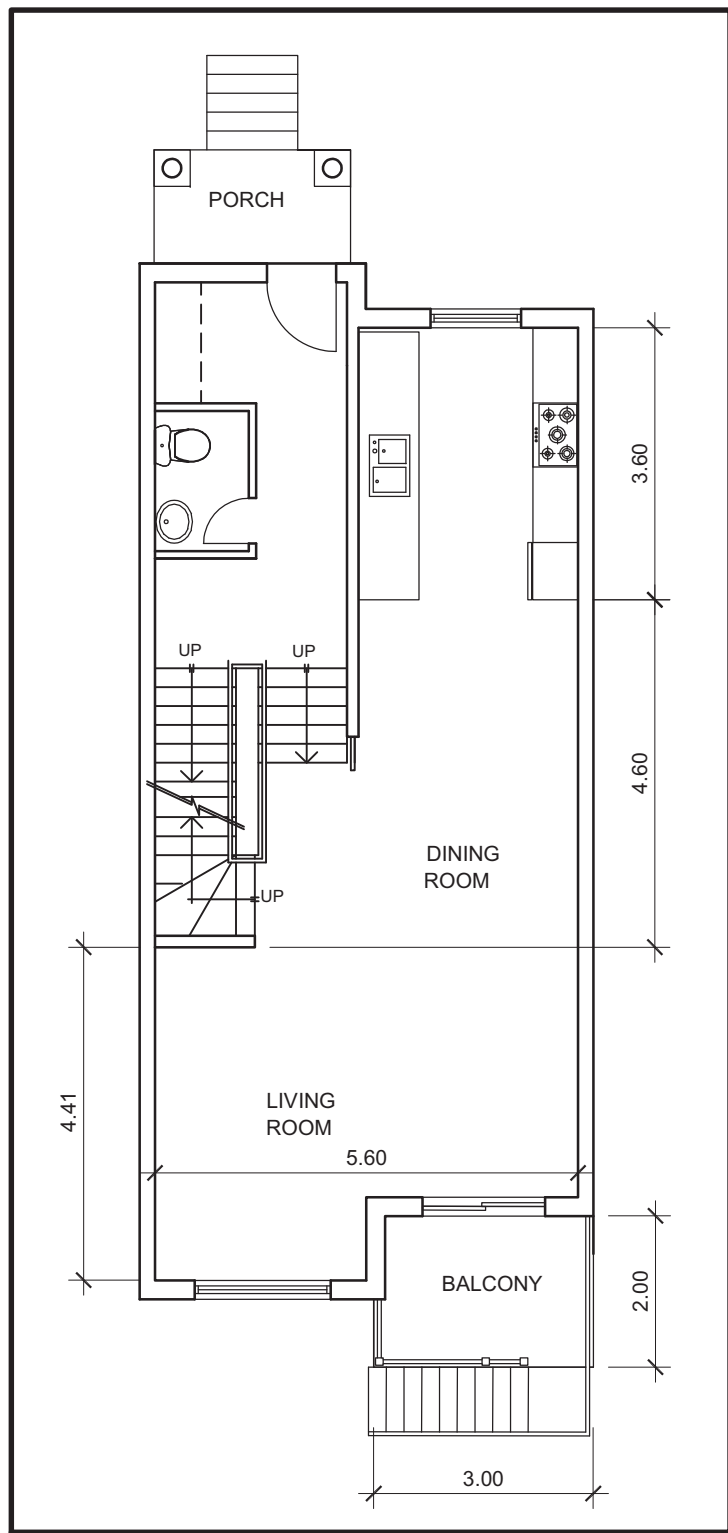
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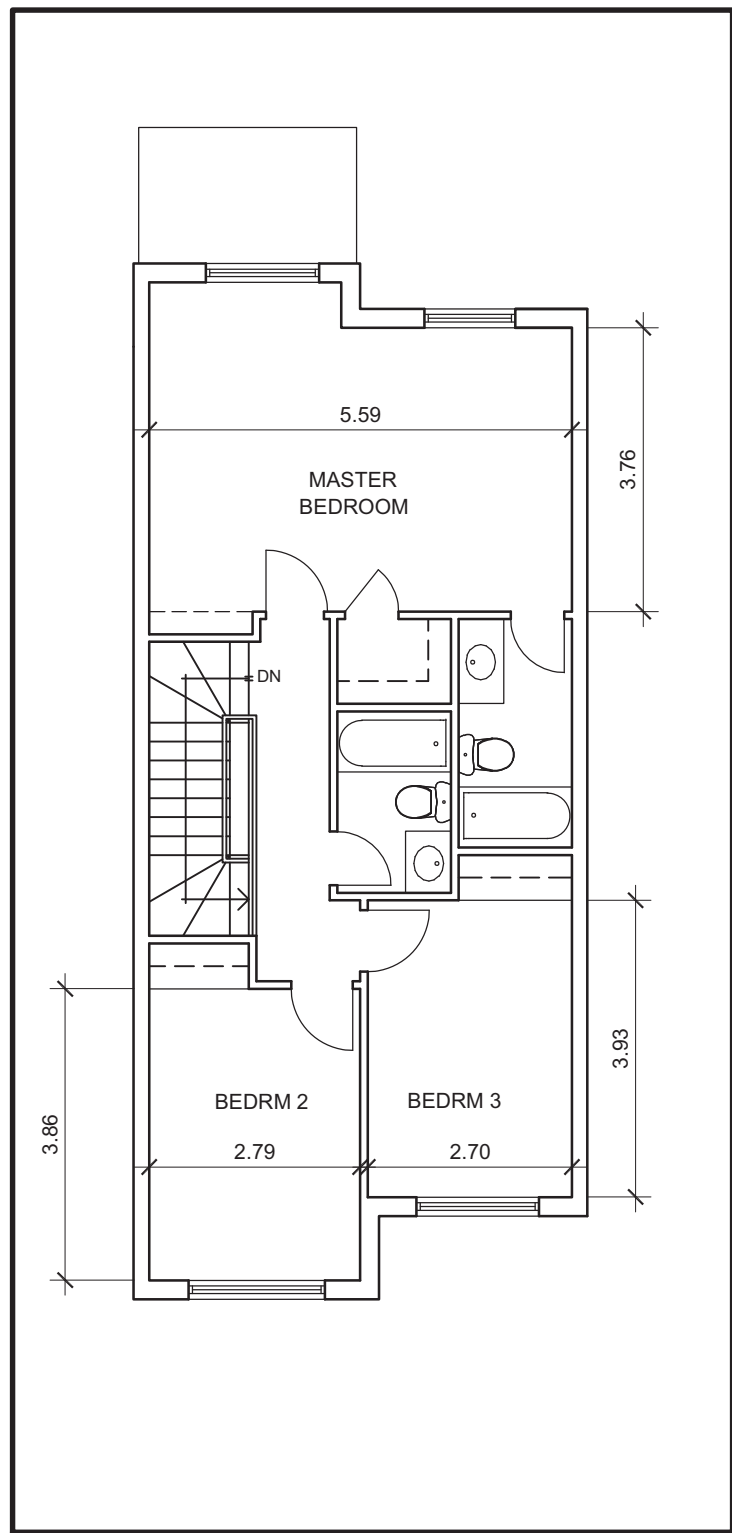
A5



1 MIDDLE UNIT TYPE 'A3' - BASEMENT PLAN
A6 SC. 1:100



2 MIDDLE UNIT TYPE 'A3' - 1ST FLOOR PLAN
A6 SC. 1:100





3 MIDDLE UNIT TYPE 'A3' - 2ND FLOOR PLAN
A6 SC. 1:100

UNIT 'A3'	
BASEMENT AREA	59 M²
1ST FLOOR AREA	78 M²
2ND FLOOR AREA	78 M²

NOTE: BASEMENT AREA EXCLUDES
COLD ROOM AND GARAGE

NOTES AND REVISIONS		
1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	29/10/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019
5	REISSUED AS PER PLANNER'S COMMENTS	03/04/2019

SEAL



PROJECT NORTH

EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3
TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

**PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.**

SHEET TITLE

FLOOR PLANS

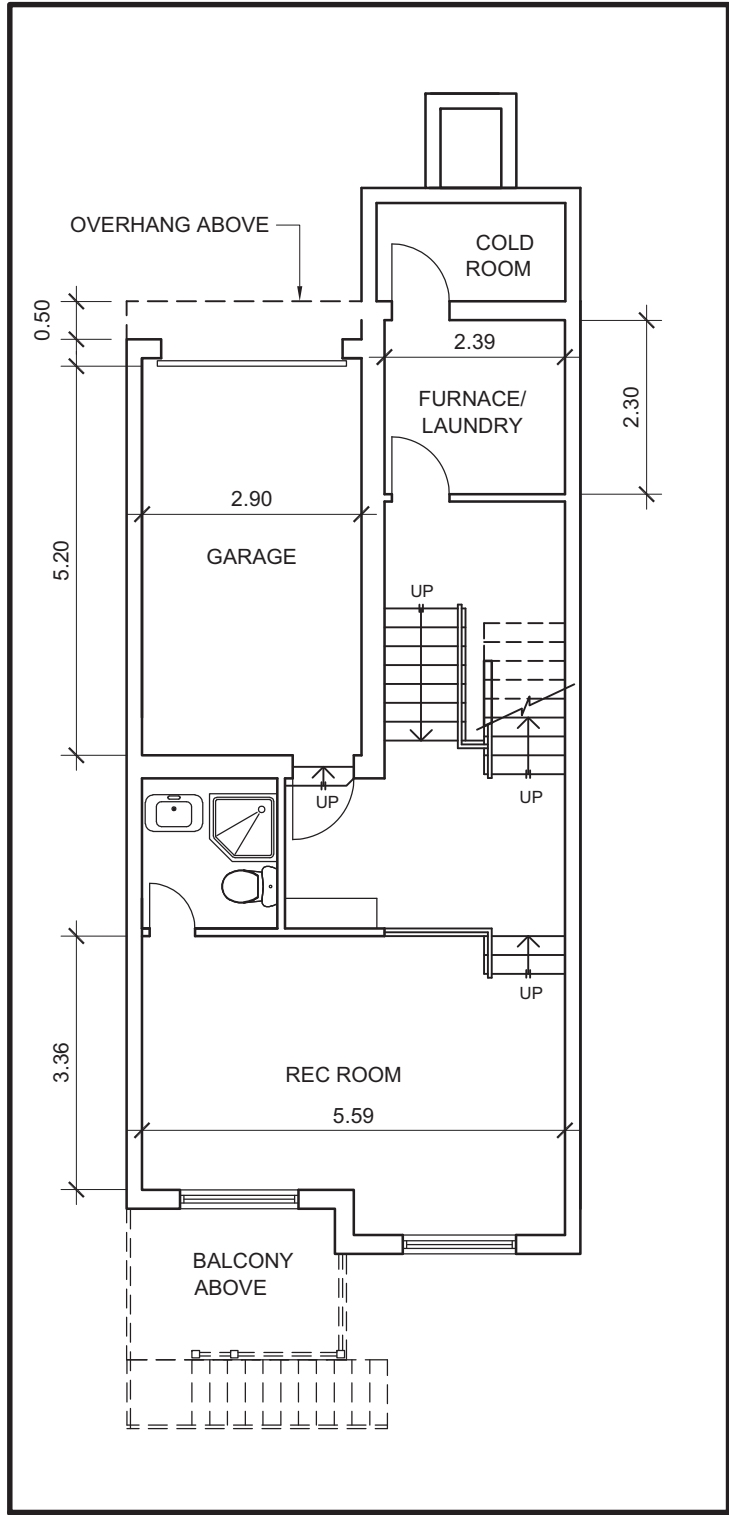
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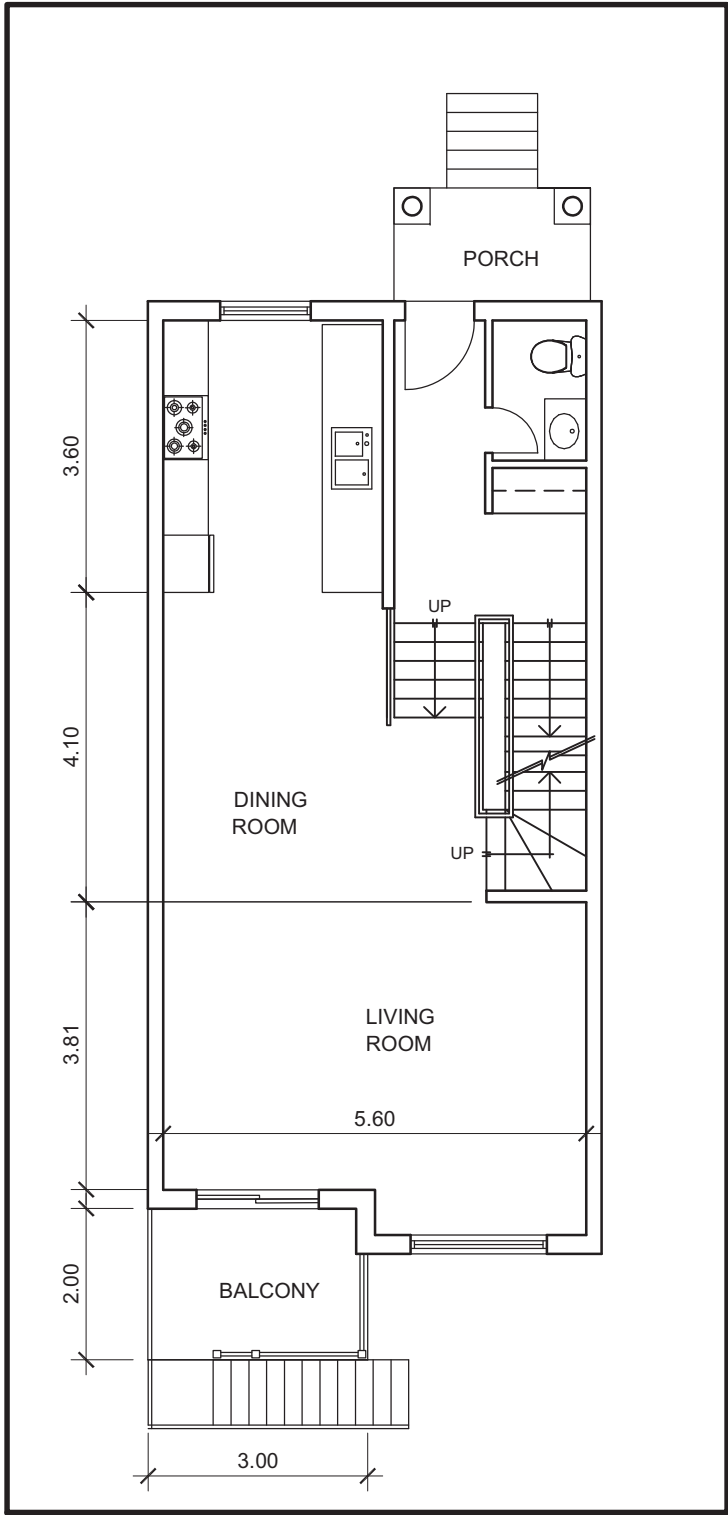
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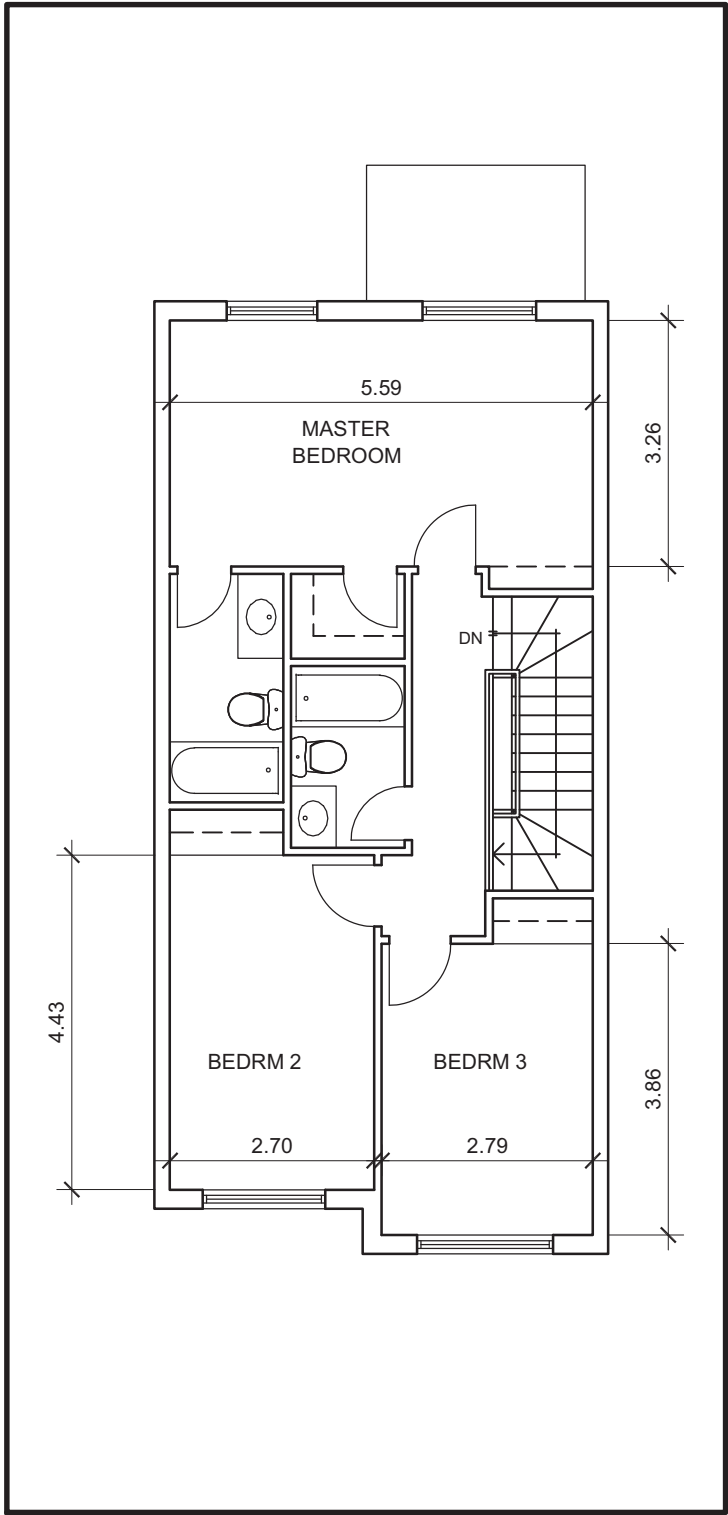
PROJECT 1705	SHEET NO. A6
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1 MIDDLE UNIT TYPE 'A4' - BASEMENT PLAN
A7 SC. 1:100



2 MIDDLE UNIT TYPE 'A4' - 1ST FLOOR PLAN
A7 SC. 1:100




3 MIDDLE UNIT TYPE 'A4' - 2ND FLOOR PLAN
A7 SC. 1:100

UNIT 'A4'	
BASEMENT AREA	56 M²
1ST FLOOR AREA	74 M²
2ND FLOOR AREA	74 M²

NOTE: BASEMENT AREA EXCLUDES
COLD ROOM AND GARAGE

NOTES AND REVISIONS		
1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	29/10/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019
5	REISSUED AS PER PLANNER'S COMMENTS	03/04/2019

SEAL



PROJECT NORTH



EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

FLOOR PLANS

SCALE

AS SHOWN

DRAWN
MD

DATE
MARCH 2017

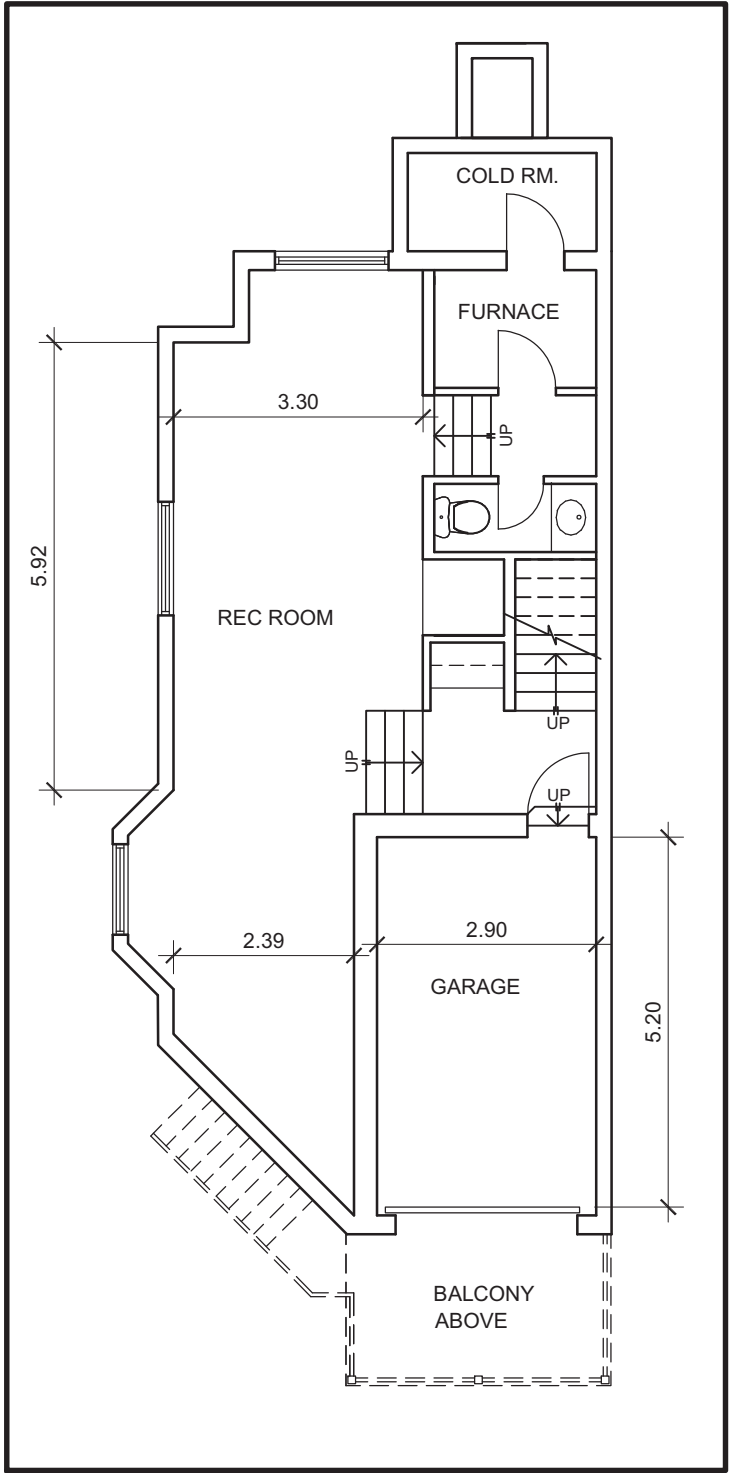
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PROJECT

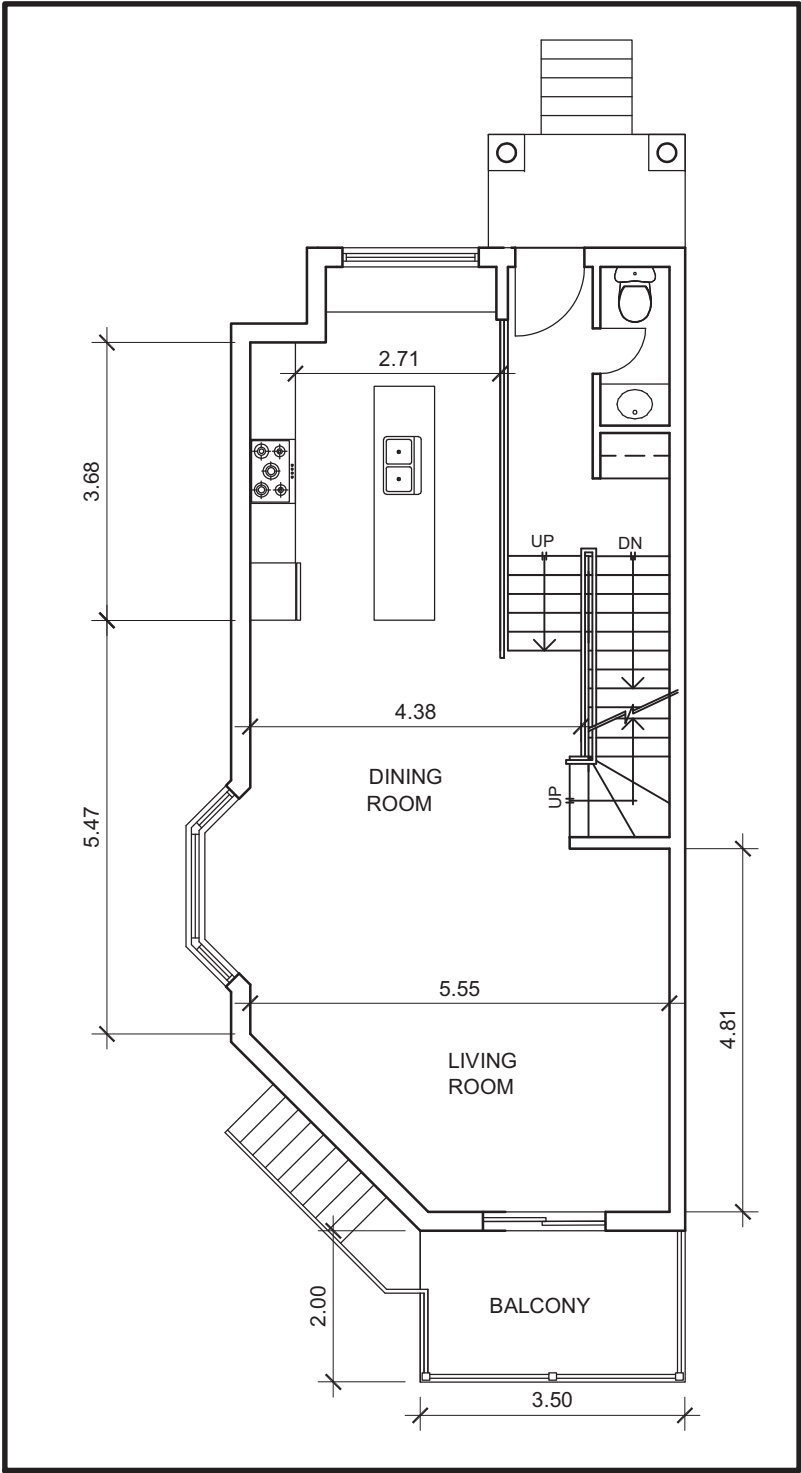
1705

A7



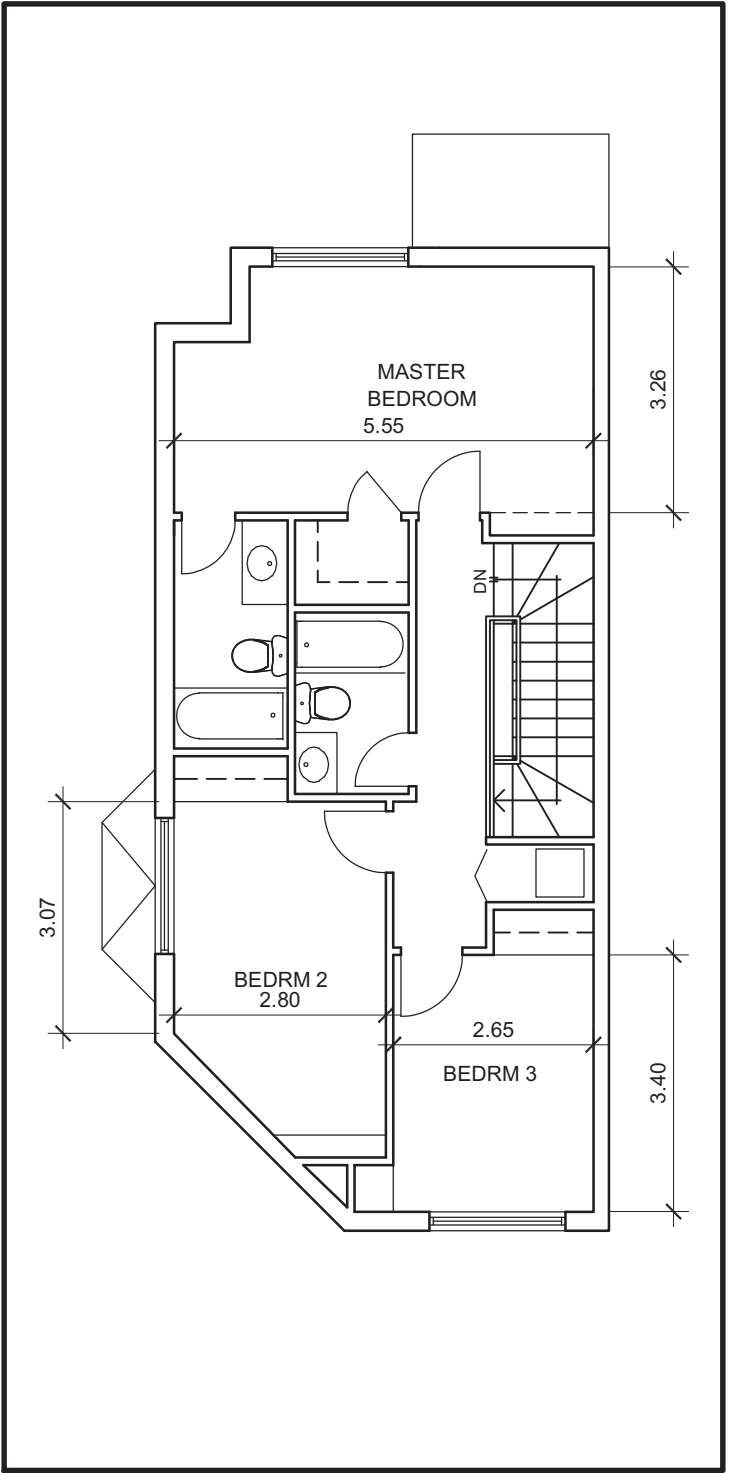
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A8

END UNIT TYPE 'C' - BASEMENT PLAN
SC. 1:100



2
A8

END UNIT TYPE 'C' - 1ST FLOOR PLAN
SC. 1:100



3
A8

END UNIT TYPE 'C' - 2ND FLOOR PLAN
SC. 1:100

UNIT 'C'	
BASEMENT AREA	59 M²
1ST FLOOR AREA	75 M²
2ND FLOOR AREA	75 M²

NOTE: BASEMENT AREA EXCLUDES
COLD ROOM AND GARAGE

NOTES AND REVISIONS		
1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	29/10/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019
5	REISSUED AS PER PLANNER'S COMMENTS	03/04/2019

SEAL






EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

FLOOR PLANS

SCALE

AS SHOWN

DRAWN MD

DATE MARCH 2017

CHECKED EK

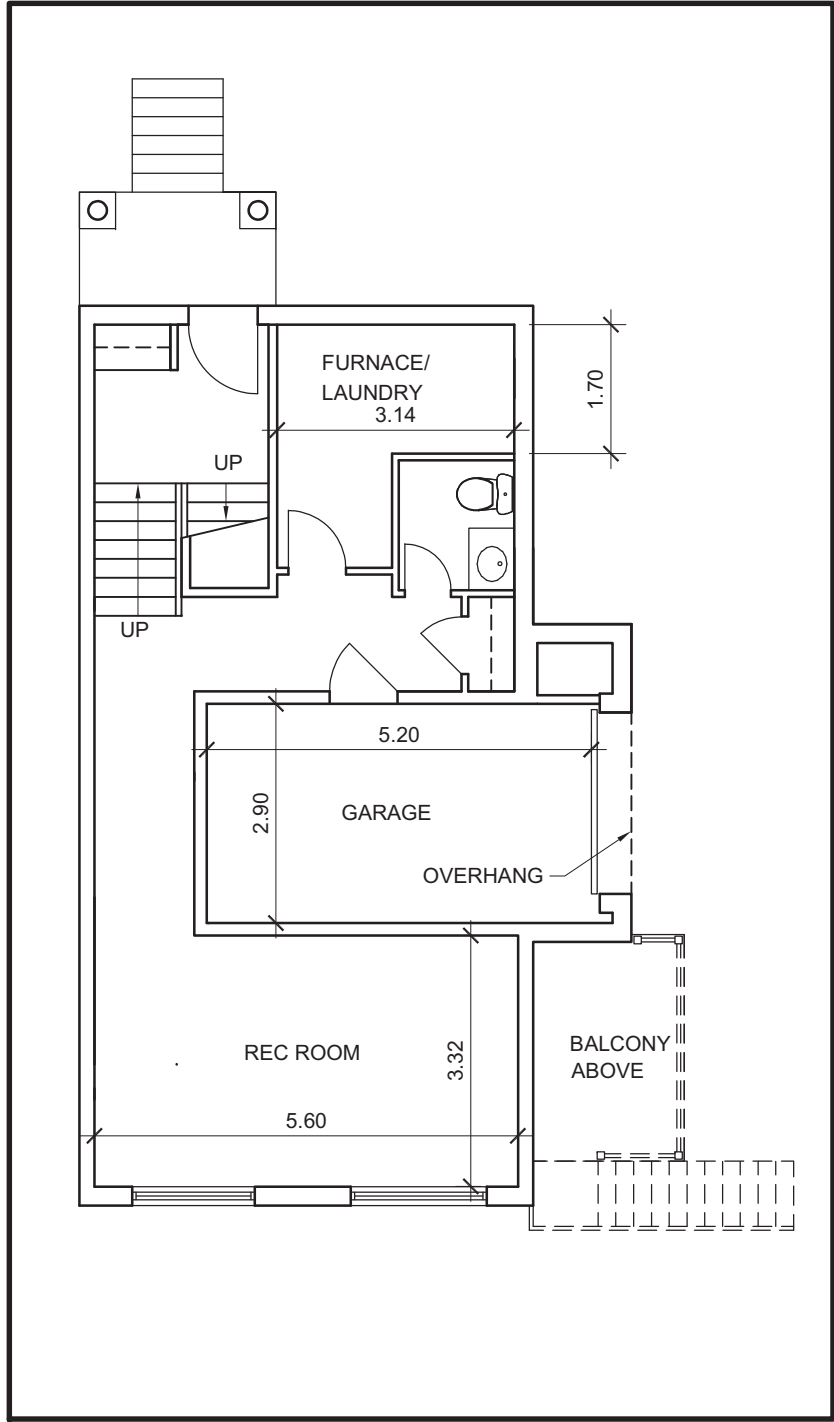
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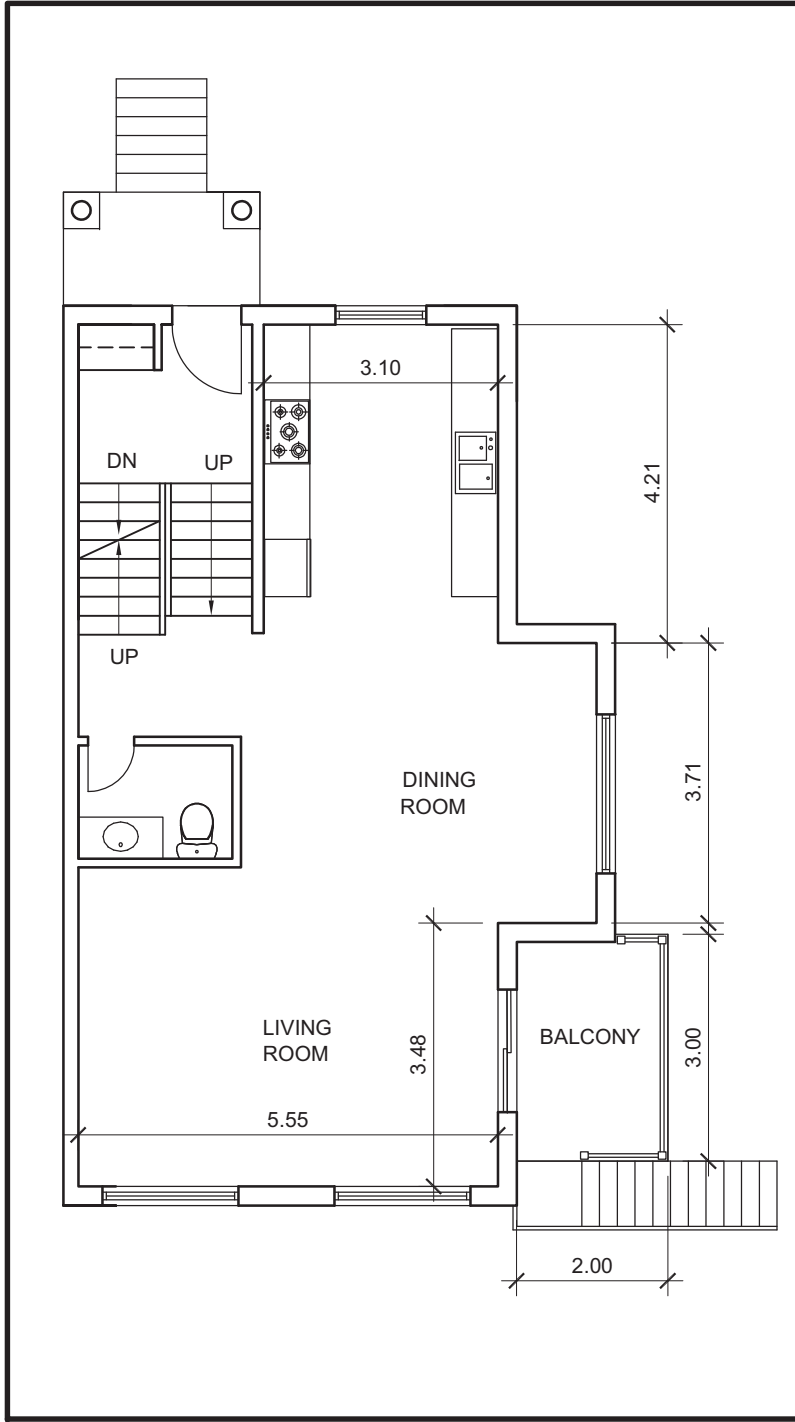
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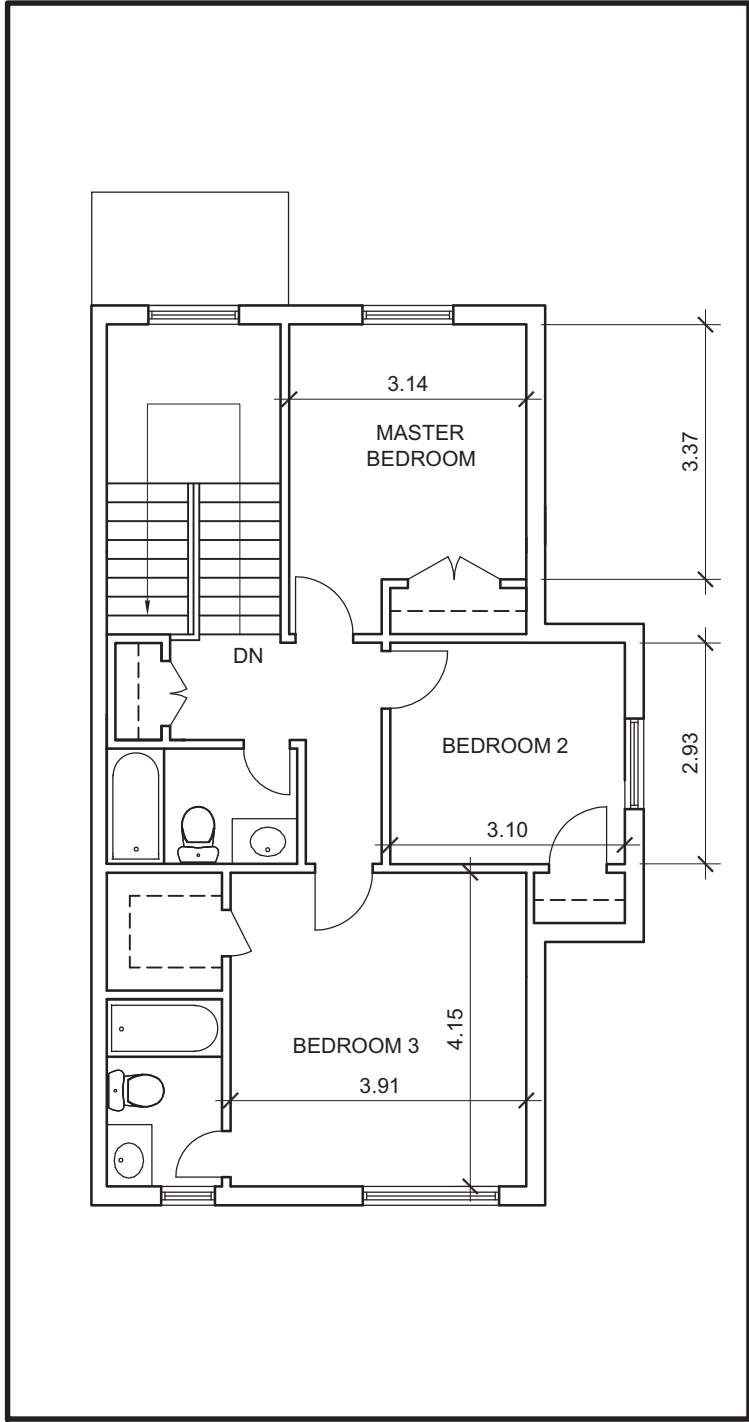
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1 END UNIT TYPE 'B' - BASEMENT PLAN
A9 SC. 1:100



2 END UNIT TYPE 'B' - 1ST FLOOR PLAN
A9 SC. 1:100



3 END UNIT TYPE 'B' - 2ND FLOOR PLAN
A9 SC. 1:100

UNIT 'B'

BASEMENT AREA	59 M ²
1ST FLOOR AREA	77 M ²
2ND FLOOR AREA	77 M ²

NOTE: BASEMENT AREA EXCLUDES
COLD ROOM AND GARAGE

NOTES AND REVISIONS

1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	29/10/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018
4	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019
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SEAL



PROJECT NORTH

eka

EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

FLOOR PLANS,
BUILDING SECTION

SCALE

AS SHOWN

DRAWN

MD

DATE

MARCH 2017

CHECKED

EK

APPROVED

EK

PROJECT

1705

SHEET NO.

A9



1 EAST ELEVATION
A10 SC. 1:150



2 WEST ELEVATION
A10 SC. 1:150

NOTES AND REVISIONS		
1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR PLANNING SUBMISSION	31/10/2018
3	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019

SEAL



PROJECT NORTH

eka EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3
TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

ELEVATIONS

SCALE AS SHOWN

DRAWN MD	DATE MARCH 2017
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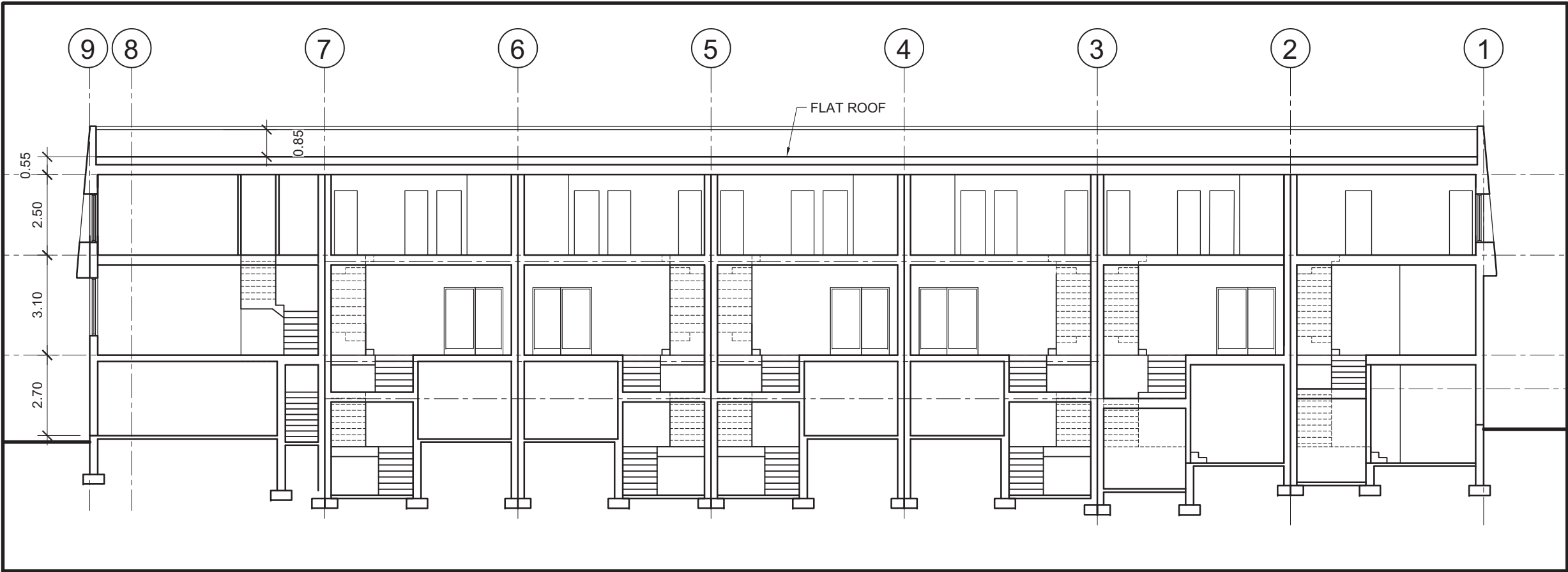
PROJECT 1705	SHEET NO. A10
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1 NORTH ELEVATION
A11 SC. 1:150



2 SOUTH ELEVATION
A11 SC. 1:150



3 BUILDING SECTION
A11 SC. 1:150

NOTES AND REVISIONS

1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR PLANNING SUBMISSION	31/10/2018
3	REISSUED AS PER PLANNER'S COMMENTS	02/04/2019

SEAL



PROJECT NORTH

eka

EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

ELEVATIONS,
SECTION

SCALE

AS SHOWN

DRAWN

MD

DATE

MARCH 2017

CHECKED

EK

APPROVED

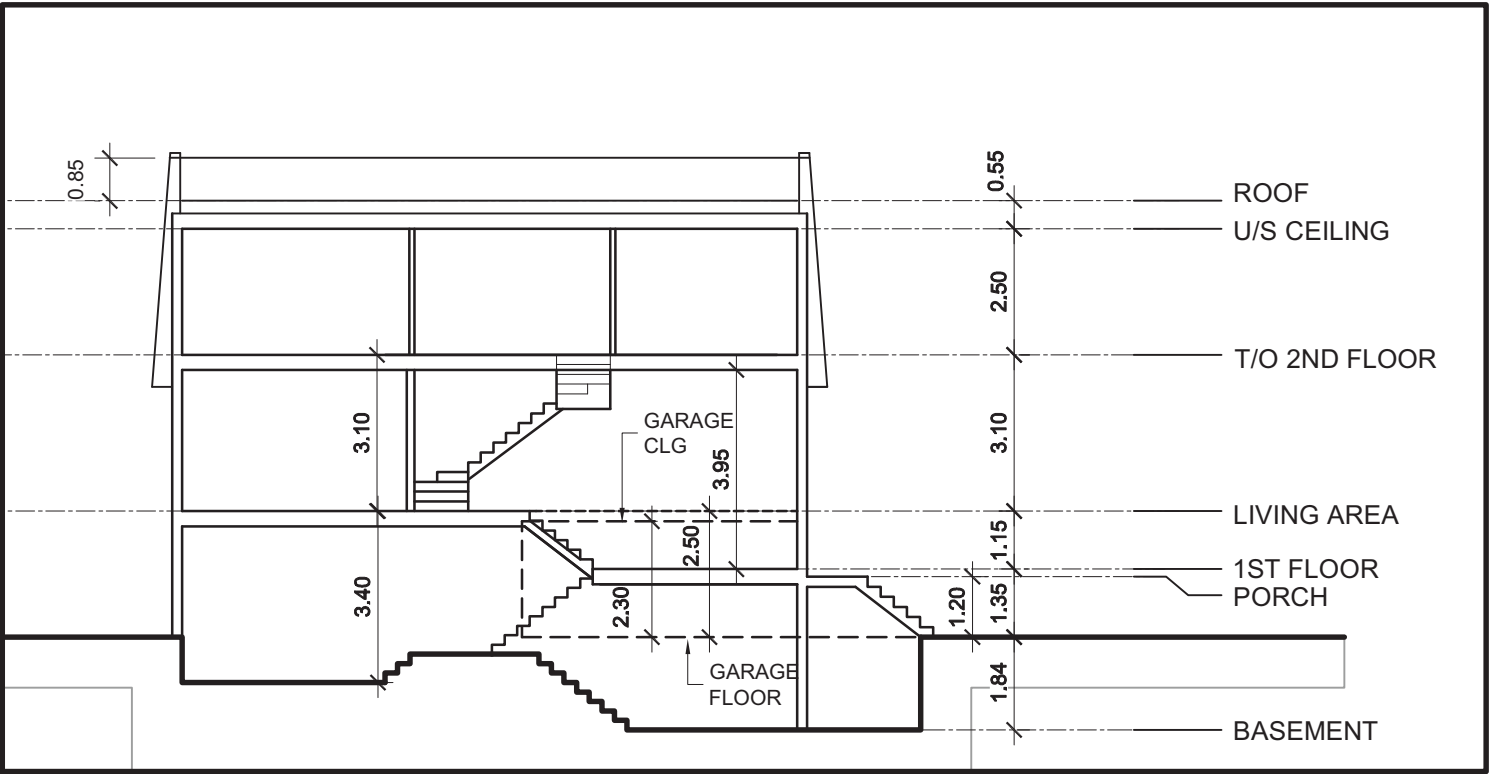
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PROJECT

1705

SHEET NO.

A11



1 UNIT TYPE 'A' TYPICAL CROSS SECTION
A12 SC. 1:150

NOTES AND REVISIONS

1	ISSUED FOR REVIEW	29/03/2018
2	ISSUED FOR REVIEW	29/10/2018
3	ISSUED FOR PLANNING SUBMISSION	31/10/2018

SEAL



PROJECT NORTH

eka

EUGENE KUAN ARCHITECT
SUITE 205
1 WEST PEARCE STREET
RICHMOND HILL ON. L4B 3K3

TEL: (905) 882-8817
FEX: (905) 882-8918

PROJECT

PROPOSED TOWNHOUSE AT
1110 LORNE PARK ROAD
MISSISSAUGA, ON.

SHEET TITLE

SECTION

SCALE
AS SHOWN

DRAWN
MD

DATE
MARCH 2017

CHECKED
EK

APPROVED
EK

PROJECT

1705

SHEET NO.

A12

Appendix D Draft Official Plan Amendment

Amendment No. XX
to
Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. XX

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. XX, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding land use designation changes in the Clarkson-Lorne Park Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. XX to Mississauga Official Plan, is hereby adopted.

ENACTED AND PASSED this ____ day of _____ 2018.

Signed _____

MAYOR

Signed _____

CLERK

Amendment No. XX
to
Mississauga Official Plan

PURPOSE

The purpose of this Amendment is to change the land use designation for the parcel of land, as shown in the attached Map “A”, from the “Office” designation to the “Residential Medium Density” designation.

LOCATION

The lands affected by this Amendment are located in the Clarkson-Lorne Park Neighbourhood Character Area, as identified in the Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals.

The subject lands are presently designated “Office”, as detailed on Map “A”. The basis of this change is to bring the parcel into conformity with the intended use of the lands.

The proposed Amendments are acceptable from a planning standpoint and should be approved so that consistency is maintained between the land use designations, uses, and zoning for all properties in the City.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from “Office” to “Residential Medium Density”, as shown on Map “A” of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment. A rezoning application is concurrently submitted to rezone the subject lands from “O-14” to “RM5-XX”.

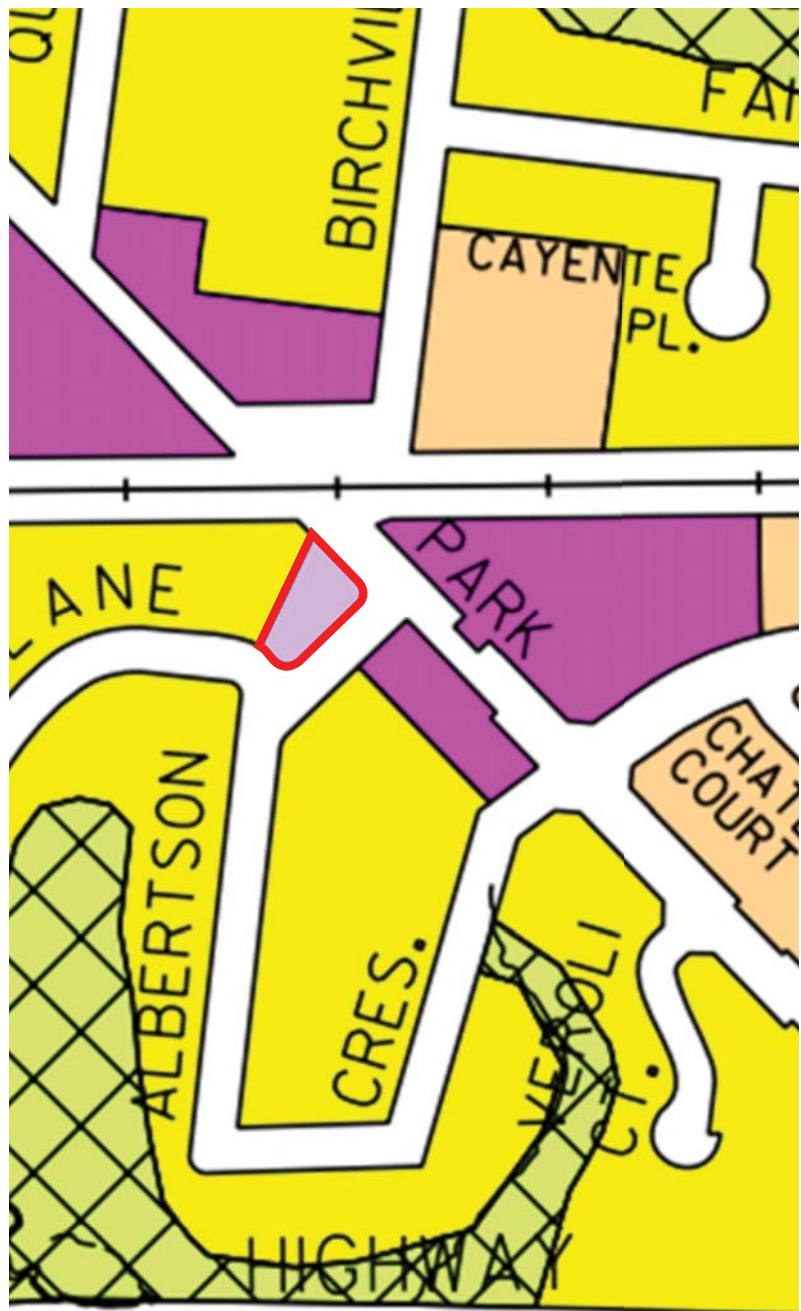
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 2, 2018.

INTERPRETATION

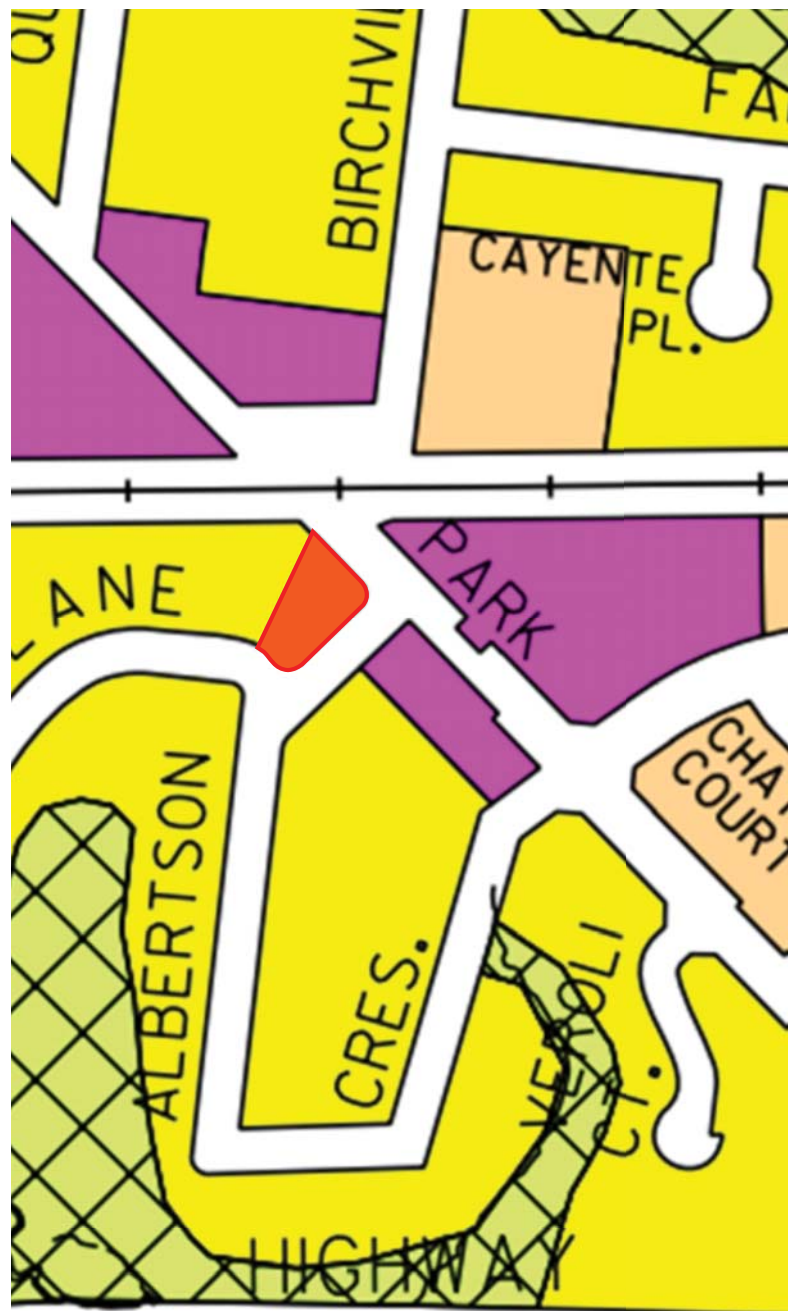
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

DRAFT









EXISTING LAND USE DESIGNATION




AMENDED LAND USE DESIGNATION

LEGEND

LAND USE DESIGNATIONS

-  Residential Low Density I
-  Residential Low Density II
-  Residential Medium Density
-  Mixed Use
-  Office
-  Greenlands

 Area of Amendment

MAP "A"

Part of Schedule 10
Land Use
Designations of
Mississauga Official
Plan



Appendix E Draft Zoning By-law Amendment

A By-law to amend By-law 0225-2007, as amended

WHEREAS pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council may amend a Zoning By-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.11.2.XX	Exception: RM5-XX	Map 	By-law: 
In a RM5-XX zone the permitted uses and applicable regulations shall be as specified for an RM5 zone except that the following uses/regulations shall apply:			
Regulations			
4.11.2.XX.1	Minimum lot area, interior lot		143 m ²
4.11.2.XX.2	Minimum lot area, corner lot		250 m ²
4.11.2.XX.3	Minimum lot frontage, interior lot		6 metres
4.11.2.XX.4	Minimum lot frontage, corner lot		9 metres
4.11.2.XX.5	Minimum front yard		3.5 metres
4.11.2.XX.6	Minimum front yard, front garage face		6 metres
4.11.2.XX.7	Minimum exterior side yard		2.3 metres
4.11.2.XX.8	Minimum rear yard		4.9 metres
4.11.2.XX.9	Maximum gross floor area		1.05 times the lot area

2. Zoning Map Number 9 of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “O-14” “RM5-XX”
PROVIDED HOWEVER THAT the “RM5-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A”.

ENACTED AND PASSED this ____ day of _____ 2018.

MAYOR

CLERK

APPENDIX “A” TO BY-LAW NO. [REDACTED]

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule “A” from “O-14” to “RM5-XX”.

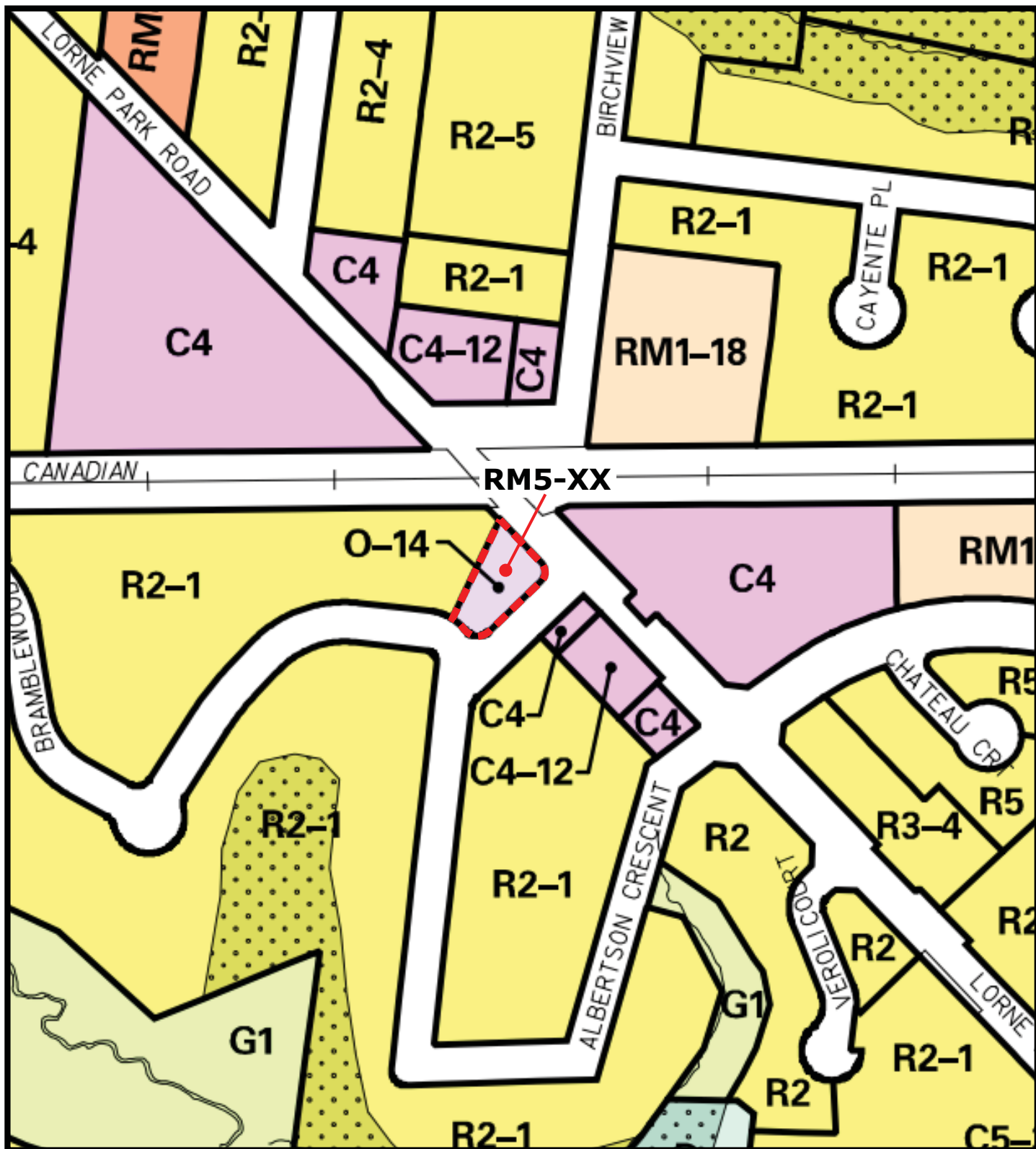
“O-14” permits only office uses.

“RM5-XX” permits residential street townhouse dwellings on lot widths ranging from 6 metres to 9 metres.

Location of Lands Affected

The lands are generally located south of Lorne Park Road, west of Albertson Crescent, and north of Bramblewood Lane, as shown on the attached Map designated as Schedule “A”.

Further information regarding this By-law may be obtained from XXXX of the City Planning and Building Staff at (905) 615-3200 ext. XXXX.



CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO
BY-LAW _____

PASSED BY COUNCIL ON
