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# **PLANNING JUSTIFICATION REPORT**

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## **OFFICIAL PLAN and ZONING BY-LAW AMENDMENT APPLICATIONS**

Di Blasio Corporation  
6616 and 6620 Rothschild Trail  
City of Mississauga

June 2019  
GSAI File # 220-001F

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## **1.0 INTRODUCTION**

Glen Schnarr and Associates Inc. have been retained by the Di Blasio Corporation to assist in obtaining the necessary planning approvals to permit the redevelopment of the lands municipally known as 6616 and 6620 Rothchild Trail in the City of Mississauga (herein referred to as the “subject property”). The Di Blasio Corporation is proposing to develop the subject property with a four-storey residential condominium building while integrating it into the surrounding neighbourhood and the dedication of natural areas to the City of Mississauga (the “proposed development”). An as-of-right residential lot (“Lot A” as shown on *Appendix I – Future Property Limit Sketch*) is included for the future development of a single detached dwelling with frontage on Rothchild Trail within the limits of the subject property and adjacent to the proposed development. Where necessary, the proposed apartment building and residential lot are referred to as the “overall development” throughout this Planning Justification Report.

This Planning Justification Report (the “Report”) has been prepared to assess the proposed Official Plan and Zoning By-law Amendment applications required to facilitate the proposed development (the “proposed Amendments”).

### **1.1 Proposed Official Plan Amendment**

The proposed development is not currently permitted by the City of Mississauga Official Plan, 2018 (the “Official Plan”). The subject property is designated “Residential Low Density II,” and “Green System” with “Natural Hazards” and “Area Exempt from LBPIA Operating Area” overlays by the Official Plan. The residential built forms contemplated within the “Residential Low Density II” designation are detached dwellings, semi-detached dwellings, and duplex dwellings. An amendment to the Official Plan is required to redesignate the subject property “Residential High Density.”

A significant portion of the subject property is proposed to be dedicated to the City of Mississauga to facilitate the enlargement of the natural areas surrounding the Fletcher’s Creek tributary. A such, portions of the inner perimeter of the subject property are proposed to be re-designated to “Greenlands” to restrict future development and facilitate expansion of the natural system.

The following amendments to the Official Plan (the “OPA”) are required:

1. Redesignate a portion of the subject property from “Residential Low Density II” to “Residential High Density”;



2. Redesignate the lands outside of proposed high fence that generally contains the staked Top of Bank and Drip line on the subject property from “Residential Low Density II” to “Greenlands” and
3. To include land use permissions that permit encroachments for the construction of the proposed development.

The draft Official Plan Amendment and Schedule 10 Land Use Designations are included as *Appendix II* to this Report.

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

The subject property is zoned “Residential R9-4” by City of Mississauga Zoning By-law 0225-2007 (the “Zoning By-law”), which permits detached dwellings with a maximum height of 10.7 metres. An amendment to the City of Mississauga Zoning By-law is required to permit the proposed four-storey residential condominium building and the associated built form (the “ZBLA”).

As such, the proposed ZBLA will provide for the following Zoning designation and site-specific provisions:

1. Rezone a portion of the subject property from “Residential (R9-4)” to “Apartments (RA1-XX)”;
2. Rezone a portion of the subject property that surrounding the proposed development from “Residential (R9-4)” to “Greenlands (G2)”;
3. Amend the minimum lot frontage;
4. Amend the minimum setbacks; and
5. Amend the landscape buffer.

Future Lot A will maintain the existing R9-4 zoning.

The draft Zoning By-law Amendment and modifications to Map Number 44W are included as *Appendix III* to this Report.

## **1.3 Process and Engagement**

A Pre-Consultation meeting was held to present a preliminary concept of the proposed development to City of Mississauga staff on October 4<sup>th</sup>, 2017 and to determine the materials required to satisfy a complete application. The proposed strategy for consulting with the public will follow the requirements of the Planning Act for a statutory meeting as well as the requirements for an Official Plan and Zoning By-law Amendments.

It is anticipated that the applicant, in tandem with the City, will hold a statutory Public Meeting with area residents and will provide notices concerning advancements related to the proposed development. In addition, a public notice sign will be posted on the subject property with information pertaining to the application to notify nearby stakeholders of pertinent updates and

meeting dates. This communication program will assist in better informing local stakeholders and managing the implementation of the planning and redevelopment of the subject property.

## 2.0 SITE CONTEXT AND SURROUNDING AREA

The following section describes the subject property's existing site and immediate context and the surrounding area context.

### 2.1 Site Context

The subject property is located at the terminus of the Rothchild Trail cul-de-sac approximately one kilometre from the major intersection of Derry Road West and McLaughlin Road (refer to *Figure 1 – Area Context Plan*). A two-and-half storey detached dwelling currently exists on the subject property (refer to *Appendix IV: Photo 1*). The subject property has a frontage of approximately 31.34 metres on Rothchild Trail and is irregular in shape with a total gross area of approximately 0.92 ha (2.29 acres). The subject property has a proposed condominium net area of 0.54 ha (1.33 acres) which does not include the land proposed to be dedicated to the City of Mississauga or Lot A. The subject property is surrounded by natural features associated with Fletcher's Creek along the north, south and west boundaries.

The subject property is legally described as:

CONSOLIDATION OF VARIOUS PROPERTIES: LOT 21, PLAN 43M1710; MISSISSAUGA, S/T EASEMENT IN GROSS OVER PT 2 PLAN 43R30826 AS IN PR1087410; S/T EASEMENT IN GROSS OVER PART 1 PLAN 43R30826 AS IN PR1087412, S/T EASEMENT IN GROSS OVER PT 1 PL 43R30826 AS IN PR1087414; BLK 2 PLAN 43M1476; MISSISSAUGA; S/T EASEMENT IN GROSS OVER PT 2 PL 43R30279 AS IN PR1087416.

Existing easements on the subject property are related to storm over land flow and a sanitary water main. One easement (Instrument PR1087410) is in favour of the City of Mississauga and the to access the subject property related to the storm over land flow for a portion of the parcel near the northern property limit. The second easement (Instrument #: PR1087412, PR1087416) is in favour of the Regional Municipality of Peel and the City of Mississauga to access a sanitary water main for a portion of land that traverses in an east and west direction, south of the proposed development. The third easement (Instrument PR1087414) is an access easement in favour of the City of Mississauga accessing the site.

### 2.2 Immediate Surrounding Area

Rothchild Trail is a residential street in the Meadowvale Village neighbourhood within the City of Mississauga. (refer to *Table 1: Nearby Developments*). Rothchild Trail primarily consists of one and two-storey single detached dwellings. Three low-rise apartment buildings exist at the northwest corner of McLaughlin Road and Rothschild Trail. (refer to *Appendix IV: Photo 2*).

A summary of immediate surrounding land uses is provided below:

North: The property immediately to the north of the subject property (Pin: 13213-4320) contains a two-storey residential dwelling currently under construction (refer to *Appendix IV: Photo 3*). Further north along Rothchild Trail primarily contains two-storey single detached residential dwellings with integrated garages and driveways (refer to *Appendix IV: Photo 4*).

East: The properties immediately to the east of the subject property (Pins: 13213-4151, 13213-4152, 13213-4153, 13213-4153, and 13213-4155) are vacant lots identified for future residential development (refer to *Appendix IV: Photo 5 and 6*).

South: South of the subject property is a small wooded parcel (Pin: 13213-4213) owned by the City that runs behind multiple properties including Pins: 13213-4151, 13213-4152, 13213-4153, 13213-4153, and 13213-4155. Further south of the subject property is 6680 McLaughlin Road, a large parcel that contains a detached dwelling that fronting onto McLaughlin Road (refer to *Appendix IV: Photo 7*).

West: The property immediately to the west (Pin: 13213-3042) is a large parcel within the Valleyland related to the City's Greenland system (refer to *Appendix IV: Photo 8*).

## **2.3 Area Context**

The subject property is situated within the interior of the existing built-up neighbourhood of Meadowvale Village in the City of Mississauga. The Meadowvale Village neighbourhood is a vibrant suburban residential neighbourhood with access to an abundance of green space related to the Credit River system and contains one of the City's largest business parks.

North of the subject property, primarily low-rise single detached residential dwellings that are similar in-built form and design as those along Rothchild Trail (refer to *Appendix IV: Photo 4*) exist. Northeast of the subject property at McLaughlin Road and Rothchild Trail are three three-storey apartments buildings fronting onto McLaughlin Road (refer to *Appendix IV: Photo 2*). Further northeast at the intersection of Derry Road and McLaughlin Road is Derry Village Square and Meadowvale Village Centre, low-rise retail plazas that contains a mix of retail and commercial uses for residents (refer to *Appendix IV: Photo 9*).

The area contains a large amount of parks and green space related to the Credit River Tributary system which includes the Fletcher's Creek with numerous access points to the trail from the road system including one along Western Skies Way a residential street north of the subject property (refer to *Appendix IV: Photo 10 and 11*).

The surrounding area is growing with the introduction of additional residential uses of varying densities and built forms that continue to shape the neighbourhood character. Nearby recent developments applications within a one-kilometre radius are listed in the chart below and

illustrated in *Appendix V*, illustrating the forms of density development that have been integrated into stable low-rise neighbourhoods in the area.

*Table 1: Nearby Recent Developments*

Address		Proposed Uses	Application Type	Distance from Subject Lands	Status
1.	<b>6680 McLaughlin Road</b>	Six (6) detached homes on a common element condominium road	Site Plan	315 metres East	Withheld with conditions
2.	<b>6750 to 6786 McLaughlin Road</b>	Thirty-Six (36) apartment unit condominium	Condominium	500 metres Northwest	Registered
3.	<b>6611 Second Line West</b>	Six (6) semi-detached homes and 13 condominium townhouses	Rezoning	900 metres southwest	Withheld with conditions

*\* refer to Appendix V: Nearby Development Map*

### **3.0 TRANSPORTATION AND SERVICES**

The following section describes the subject property's location within the transportation network as well as the services and facilities available to service the proposed development.

#### **3.1 Transit and Connectivity**

The subject property is located at the terminus of Rothchild Trail, east of McLaughlin Road which is designated as a "Major Collector." The subject property is located approximately 350 metres from bus stops at McLaughlin Road and Rothchild Trail.

The following transit routes operate within 500 metres of the subject lands (refer to *Figure 2 – Transit System Map*):

- The 66 McLaughlin Bus Route, generally operates Monday to Sunday traveling in north south directions. The route provides a connection from Sheridan College to the City Centre Transit Terminal at Square One, along with other major transit and bus routes.
- The 57 Courtneypark Bus Route, generally operates from Monday to Friday traveling in a east west direction. The route provides a connection from Meadowvale Town Centre to the Islington Subway Station in Toronto.
- The 104 Derry Express Bus Route, generally operates from Monday to Friday travelling in east and west directions. The route provides a connection from Meadowvale Town Centre to Westwood Square while also connecting to the Meadowvale GO Station and the Malton GO Station.
- The 42 Derry Bus Route, generally operates from Monday to Sunday traveling in east and west direction. The route similar to the 104 Derry Express route provides a connection between Meadowvale Town Centre to Westwood Square as well the Malton GO Station.

The subject property is near the Fletcher's Creek trail, with a connection along Western Skies Way that can be accessed through a pedestrian foot path between the two streets (approximately a ten-minute walk to the trail entrance, 500 metres). The area is expected to become more bicycle friendly with a variety of nearby streets identified for having bicycles lanes in the City's Long-Term Cycling Routes, that include Courtney Park Drive, McLaughlin Road, and Derry Road East.

#### **3.2 Facilities, Services and Recreation**

The summary below provides a list of facilities, services, and recreation opportunities/centres within an approximate one-kilometre radius from the subject property. With the subject property situated within the Meadowvale Village Neighbourhood it is well serviced by transit and has access to a variety of public and private amenities that are also within walking distance for residents, making it ideal for intensification (refer to *Appendix VI: Facilities, Service and Recreation Map*).

Table 2 – Facilities, Service and Recreation

**Parks & Recreation**

- 1. Courtneypark Athletic Fields
- 2. Scott's Brae Park
- 3. Fletcher's Flats
- 4. Fletcher's Creek Trail
- 5. Gooderham Estate park
- 6. Lakeshore Cricket League
- 7. Historic Trail Park
- 8. Meadowvale Conservation Area
- 9. Horseshoe Park
- 10. Neebin Park

**Schools**

- 11. Mississauga Secondary School
- 12. St Marcellinus Secondary
- 13. St. Veronica Elementary School
- 14. Le Flambeau Elementary School
- 15. David Leeder Middle School
- 16. Meadowvale Village PS
- 17. Rotherglen School

**Commercial**

- 19. Meadowvale Village Centre
- 19. Derry Village Square
- 19. Grocery Stores (Food Basics)
- 19. Restaurants (Guru Lukshmi)
- 19. Retail (Dollarama)
- 19. Cafes (Coffee Culture Café & Eatery)
- 20. Gas/Convenience (Petro-Canada)

**Library**

- 21. Courtney park Library

**Mobility**

- Various Bus stops
- Various Bike Lanes
- Trail System

As illustrated in *Table 2 – Facilities, Services and Recreation* and the *Facilities, Service and Recreation Map* (refer to *Appendix VI* of this Report), the subject property is located within a vibrant area of the City with access to numerous facilities, services and recreational opportunities that contribute to a complete community. As such, the subject property is ideally situated for intensification and is located within an area that can accommodate residents in all stages of life and abilities. For example, the large number of schools and open spaces are ideal for young families, while the transit and commercial options are also ideal for residents aging in place.

## 4.0 PROPOSAL OVERVIEW

### 4.1 Proposed Development

The Di Blasio Corporation is proposing to redevelop the subject property with a four (4) storey low-rise residential condominium building, with surface and underground parking, sidewalks and amenity areas (the “proposed development”) (refer to *Appendix VII: Site Plan*) and one single detached dwelling (“Lot A”) (refer to *Appendix I: Future Property Limit Sketch*). The proposed development has a building height of thirteen (13) metres. The proposed building is setback from and oriented towards the street frontage, providing clear sightlines of the buildings frontage to Rothchild Trail. To integrate the proposed development into the neighbourhood, a mix of stone and brick building materials are proposed to be used for the exterior in a similar color pallet as existing buildings along Rothchild Trail (refer to *Appendix VIII: Building Elevations*). As the future Lot A will comply with the Zoning By-law, the siting and configuration of Lot A will be addressed further in future Site Plan Approval and Building Permit applications.

The proposed four (4) storey residential building consists of forty-three (43) units with a mix of two (2) bedroom, two (2) bedroom plus den and three (3) bedroom units. Units range in size from 1,280 square feet to 1,750 square feet, and each unit contains a private terrace. Of the forty-three (43) units proposed twelve (12) units are designed to be barrier free, with three (3) barrier free units on each floor. The proposed development will have a Gross Floor Area of 7,200 square metres (77,500 square feet) with a proposed density of 79 units per a hectare (32 units per acre).

A summary of pertinent development statistics is provided below:

*Table 3: Development Site Statistics*

<b>Proposed Development Statistics</b>	
<b><i>Site Statistics</i></b>	
Gross Lot Area	0.92 ha (2.29 acres)
Condominium Net Lot Area (after proposed land dedication)	0.54 ha (1.34 acres)
<b><i>Proposed Development</i></b>	
Gross Floor Area	7,200.0 m <sup>2</sup> (77500.16 ft <sup>2</sup> )
Height (Storeys)	13 metres (4-storeys)
Total Units	43 units
Density	79 units per hectare (32 units per acre)
<b><i>Unit Breakdown</i></b>	
Two (2) bedrooms	4 units
Two (2) bedrooms plus den	27 units
Three (3) bedrooms	12 units
Barrier Free units (included in total)	12 units
<b><i>Amenity Areas</i></b>	
Total Amenity Area	542 square metres (0.054 ha, 0.13 acres)
Amenity Area provided outside	485 square metres (0.048 ha, 0.11 acres)



Amenity Area provided indoor	57 square metres (0.0057 ha, 0.014 acres)
<b><i>Proposed Parking</i></b>	
Total Parking	104 parking spaces
Residential Parking Spaces	86 parking spaces
Visitor Parking	18 parking spaces

*Table 4: Lot A Possible Development Statistics*

<b><i>Lot A</i></b>	
Area	0.09 ha (0.22 acres)
Future Possible Building Footprint	0.033 ha (0.08 acres)
Future Possible Building Height	2 ½ storeys
Future Possible Frontage	17.6 metres

#### Access:

Access to the proposed development is provided via a single driveway extending from the terminus of the Rothschild Trail cul-de-sac to an internal loop within the property that connects to the parking garage and the surface visitor parking at the front of building. An integrated sidewalk will run along the northern side of the entrance connecting the building's main entrance to walkway along Rothchild Trail.

#### Parking

The proposed development includes one level of below grade parking with a total of 86 residential parking spaces, which equates to approximately two parking spaces per a unit. For visitor parking the proposed development provides eighteen (18) parking spaces, seventeen (17) above ground and one (1) below grade. The proposed development provides 104 parking spaces in total. Two (2) visitor parking spaces are barrier free and are located at the front of the building. The eighteen (18) visitor parking spaces provide a visitor parking ratio of 0.40 spaces per unit. In addition, the proposal includes thirty (32) bicycle parking spaces, thirty (30) spaces contained in a bicycle room (refer to *Appendix VII: Site Plan*) below grade on the parking level and two spaces are provide with a bicycle rack at the front entrance.

#### Amenities

The proposed development provides a total amenity area of 542 square metres (5,834 square feet) in addition to the private amenity space provided through terraces. Of the total amenity area 485 square metres (5,220.5 square feet) are provided in Common Amenity Area at the rear of the building. The remaining 57 square metres (613.54 square feet) of indoor amenity area is provided with an indoor amenity room on the first floor near the lobby.

#### Garbage/Services

Garbage collection and loading will be contained within the southeast corner of the subject property, adjacent to the visitor parking area. The proposed driveway and entrance are designed to

facilitate emergency and municipal waste collection services. As discussed in the Functional Servicing Report prepared by Skira & Associates Ltd. the proposed development will connect to existing water, sanitary and stormwater services along Rothchild Trail.

#### **4.2 Credit Valley Conservation Authority**

The subject property is located within a Credit Valley Conservation Authority Regulated Area and Watershed Boundary. The Regulated Area follows the Credit River tributary and subject property is within the Fletcher Creek Tributary. The proposed development's relation to the floodplain areas is discussed further in this Report and in the associated plans, studies and analysis included in the application submission package.

Through a pre-consultation site visit on May 26, 2015, with the Credit Valley Conservation Authority and City of Mississauga, the top of bank and drip line associated with the Fletcher Creek and the tributary of Fletchers Creek was staked. The staked limit was established by the Credit Valley Conservation Authority in Consultation with Beacon Environmental and was surveyed by David B. Searles Surveying Ltd. An agreed upon buffer of 5 metres has been applied to the dripline to inform the limits of the proposed development.

## 5.0 CONSISTENCY AND CONFORMITY WITH APPLICABLE LAND USE POLICIES

As required by Sections 2 and 3 of the *Planning Act*, the following section demonstrates the proposed Amendments' consistency with the Provincial Policy Statement (2014), conformity with the Places to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan (2016) and the City of Mississauga Official Plan (2018).

### 5.1 Provincial Policy Statement (2014)

As set out in the Provincial Policy Statement, 2014 (the "PPS"), Ontario's long-term prosperity depends on a coordinated approach for wisely managing change and promoting efficient development patterns that result in strong, healthy and complete communities. This is achieved by balancing environmental protection, public health, and safety while creating economically sustainable built environments (Section 1.0). In this regard, the PPS provides for a high-level policy foundation that promotes and enhances the concept of a complete community.

The PPS promotes efficient development patterns by directing growth to settlement areas and discouraging unnecessary and inefficient expansion of these areas. It does so by encouraging the effective use of existing and planned infrastructure and by accommodating a mix of land uses.

The PPS includes the following relevant policies:

#### 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;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- 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;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*

- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The proposed development represents an efficient design within a “Settlement Area” identified for growth in the Growth Plan. The proposed development will contain 43 units, ranging from two (2) bedrooms to three (3) bedroom units with twelve (12) barrier free units. The large unit sizes and barrier free units will accommodate young families, those with varying accessible needs, as well as older residents choosing to age in place. Therefore, the proposed unit mix, and barrier free units will diversify the housing stock within the Meadowvale Village neighbourhood, which traditionally consists of detached dwellings. In relation to the surrounding environment, a Drip Line and Limit of Development were established through consultation with the Credit Valley Conservation Authority, which is proposed to be dedicated to the City for preservation.

The land use pattern proposed has been designed to utilize existing infrastructure and services that will promote a cost-effective development pattern. In addition, the proposed development minimizes land consumption through intensifying an underutilized parcel within an existing neighbourhood. As demonstrated above, throughout the design process, consideration for the efficient use of land, provision of a range of residential unit types, accessibility, and environmental stewardship were incorporated into the proposed development. The proposed Amendments are therefore consistent with the overarching policies of Policy 1.1.1 of the PPS.

In accordance with Policy 1.1.3.1, “Settlement Areas” shall be the focus of growth and development. Specifically, Policy 1.1.3.2 includes the following:

*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; and*
- 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.*

The development of this underutilized parcel in the “Built-up Area” represents an efficient use of land, resources, infrastructure, and public services. The proposed development will support active transportation and transit as a result of the subject property’s proximity to existing bus stops, and the trail system, which creates opportunities for the use of alternative modes of transportation,

potentially reducing greenhouse gas emissions (refer to Section 3.1 Transit and Connectivity of this Report). Therefore, the proposed Amendments are consistent with Policy 1.1.3.2 of the PPS.

In addition, Policies 1.1.3.3 and 1.1.3.4 provide criteria for identifying locations for intensification:

*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.*

*Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.*

*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.*

The proposed development will intensify an existing site which is supported by public infrastructure and can connect to existing services. Moreover, the application represents a compact built form that considers both public health and safety through an accessible building design, with barrier free units, and providing sufficient buffering from the Drip Line. Based on the above analysis, the proposed development is consistent with the intensification Policies 1.1.3.3 and 1.1.3.4 of the PPS

Policy 1.1.3.6 of the PPS provides direction for new development occurring in designated growth areas:

*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.*

The proposed development represents an appropriate and compact built form and density for an existing low-rise neighbourhood, within a designated growth area. In addition, the proposed development will enable an efficient use of an under utilized parcel of land, that can connect to existing services in the area. The proposed Amendments are therefore consistent with Policy 1.1.3.6 of the PPS.

The PPS states that healthy, liveable and safe communities are sustained by accommodating a mix of residential housing types and uses that contribute to the stability and affordability of housing. Policy 1.4 of the PPS provides direction for the provision of housing in the province:

*1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

The proposed development will facilitate the creation of a range of housing types that meets the varying needs of future residents within the regional market area, through providing a unit mix that accommodates both young families and older residents. The analysis of existing and available servicing prepared by Skira & Associates Ltd. in their Functional Servicing Report finds that the proposed development will utilize the existing service capacity to facilitate the intensification of the subject property. The proposed Amendments are therefore consistent with Policy 1.4.1 of the PPS.

The PPS encourages the provision of a variety of housing types through residential intensification and redevelopment in locations where existing and planned infrastructure, including transit can be utilized efficiently:

*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:*

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- 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.*

The proposed unit mix of two (2) bedroom and three (3) bedroom condominium units including barrier free units will contribute to the provision of a range housing types that can meet the needs of current and future residents. Furthermore, the proposed development accommodates new housing in the form of condominium units in a location with existing infrastructure, transit and public facilities, while diversifying the housing stock. Therefore, the proposed Amendments are consistent with Policy 1.4 of the PPS as they effectively utilize existing public services and support the use of existing transit.

Policy 1.5 of the PPS contains policies to ensure the creation of healthy, active communities, relevant policies include:

*1.5.1 Healthy, active communities should be promoted by:*

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

The proposed development will foster a healthy active community through creating opportunities for an active lifestyle with the subject property's location adjacent to natural features, including the Fletcher Creek trail system and proximity to the Derry Village Square and Meadowvale Village Centre. The proposed development generates recreational opportunities for future residents with the subject property's proximity to existing community services, which can be accessed by active transportation or transit (refer to Section 3.2 Facilities, Service and Recreation of this Report). The proposed Amendments therefore effectively incorporate and are consistent with the healthy community policies of Policy 1.5 in the PPS.

The PPS reiterates the importance of land use patterns, densities and a mix of uses that support transit and active transportation in Policy 1.6:

- 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.*
- 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.*
- 1.6.7.5 *Transportation and land use considerations shall be integrated at all stages of the planning process.*

The proposed development is consistent with Policy 1.6 as the development will be serviced using existing infrastructure and will utilize an existing public road. The subject property is located within walking distance to bus stop located at McLaughlin Road and Rothchild Trail, which connects to express routes and higher order transit, including GO Stations (refer to Section 3.1 Transit and Connectivity of this Report). There are also opportunities for active transportation with an entrance to the Fletcher Creek Trail located on Western Skies Way, less than ten (10) minute walk from the subject property. Furthermore, the Traffic Impact Study prepared by Paradigm Transportation Solutions Limited dated December 2018, determined the proposed development will generate a minimal amount of additional vehicle trips during peak hours, which the City's road system can accommodate. Therefore, the proposed Amendments will support an efficient transportation system and are consistent with Policy 1.6 of the PPS.

The proposed development conforms to the above noted policies as it promotes the creation of livable complete communities, represents an efficient use of land and contributes to a mix of housing options within an appropriate built up area. We have reviewed and weighed all policies of the PPS when considering the proposed development's consistency with the PPS. As described above, the proposed Amendments are consistent with the relevant policies of the PPS.

## **5.2 The Growth Plan for the Greater Golden Horseshoe (2019)**

The Growth Plan for the Greater Golden Horseshoe, 2019 (the "Growth Plan") is a long-term plan intended to manage growth through building complete communities, curbing sprawl and protecting the natural environment. The Growth Plan builds upon the previous Growth Plan (2017) and responds to the key challenges that the region will face over the coming decades with enhanced policy directions.

The subject property is located within an identified "Built-up Area" in the City of Mississauga and is expected to become more transit accessible with the introduction of LRT line along Hurontario Street. Intensification is encouraged within "Built-up Areas" where infrastructure and public service facilities are available, while giving considerations to the transition of built forms.



Section 1.2 The Growth Plan for the Greater Golden Horseshoe provides Guiding Principles for the successful realization of an effective collaboration among all levels of government and stakeholders. Relevant Guiding Principles include the following:

*1.2.1*

*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.*

*Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*

*Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.*

The proposed development will contribute to complete communities with a range and mix of housing by providing a new tenure of residential dwellings (condominium, and barrier free), prioritizing the intensification objectives, proposing an efficient use of infrastructure, as well protecting natural features by dedicating land for preservation. The proposed development therefore conforms with Policy 1.2.1 of the Growth Plan.

Section 2.2.1 - Managing Growth from the Growth Plan include policies that apply to the proposed Amendments:

*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;*
- b) growth will be limited in settlement areas that:*
  - i. are rural settlements;*
  - ii. are not serviced by existing or planned municipal water and wastewater systems; or*
  - iii. are in the Greenbelt Area;*
- 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; and*
- iv. *areas with existing or planned public service facilities;*
- d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) *development will be generally directed away from hazardous lands; and*
- f) *the establishment of new settlement areas is prohibited.*

The subject property is located within a “Built-Up Area” and a “Settlement Area” which, has existing municipal water (refer to *Figure 3 – Peel Region Official Plan Schedule ‘D4’ & Figure 4 – Peel Region Official Plan Schedule ‘D’*). The proposed development supports the achievement of complete communities through providing convenient access to services that meet the daily needs for residents of all ages (refer to Section 3.2 Facilities, Services and Recreation of this Report). Moreover, the subject property’s location will provide residents opportunities to bus routes that connect to higher order transit such as GO Stations (refer to Section 3.1 Transit and Connectivity of this Report). In addition, the proposed development is located within the Credit Valley Conservation Regulated Area, and as a result the proposed Amendments incorporate a five (5) metre buffer from the Drip Line and proposes to dedicate the buffer area to the City (refer to *Appendix VI: Site Plan*). The proposed Amendments therefore conform to the policies regarding the management of growth contained in Policy 2.2.1 (2) of the Growth Plan.

With respect to the establishment of complete communities, Policy 2.2.1 (4) Managing Growth provides that:

- 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;*
  - b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
  - 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;*
- ii. public service facilities, co-located and integrated in community hubs;*
- iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
- iv. healthy, local, and affordable food options, including through urban agriculture;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) integrate green infrastructure and appropriate low impact development.*

The proposed Amendments will facilitate the development of a compact low-rise condominium building in an area that has access to a variety of services, retail and public facilities (refer to Section 3.2 Facilities, Services and Recreation of this Report). This proposed development will improve social equity by introducing condominium units, which are more affordable than traditional forms of housing in a neighbourhood with a large amount of public spaces and services. Moreover, the unit mix of two (2) bedroom and three (3) bedroom units as well the twelve (12) barrier free units will accommodate residents of all stages of life, and abilities. In addition, with the subject property's location in the Meadowvale Village Neighbourhood, it has convenient access to a range of transportation options which will facilitate opportunities for sustainable modes of transportation (refer to Section 3.1 Transit and Connectivity of this Report). As noted above, the proposed Amendments conform with the complete communities' policies of Policy 2.2.1 (4) of the Growth Plan.

Section 2.2.2 Delineated Built-up Areas, establishes the required target for development within delineated built-up areas:

*2.2.2.1 By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:*

- a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and*

*2.2.2.2 Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable*

*upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.*

The proposed development will assist the City reaching the minimum target of 50% of residential development occurring within a “Delineated Built-up Area”, by intensify an existing property within the delineated “Built-up Area”. The proposed Amendments therefore conform with Policy 2.2.2 of the Growth Plan.

Section 2.2.6 Housing provides policy direction for both upper and lower-tier municipalities in regard to growth targets and the creation of a diverse housing mix. Relevant policies within Section 2.2.6 Housing include the following:

- 2.2.6.1 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*
- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
    - i. identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and*
    - ii. establishing targets for affordable ownership housing and rental housing;*
  - b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*
  - c) align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011; and*
  - d) implement policy 2.2.6.1 a), b) and c) through official plan policies and designations and zoning by-laws.*
- 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*
- a) planning to accommodate forecasted growth to the horizon of this Plan;*
  - b) planning to achieve the minimum intensification and density targets in this Plan;*
  - c) considering the range and mix of housing options and densities of the existing housing stock; and*
  - d) planning to diversify their overall housing stock across the municipality.*

- 2.2.6.3 *To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*
- 2.2.6.4 *Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.*

The proposed Amendments conform with the policies contained in Section 2.2.6 Housing of the Growth Plan through supporting the City reaching their density targets, which will facilitate a range of housing options. The proposed development will also facilitate the creation of complete communities by proposing a multi-unit residential development with a mix of two (2) and three (3) bedroom units, as well as barrier free units. The proposed unit mix and barrier free units will meet the needs of varying household sizes and incomes. In addition, the proposed Amendment conforms by proposing to intensify an underutilized parcel with servicing capacity, further increasing the supply of residential units. The proposed Amendments therefore conform with the housing policies contained in Section 2.2.6 of the Growth Plan.

The proposed development conforms to the above noted policies as it promotes intensification of an underutilized parcel while achieving the goals of complete communities, built form, and design features that integrate the development into the neighbourhood. Based on the above analysis, it is our opinion that the proposed Amendments conform to Growth Plan in regard to facilitating complete communities and represents a wise use of land through intensify a utilized parcel within a “Built-up Area”. Furthermore, the subject property is well situated for supporting a multi-modal transportation network. We have considered the implementation and interpretation policies of the Growth Plan and have determined that the proposed development conforms with the overarching policies of the Growth Plan.

### **5.3 Region of Peel Official Plan (2016)**

The Region of Peel Official Plan, Office Consolidation 2016 (the “Regional Plan”) outlines policies and strategies that reflect and conform to the PPS and the Growth Plan. The Regional Plan is centered around a sustainable development framework which, supports growth and development, while ensuring it occurs in a sustainable manner (Policy 1.1). The Region Plan provides guidance to the area municipalities for the preparation and implementation of their local Official Plans.

The Regional Plan outlines the region’s Planning Vision, as well the Population and Employment density targets. The Regional Plan outlines that the City of Mississauga’s population shall increase to 805,000 by 2031, and the number of households will increase to 270,000 by 2031. The population projections contained in the Regional Official Plan conform to the Growth Plan and the proposed Amendments will contribute the Region and the City reaching their 2031 targets.

The subject lands are located within the Region's 2031 Urban Boundary, specifically within the "Urban System" designation, as illustrated on *Figure 4 Region of Peel Official Plan Schedule 'D'*. The 2031 Regional Urban Boundary defines where urban growth shall occur ensuring an efficient use of available services. The General Objectives and Policies of the "Urban System" that are relevant to the proposed development include:

- 5.3.1.2        *To achieve sustainable development within the Urban System.*
- 5.3.1.3        *To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;*
- 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;*
- 5.3.1.5        *To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive;*
- 5.3.1.7        *To recognize the integrity and physical characteristics of existing communities in Peel.*
- 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.*
- 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; and*
- 5.3.2.3        *Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms or urban development and redevelopment.*

The proposed Amendments conform to the Regional Plan as it will contribute to a healthy urban community with access to employment and recreational opportunities, while respecting the natural environment. Furthermore, the proposed development represents a form intensification within the 2031 Urban Boundary that is compact and designed in a similar architectural style as the existing neighborhood (refer to *Appendix VIII: Building Elevations*). The proposed development will further diversify the Region's housing stock by introducing a mix of two (2) and three (3) bedroom condominium units within a community historically made up of detached dwellings. Moreover, the proposed unit mix, and barrier free units will provide opportunities for residents to age in place within their community. Therefore, the proposed Amendments conform to the General Objectives and Policies of the "Urban System" in the Regional Plan.

Section 5.5 – Growth Management in the Regional Plan provides guiding principles, for land development, resource management and investment, that support compact, vibrant communities. General Objectives and Policies in Section 5.5 related to the “Built-up Area” that are relevant to the proposed development include:

- 5.5.1.1 *To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.*
- 5.5.2.1 *Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services.*
- 5.5.2.2 *Direct a significant portion of new growth to the built-up areas of the community through intensification.*

The proposed Amendments conform with the policies contained in Section 5.5 of the Regional Plan by facilitating the intensification of an underutilized parcel within the “Built-up Area” that has access to public open spaces, retail and services (refer to Section 3.2 Facilities, Services and Recreation of this Report). Moreover, the proposed development represents a compact built form, with a unit mix of two (2) and three (3) bedroom condominium units as well as barrier free units that will diversify the housing stock in the neighbourhood that will accommodate people at all stages of life and abilities. As noted above, the proposed Amendments conform to Policies 5.5.1 and 5.5.2 of the Regional Plan.

Section 5.5 – Growth Management also states that a significant portion of new growth shall be directed to the “Built-up Area” through both intensification and redevelopment of underutilized lots. The subject property’s current land use permissions do not represent the efficient use of land and limit the development opportunity achievable in this location.

The following Objectives and Policies for intensification apply to the proposed development:

- 5.5.3.1.1 *To achieve compact and efficient urban forms;*
- 5.5.3.1.2 *To optimize the use of existing infrastructure and services;*
- 5.5.3.1.4 *To intensify development on underutilized lands;*
- 5.5.3.1.6 *To optimize all intensification opportunities across the Region;*
- 5.5.3.2.2 *Facilitate and promote intensification;*

5.5.3.2.4 *Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area;*

5.5.3.2.5 *Require that by 2026 and for each year thereafter, a minimum of 50 per cent of the Region's residential development occurring annually will be within the built-up area.*

*To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows:*

*City of Mississauga: 52,000 units.*

The proposed development represents both a compact and efficient built form that will intensify an underutilized parcel and optimizing existing services. Furthermore, the proposed Amendments will contribute to the Region's objective of achieving the minimum 40% of residential development within the "Built-up Area" between 2015 to 2025 and enable the City of Mississauga to meet the minimum 2031 density target. Therefore, the proposed Amendments conform to the policies contained in Policy 5.5.3 of the Regional Plan.

As discussed above the proposed Amendments conform with the Regional Plan's policies, through contributing to a built form that is compact, complementary to the area, and supports the Region achieving their density targets. It our opinion the proposed development will introduce a residential built form and density that will assist in the creation of a *complete community* with access to diverse community services (refer to Section 3.2 Facilities, Service and Recreation of this Report). We have reviewed the introduction and implementation policies as well as considered the Regional Plan in its entirety and conclude that the proposed development conforms with Policy 5.3, 5.5 and the Regional Plan. Furthermore, the proposed Amendments will bring the subject property's land use designation in the City of Mississauga Official Plan into conformity with the Regional Plan.

## **5.4 The City of Mississauga Official Plan**

The City of Mississauga Official Plan (the "Official Plan") provides direction for the next stage of the City's growth and articulates a vision for the City that balances public and private interests. The Official Plan provides planning policies to guide the City's development to the year 2031 as required by Provincial legislation. The Official Plan sets out the goals, objectives and policies to guide future development, redevelopment and intensification within the City through a detailed land use designations and urban design policies.

The Official Plan was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The entire Official Plan was subsequently appealed to the Ontario Municipal Board (OMB) but is now in partial effect as of January 10, 2018 except for specific policies that are still under appeal.



As required by Sections 2 and 3 of the Planning Act, the following sections demonstrate how the proposed Amendments align with the overall objectives and policies of the Official Plan and demonstrates how the specific policies applicable to the subject property can better meet and conform with the intent of Provincial and Regional policies.

#### 5.4.1 Vision

This section of the Official Plan outlines the vision for the City's growth focusing on a sustainable diversified economy with a range of mobility and housing options. Section 4.5 of the Official Plan outlines the following guiding principles that relate to the proposed development:

4.4.1. *Mississauga will promote development decisions that support the sustainability of our Natural Heritage System and enhance the quality of life for our present and future generations;*

4.4.6 *Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life;*

4.5 *Mississauga will direct growth by:  
achieving balanced population and employment growth.*

*Mississauga will complete communities by:*

*promoting an urban form and development that supports public health and active living;*

*ensuring that communities include or provide easy access to a range of uses and services required to meet all or most of the daily needs of residents through all stages of their lives; e.g., housing, transportation, employment, recreation, social interaction and education;*

*Mississauga will create a multi-modal city by:*

*promoting a transportation network that connects nodes with a range of transportation modes, to reduce dependency on cars for local trips.*

The proposed development promotes a desirable urban form that will maintain the surrounding natural system through dedicating lands to the City for preservation and diversifying the housing options through introducing condominium units within a neighbourhood typically made up of detached dwellings. With the subject property's proximity to numerous services and amenities the introduction of additional residential units will further develop a balanced form of growth and facilitate the creation of *complete community*. Moreover, the proposed development will facilitate the creation of a *complete community* and a multimodal transportation system with the subject property's access to the transit, the Fletcher Creek trail system, and planned bicycle lanes (refer to

Section 3.1 Transit and Connectivity of this Report). The proposed development conforms to the City's vision through proposing an appropriately scaled building with natural buffers mitigating adverse impacts on adjacent properties and by providing opportunities for an active lifestyle that can reduce automobile dependency.

#### 5.4.2 Direct Growth

Section 5 of the Official Plan acknowledges that the City has transitioned to new a phase that supports both the redevelopment and intensification of existing sites within developed areas. The City's population is expected to grow to 805,000 by the year 2031, and the forecasted growth will be directed to locations that ensure both resources and assets are used in a sustainable manner. Section 5.1 contains the following policies that apply to the proposed Amendments:

- 5.1.2 *Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth to 2031.*
- 5.1.3
  - a) *protect ecological functions, public health and safety;*
  - b) *utilize existing and proposed services and infrastructure such as transit and community infrastructure;*
  - c) *minimize environmental and social impacts;*
  - d) *meet long term needs;*
  - e) *build strong, livable, universally accessible communities; and*
  - f) *promote economic prosperity.*
- 5.1.6 *Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.*
- 5.1.7 *Mississauga will protect and conserve the character of stable residential Neighbourhoods.*

The proposed development conforms with Section 5 of the Official Plan as the proposed development protects the surrounding natural features through dedicating land the City for its preservation, as well as proposing to utilize existing servicing and infrastructure. The subject property is located within an existing neighbourhood, as such the proposed Amendments is for a low-rise building that is compact with a similar architectural style to preserve the character of the area (refer to *Appendix VIII: Building Elevations*). Furthermore, the subject property represents an appropriate opportunity to intensify with its access existing services and infrastructure that are within walking distance, and accessible by transit (refer to Section 3.2 Facilities, Services and Recreation of this Report). Therefore, the proposed Amendments conforms to the Policy 5.1 of the Official Plan and will ensure the City can accommodate the 2031 population growth.

In addition, Figure 5-5: Height, Density and Population to Employment Ratio Requirement, contained in the Official Plan, provides a maximum height of 4-storeys for lands designated "Neighbourhoods", which the subject property is designated and the proposed development

conforms with (refer to *Figure 5: City of Mississauga Official Plan –Schedule 1 Urban System*). Furthermore, Section 5.3.5 of the Official Plan states that the neighbourhood are considered physically stable areas, but are not to remain static rather new development shall be sensitive to the existing and planned character. The following policies are relevant to the proposed Amendments:

- 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.*
- 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.*

The Official Plan provides guidance regarding the interpretation and definition of compatible which is defined by the Official Plan as:

*“compatible” means development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area.*

The proposed development conforms with the definition of compatible by proposing to redevelop a unique building by sensitively siting the low-rise four (4) storey apartment to minimize any adverse impacts to surrounding areas. The proposed development is compatible in siting and built form through proposing a similar height, architectural style and by providing generous setbacks from adjacent residential uses that will maintain the existing neighbourhood character (refer to *Appendix VII: Site Plan & Appendix VIII: Building Elevations*). Furthermore, the Shadow Study prepared by Patrick Markus Luckie found the proposed development will create little to no shadowing on adjacent lots. Furthermore, the Transportation Impact Study prepared Paradigm Transportation Solutions Limited, determined that the study area’s intersections are anticipated to operate with levels of service similar to the background traffic condition. As such, it is our opinion that there are no quantifiable adverse impacts to the surrounding area. It our opinion that proposed Amendments conforms to the policies contained in Section 5 of the Official Plan and the definition of “compatible” by positively contributing to the City’s neighbourhood goals through proposing an appropriate form of intensification while maintaining the existing neighbourhood character.

### **5.4.3 Value of the Environment**

The subject property is overlaid with the “Green System” designation as shown on *Figure 5: City of Mississauga Official Plan –Schedule 1 Urban System*, and a portion of the subject property is designated “Significant Natural Areas and Natural Green Spaces” refer to *Figure 6 – City of Mississauga Official Plan Schedule 3 – Natural System*. Chapter 6.3 Green System of the Official Plan contains relevant policies that apply to the proposed development:

- 6.3.2 *The City will promote the Green System to public and private stakeholders as being integral to protecting the city's natural heritage features, particularly its role in providing ecological linkages and ecosystem services.*
- 6.3.4 *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.*
- 6.3.6 *The City will seek to enhance the connectivity of lands in the Green System by linking features in the Natural Heritage System through management initiatives on public lands and encouragement of stewardship on private lands.*
- 6.3.7 *Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands, will be provided to perform 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;*
  - enhanced wildlife habitat and corridors for wildlife movement; and*
  - opportunities for passive recreational activities, in appropriate locations.*

The proposed development conforms with the policies contained in the “Green System” chapter through providing a buffered area related to the portion of the property overlaid with the “Significant Natural Areas and Natural Green Spaces” designation. The proposed buffer area was determined through an analysis of the planning history related to the subject property by Beacon Environmental in consultation with the Conservation Authority (Scoped Environmental Impact Study prepared by Beacon Environmental Limited, dated March 2019). The subject property was previously designated for residential development in 1997 and was included in a Draft Plan of Subdivision in 1998 to permit detached dwellings. In carrying over the ‘grandfathered’ policies the CVC and City of Mississauga agreed to a five (5) metre buffer from the drip line. The buffered area is proposed to be dedicated to the City which will improve the existing connectivity within the Green System while ensuring its protection and conforming to the above noted Green System policies.

Moreover, the Scoped Environmental Impact Study found there was no significant wetlands within the subject property related to the Fletchers Creek valley that would qualify as significant valleylands. As such, the proposed ten (10) metre setback from the Regulatory Flood line was determined as an appropriate setback, with a five (5) metre buffer to the dripline. In relation to storm water management the Functional Servicing Report, prepared by Skira and Associates Ltd.,

dated July 2018, determined there was sufficient capacity within the Fletcher's Creek Tributary for the discharge runoff. As such, the proposed development conforms with the environmental policies for the "Green System" contained in the Official Plan by providing a sufficient buffer, and dedicating land to the City that will enhance the natural system.

#### **5.4.4 Complete Communities**

The Official Plan aims to create *Complete Communities* within the City that provide the infrastructure to meet the day-to-day needs of people throughout all stages of their life. The Official Plan notes not all areas within the City of Mississauga are able to meet the needs for daily living, and as such some residents will need to travel to other areas of the City. Chapter of 7, Complete Communities of the Official Plan outlines policies that aim to facilitate the creation of *Complete Communities* within the City, the following policies apply to the proposed Amendments:

- 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;*
  - c) *encourage environments that foster incidental and recreational activity;*
  - and*
  - d) *encourage land use planning practices conducive to good public health.*
- 7.1.6 *Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.*
- 7.2.2 *Mississauga will provide opportunities for:*
  - a. *the development of a range of housing choices in terms of type, tenure and price;*
- 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.*
- 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 policies of Chapter 7 Complete Communities in the Official Plan, through proposing a built form that is compact within an area that has access to numerous open spaces and trails fostering recreational opportunities for future residents. In addition, the proposed development will contribute to a housing mix in relation to housing type, tenure and price, that will accommodate residents with diverse housing needs. The introduction

of a low-rise development with large unit sizes and barrier free units within the neighbourhood will further meets the needs of young families and older adults wishing to age in place.

#### **5.4.5 Build a Desirable Urban Form**

Chapter 9 of the Official Plan, Build a Desirable Urban Form, aims to create a sustainable urban form with a sense of place that is both liveable and functional while protecting the environment. This Chapter states that infill of underutilized lots in both “Intensification Areas” and “Non Intensification Areas” will revitalize communities by adding a variety of building forms and tenures. It also notes it is important that infill “fits” and must be sensitive to the existing urban context. Chapter 9 sets out a policy framework which speaks to principles associated with building a desirable urban form, that applies to the proposed development:

- 9.1.1 Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.*
- 9.1.3 Infill and redevelopment within Neighbourhoods will respect the existing and planned character.*
- 9.1.9 Urban form will support the creation of an efficient multi-modal transportation system that encourages a greater utilization of transit and active transportation modes.*
- 9.1.10 The city vision will be supported by site development that:  
a. respects the urban hierarchy;  
c. demonstrates context sensitivity, including the public realm;  
e. employs design excellence.*

The proposed Amendments conform with the policies set out in Chapter 9.1 through proposing an urban form that is consistent with the urban system and hierarchy identified in the City structure. The proposed development represents an infill redevelopment within a neighbourhood and incorporates design features to ensure the proposed four (4) storey low-rise building respects the existing character of the area. This includes a similar architectural style, a height of thirteen metres which ensures little to no shadow impact on adjacent lots (as noted in the Shadow Study prepared by Patrick Markus Luckie, dated March 20, 2019), as well the generous front yard setback in addition to the surrounding natural buffer that provide greater amounts of privacy.

The subject property’s location within transportation network will provide future residents access to the City’s trail network and transit system providing opportunities to increase the utilization sustainable modes of transportation (refer to Section 3.1 Transit and Connectivity of this Report). The proposed development conforms with the policies set out in Chapter 9.1 and the City’s vision

through proposing a development that respects the urban hierarchy and has little to no impact on the surrounding neighbourhood.

The subject property is designated “Neighbourhood” as shown on *Figure 5 City of Mississauga Official Plan Schedule 1 – Urban System*. The policies contained Section 9.2.2 Non Intensification Areas of Chapter 9 apply. Non-Intensification Areas are intended for lower densities, lower building heights and more homogeneous land uses. Therefore, development within Non-Intensification Areas will be required to be context sensitive and respect the existing character of the area. The following policies are relevant the proposed development:

- 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.*
- 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;*
  - 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.*

The proposed Amendments conform to Policy 9.2.2 Non-Intensification Areas by proposing a building four-storeys in height which is within the height permissions and incorporates a similar architectural style as the surrounding area to integrate the building within the existing neighbourhood. The proposed development maintains the existing lot pattern of the street and respects the scale and character with a height of 13 metres and large front yard setback mitigating any shadow impact or privacy issues for adjacent lots. In relation to the surrounding natural features, the proposed development maintains a large portion of the mature trees on the property (80 trees) and proposes the removal of twenty (20) trees to facilitate the proposed development. As discussed within the Arborist Report prepared by Beacon Environmental, dated March 20, 2019, all trees removed on the subject property and adjacent lands will be replaced at a minimum ratio of 1:1. The proposed development was designed to respect the existing scale of the surrounding neighbourhood, massing and character, with design features that integrate the building into the existing neighbourhood fabric, therefore the proposed Amendments conforms with Policy 9.2.2 of the Official Plan.

#### 5.4.6 General Land Use Designation

Chapter 11 of the Official Plan provides policy direction regarding the use and development of land within the City that reflects the “Urban System”, the “Green System”, and “City Structure”.

The subject property is currently designated “Residential Low Density II” with an overlay of “Natural Hazard” by *Figure 7 – City of Mississauga Official Plan – Schedule 10 - Land Use Designations*. The Official Plan provides the following policy framework with respect to the land use designation and the envisioned uses for the subject property:

*Chapter 11: General Land Use Designations*

*11.2.5.1 Residential consists of four designations:  
b. Residential Low Density II;*

*11.2.5.4 Lands designated Residential Low Density II will permit the following uses:  
a. detached dwelling;  
b. semi-detached dwelling;  
c. duplex dwelling; and  
d. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.*

The proposed Amendments conforms with the General Policies that apply for all land use designations that are prescribed in the Official Plan. The proposed Amendments propose a land use that is not permitted within the “Residential Low Density II” designation, however the subject property’s designation is in conflict with Regional and Provincial Policies. The proposed Amendments propose to redesignate the subject property “Residential High Density” to permit a low-rise apartment dwelling, which will assist the City of Mississauga achieving their growth targets. Furthermore Section 6 of this Report demonstrates that the land use designation for the subject property within the Official Plan is in conflict with Provincial and Regional Policies.

As such the proposed Amendments will bring the subject property’s land use designation into consistency and conformity with Provincial and Regional policies. A draft Official Plan Amendment is attached to this report, *Appendix II: Draft Official Plan Amendment*.

#### 5.4.7 Meadowvale Village Neighbourhood Character Area

Chapter 16 Neighbourhoods of the Official Plan contains policies for the Meadowvale Village Heritage Conservation District and the lands surrounding the village, where the subject property is located (refer to *Figure 8 – City of Mississauga Official Plan Chapter 16 – Meadowvale Village*). There are no Special Site Policies for the subject property rather the document contains General Policies and Urban Design Policies that apply to all lands within the Meadowvale Village Neighbourhood Character Area.



General Neighbourhood Policies that apply to the proposed development include:

- 16.1.1.1 For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.*

Relevant Meadowvale Neighbourhood Policies include:

- 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.*
- 16.17.2.9 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 face 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*

The proposed development conforms with the Urban Design Policies for the Meadowvale Village Neighbourhood Character Area by recognizing the subject property's unique context within the natural system and leveraging the natural features to mitigate impacts on adjacent properties. In addition, the proposed development will provide access to natural features related to the Fletcher Creek Tributary for residents through the proposed outdoor amenity space which will provide enhanced visuals of the Fletcher's Creek. The proposed development also conforms through integrating a driveway ramp to a below grade garage entrance that enables a consistent and attractive streetscape along the Rothchild Trail.

#### **5.4.8 Implementation**

Chapter 19 of the Official Plan establishes the policies for the implementation of the plan and provides criteria for the Site Specific Official Plan Amendments (19.5). The following policies include the criteria for a generic Official Plan Amendment:

*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.*

The proposed Amendments maintain the overall intent and goals of the Official Plan, as well it is in keeping with the long-term vision for *complete communities* and the urban form for neighbourhoods. Therefore, the proposed Amendments will contribute to the existing neighbourhood through intensifying a uniquely shaped site that is underutilized with a built form that is compatible and respects the surrounding area. The proposed development fulfills this vision by capitalizing on an otherwise underutilized parcel of land, with access to existing services and infrastructure within the Meadowvale Village Neighbourhood. We have reviewed the principles, goals, requirements and interpretation policies of the Official Plan as a whole and find that the proposed development conforms with the of Policies 4.4, 4.5, 5.1, 5.3, 6.3, 7.1, 7.2, 9.1, 9.2, 16.1, and 19.5.

## 6.0 REVIEW OF OVERARCHING PLANNING POLICES

The following section provides an overview of the key planning policies applicable to the subject property and the appropriateness of the proposed development. Moreover, this section of the Report will demonstrate that the current Official Plan land use designation and Zoning applicable to the subject property is not consistent the Provincial Policy Statement and are in conflict with and do not conform to the Growth Plan and the Regional Plan.

### 6.1 Efficient Use of Land

The Provincial Policy Statement contains policies for the promotion of efficient development within settlement areas that encourage an effective use of existing and planned infrastructure. Section 1.1.1 of the PPS specifically states:

*1.1.2 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;  
e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

Additionally, Section 1.1.3.2 of the PPS states that:

*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;*
- 4. support active transportation;*
- 5. are transit-supportive, where transit is planned, exists or may be developed; and*

*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.*

The current City of Mississauga Official Plan designates the subject property as “Residential Low Density II” (refer to *Figure 7 – City of Mississauga Official Plan Schedule 10 – Land Use Designation*) which permits:

*11.2.5.4 Lands designated Residential Low Density II will permit the following uses:  
a. detached dwelling;  
b. semi-detached dwelling;  
c. duplex dwelling; and*

*d. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.*

The permitted forms of housing within the “Residential Low Density II” designation (policy 11.2.5.4) and “Residential R9-4” zoning do not represent the most efficient form of development for the subject property and could be considered to be overly restrictive, as additional density can be achieved through a more compact built form and the utilization of existing municipal services. The “Residential Low Density II” designation is applicable to the unique shape, size and environmental constraints of the subject property. Therefore, the land use designation of “Residential Low Density II” on the subject property and policies 11.2.5.1 and 11.2.5.4 of the Official Plan that apply, are in conflict with Section 1.1.1 and Section 1.1.3.2 of the PPS. The proposed Amendments will bring the subject property’s land use designation and zoning into consistency with the policies contained in the PPS.

## **6.2 Diverse Housing Mix**

The Growth Plan contains specific policies in Section 2.2.1 Managing Growth and Section 2.2.2 Delineated Built-up Areas that encourage a diverse range of housing options that support the creation of complete communities, which applies to the proposed development. Section 2.2.1 Managing Growth and 2.2.2 Delineated Built-up Areas state the following:

*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;*

*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;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- 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;*
  - ii. *public service facilities, co-located and integrated in community hubs;*
  - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
  - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*

The current “Residential Low Density II” designation applicable to the subject property permits detached dwellings, semi-detached dwellings, and duplex dwellings (policies 11.2.5.1 and 11.2.5.4 of the Official Plan). Whereas, the “Residential R9-4” zoning only permits detached dwellings. This limits opportunities for a diverse range and mix of housing options within one of the most common residential land use designations in the City of Mississauga and does not take into consideration the unique shape and size of the property. The limited permitted range of housing types in the “Residential Low Density II” designation applicable to the subject property (policies 11.2.5.1 and 11.2.5.4) are in conflict with policies 2.2.1.2 and 2.2.1.4 of the Growth Plan and does not assist in facilitating the creation of complete communities with a diverse housing mix.

In addition, the Regional Plan contains specific policies regarding the creation of a diverse housing mix that conforms with the Growth Plan.

- 5.5.2.1 *Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services.*

The Regional Plan reiterates the importance of a mix of housing to meet the varying needs of residents. As mentioned above, the limited permitted range of housing types on the subject property restricts the City’s ability to meet the varying needs of a diverse population. This also inhibits opportunities for innovative housing designs that are more compact, accessible and affordable than traditional forms of housing. Therefore, the current land use designation and zoning of the subject property are in conflict with the above-mentioned policies in the Growth Plan and the Regional Plan. The proposed Amendments will bring the subject property’s Official Plan designation and Zoning into consistency and conformity with the Provincial and Regional policies while introducing an underrepresented form of housing into the neighbourhood that conforms with the “Neighbourhood” Urban System designation and the Official Plan’s definition of compatible.

## 7.0 CONFORMITY WITH APPLICABLE STUDIES AND GUIDELINES

Numerous studies and guidelines have been prepared in supporting the development of land use policies in the City of Mississauga. Applicable studies that apply to the proposed development include: The Strategic Plan Our Future Mississauga (2009), and the Urban Design Handbook - Low-rise Multiples Dwellings Guidelines (2015).

### 7.1 Strategic Plan Our Future Mississauga, 2009

The Strategic Plan (2009) was created on five pillars that include Move, Belong, Connect, Prosper and Green. Each pillar contains specific goals for ensuring the City of Mississauga's vision is realized. The Strategic Plan begun in 2007 with a comprehensive consultation that informed each goal. A 2016 Report on the Strategic Plan was prepared to evaluate the success of each goal since the initial plan, while the goals did not change, the report notes the need to focus on creating housing for the missing middle.

Strategic goals from the 2009 Plan that apply to the proposed development include:

*Develop Environmental Responsibility – to contribute to environmental responsibility by reducing private automobile use and developing compact mixed-use development.*

*Build a Reliable and Convenient System – to make transit a faster and more affordable alternative to the automobile, one that is frequent, clean, safe, reliable and convenient, with a transit stop within walking distance of every home and an intricate web of higher order transit.*

*Ensure Affordability and Accessibility – to provide a range of affordable and accessible housing, transit and service options*

*Support Aging in Place – to provide alternative housing types, designs and tenures in each neighbourhood.*

*Develop Walkable, Connected Neighbourhoods – to develop compact, mixed-use neighbourhoods that will give residents the ability to engage safely in all aspects of their everyday lives, within walking distance and easy access. Evaluate all development and infrastructure projects against a test of “pedestrian-first.”*

*Create Great Public Spaces – to provide opportunities for everyone to enjoy great parks, plazas and unique natural environments.*

The proposed development conforms with the Strategic Goals through proposing a development that is compact in form, and environmentally responsible by providing a 5 metre buffer and dedicating land to the City for the preservation of natural features. Furthermore, future residents

will have opportunities for alternative modes of transportation with the subject property's proximity to the bus stops and the trail system potentially reducing automobile dependency (refer to Section 3.1 Transit and Connectivity of this Report). Lastly, the addition of a low-rise apartment building within the Meadowvale Village Neighbourhood will further diversify the housing stock within an area that primarily consists of detached dwellings. Therefore, the proposed Amendments conforms with goals of the Strategic Plan Our Future Mississauga, 2009.

## **7.2 Urban Design Handbook – Low-Rise Multiple Dwellings (2015)**

The City of Mississauga released the Urban Design Handbook – Low-Rise Multiple Dwellings (2015) (referred to as the “Urban Design Handbook”) as a guide for moving the City towards a sustainable future with a development patterns focused on compact built form and the efficient use of land/resources. The Urban Design Handbook states as the City becomes more sustainable low-rise multiple tenant dwelling, such as apartments represent an opportunity for intensifying within lower-density neighbourhoods while maintaining the existing scale. The Urban Design Handbook provides guidelines for low-rise development around compatibility, connectivity and character.

The Urban Design Handbook provides guidelines for compatibility that focuses on creating built forms that can be integrated into the existing neighbourhood and minimizing any adverse impacts on surrounding properties. Specific policies within the compatibility chapter that are relevant to the proposed development include:

- 2.1.1      *Respect the height, scale and massing of neighbouring buildings.*  
  
*Where the proposed building is taller or larger than adjacent buildings, create a transition in building height and form*  
  
*Where the existing or planned pattern of development is characterized by taller buildings, consider additional height while maintaining adequate light, views and privacy (See 2.3: Light, Views and Privacy).*
- 2.2.1      *7) Match side yard setbacks with adjacent properties (Consult the Zoning By-law for minimum side yard setbacks).*
- 2.2.1      *8) Reflect natural topography and existing grades.*
- 2.3        *1) Maintain light, views and privacy with adequate separation distances between buildings and adjacent properties*

The proposed Amendments conform with the Urban Design Handbook compatibility guidelines by proposing a low-rise building with an appropriate height and sited on the property to minimize any shadowing or privacy issues on adjacent properties. Moreover, the natural features provide

additional buffering for adjacent properties. The proposed setbacks and the natural buffers between adjacent parcels will assist in transitioning the built form along the street while enabling minimizing any impacts.

The Connectivity chapter of the Urban Design Handbook focuses on improving linkages between built areas with new developments. Guidelines that apply to the proposed development include:

- 3.2.1 *1) Enhance and reflect the existing streetscape character through consistent setbacks, landscaping, parking patterns and scale of buildings while preserving existing street trees (See 2.2: Siting).*
- 3.5.1 *1) Preserve, enhance and restore natural heritage features and areas.*
- 2) Provide appropriate setbacks from buildings and paved surfaces to avoid the adverse effect of developing on existing vegetation, natural heritage areas and natural hazards (Consult Mississauga Plan and the appropriate Conservation Authority).*

The proposed Amendments conform with the guidelines in the connectivity chapter by proposing a design that maintains the existing streetscape of Rothchild Trail, through consistent, landscaping, and preserving the existing natural features on the subject property. The subject property is surrounded by natural features and the proposed development leverages this asset by preserving the natural features and avoiding excessive paving.

The Urban Design Handbook also provides guidelines for characteristics to incorporate into developments. The following guidelines are relevant to the proposed development:

- 4.1.1 *1) Use a variety of architectural features and façade details to create visual interest, provide continuity with neighbours and uphold overall human scale:*
- *Articulate building mass with projections, recesses, varied rooflines, chimneys, windows, entrances, balconies and/or porches.*
  - *Employ building materials, colours, textures and wall treatments consistent with the surrounding area.*
  - *Design new façades to relate to the rhythm and proportion of neighbouring façades.*
  - *Continue architectural features, such as window and cornice lines, to relate to adjacent buildings.*
  - *Position entrances and living spaces close to grade with windows facing the streets and shared open spaces*



*4.4.1 6) Minimize the appearance of front garages as follows:*

- *Garage widths (inside dimension) should not extend more than 50% of building façades less than 12 metres (40 feet) in width.*
- *Encourage single-car garages and tandem parking.*
- *Recess garage doors and emphasize other façade elements such as building entrances and bay windows.*

The proposed Amendments conform with the general guidelines contained in Chapter 4: Characteristics of the Urban Design Handbook through incorporating consistent architectural design feature and incorporating features such as the below grade garage (refer to *Appendix VII: Site Plan and Appendix VIII: Elevations*). Moreover, the building employs similar building material further integrating it into the neighbourhood. The proposed development also includes a below grade garage door at the front with a ramp that enables the building to emphasize the façade's architectural elements and reduces paved surfaces on the property.

The proposed development incorporates numerous guidelines from the Urban Design Handbook in relation to compatibility, connectivity and characteristics that ensure the integration of the proposed building within the existing neighbourhood. As such the proposed Amendments conform with the guidelines contained in the Urban Design Handbook.

## **8.0 SUPPORTING STUDIES**

### **8.1 Transportation Impact Study**

A Transportation Impact Study was prepared by Paradigm Transportation Solutions Limited, dated December 2018. The study analyzed the existing traffic conditions, site traffic estimates, traffic forecasts, the loading and function of the site, as well as prepared recommendations to improve traffic conditions. The study determined that the proposed development will generate an estimated 12 new AM peak hour trips and approximately 17 new PM Peak hour trips. The study noted that no remedial measures are necessary to accommodate the additional trips, and the study area is anticipated to operate at similar levels of services as the background traffic conditions. The report concluded with providing recommendations for Traffic Demand Management strategies that range from providing safe and well-lit walkways, short-term bicycle parking, as well providing educational material regarding travel options for residents.

### **8.2 Functional Servicing Report / Storm Water Management Plan (July 2018)**

A Functional Servicing Report, prepared by Skira and Associates Ltd., dated July 2018, outlines that the proposed development will meet the City's servicing requirements and stormwater management objectives. Water services will be provided by a 200mm diameter connection to the existing 200mm diameter PVC watermain located along Rothchild Trail. While a new 200mm diameter connection is proposed to the existing 250mm sanitary sewer located along the easements that traverses the property. In relation to storm water management the Report notes the proposed development will discharge runoff into the existing Fletcher's Creek Tributary and that the all foundation drains for the underground parking will require sump pumps fitted with backwater vales. The report concludes that the proposed water, drainage and stormwater management design conforms with the City of Mississauga and Credit Valley Conservation standards.

### **8.3 Environmental Impact Study**

A Scope Environmental Impact Statement Study was prepared by Beacon Environmental Limited. The objective of the study was to evaluate the proposal and demonstrate that the proposed development would not negatively impact the natural heritage features or ecological function of the property. Through 'grandfathering' previous planning decisions that pertained to the subject property and in consultation with the Credit Valley Conservation Authority and the City of Mississauga a five (5) metre buffer from the dripline was determined an appropriate buffer for the proposed development. Through the consultation process the proposed development limit was defined based on:

- 6.0 metre setback to the long term stable slope limit;
- 10.0 mere setback to Regulatory Floodline (CVC 2015);
- 5.0 metre buffer to the dripline (woodland boundary); and
- Redside Dace Occupied Habitat Limit.

The study determined there were no significant wetlands or ANSIs located on the subject property and provided monitoring recommendations to ensure that surrounding natural features are not impacted during construction. The report concluded that the proposed development will not negatively impact the natural heritage system or its function, and that the proposal complies with the applicable environmental legislation, regulation and policies.

#### **8.4 Shadow Study**

The Shadow Study prepared by the architectural firm pml.A dated March 20, 2019, analyzed the impact of the proposed development in regard to sunlight and daylight access for surrounding area. The Shadow Study examined shadows for three different dates including June 21<sup>st</sup>, September 21<sup>st</sup>, and December 21<sup>st</sup> in accordance with the City's 'Standards for Shadow Studies'. The March 21<sup>st</sup> conditions were similar to September 21<sup>st</sup> and were therefore not included in the study. The Shadow Study concluded that the shadows created would have a minor impact on one adjacent property during the winter months, with no other impacts during the spring, summer and fall seasons. Moreover, the shadows created by the proposed development will not have significant impact on the adjacent Greenlands Park of Fletcher's Flat. The study does note the proposed development will cast shadows on its own amenity area but exceeds the preferred sun access for the amenity area throughout the year. Therefore, the Shadow Study concludes that proposed development meets the City's standards and represents a negligible impact.

#### **8.5 Noise Feasibility Study**

A Noise Feasibility Study, prepared by HGC Engineering dated March 13<sup>th</sup>, 2019, was conducted to evaluate the potential environmental noise impact for the proposed residential development. The study noted that traffic noise from Mavis Road and McLaughlin Road, as well air traffic noise from the Lester B. Pearson International Airport were the main sources of noise. Road traffic noise was predicted at the location of the proposed building façades in accordance with the Ministry of Environment, and Conservation and Parks (MECP) guidelines. The study found that with the integration of noise control measures into the building design, the proposed development can achieve the indoor MECP guidelines for sound levels. The study concludes with providing recommendations for indoor noise controls that include central air conditions, upgraded building material (windows, doors, walls and ceilings), and the inclusion of warnings clauses to inform future residents.

#### **8.6 Stage 1 and 2 Archaeological Assessment**

Both a Stage1 and Stage 2 Archaeological Assessment were prepared by Archaeological Services Inc. dated September 2004, to identify any archaeological sites in the study area and the area's archaeological potential. For the Stage 1 Assessment three sources were utilized to assess the sites potential that included registered sites, published and unpublished documentary resources, and files of Archaeological Services Inc. The Stage 1 Assessment found twelve (12) sites had been registered within an approximate 500 metre boundary, and that the site was owned or occupied by Edward Trainer with a dwelling in 1877. The Stage 1 concluded that with the historical land uses

in the study area, and the proximity to Fletchers Creek, the site had potential for archaeological sites.

A field survey was conducted on August 18<sup>th</sup>, 2004 for the Stage 2 Archaeological Assessment which included a pedestrian survey of ploughed lands and test pit excavation in unploughed areas. One archaeological findspot was identified during the pedestrian survey within the ploughed land south of the driveway, which contained Two Onondaga Chert artifacts (shatter fragments resulting from flintknapping activity). Following the discovery of the artifacts, the area within 20 metres of both artifacts were surveyed at a 2 metre interval with no additional artifacts found. The report concludes with recommendations that given the isolated nature of the finding, the site should be considered free of any archaeological concern.

## **8.7 Slope Stability Assessment**

A Slope Stability Assessment was prepared by Soil Engineers Ltd. dated January 30, 2017 to assess the stability of the existing slope along the east and west property boundaries. The analysis included seven (7) boreholes that were advanced at depths of 4.7 to 5.3 metres below the existing ground surfaces. The study found that “beneath a veneer of topsoil fill in some locations, overlying a layer of earth fill, the site is generally underlain by a stratum of silty sand and till; strata and lenses of silty clay till, sand and gravel, and silt were found embedded in and/or below the silty sand till at various depths and locations”. Through the slope stability analysis, the report concluded that to prevent any disturbances of the existing slope the following constraints should be stipulated:

1. The prevailing vegetative cover must be maintained, since its extraction would deprive the bank of the rooting system that is reinforcement against soil erosion by weathering. If for any reason the vegetation cover is stripped, it must be reinstated to its original, or better than its original, protective condition.
2. The leafy topsoil cover on the bank face should not be disturbed, since this provides an insulation and screen against frost wedging and rainwash erosion.
3. Grading of the land adjacent to the bank must be such that concentrated runoff is not allowed to drain onto the bank face. Landscaping features which may cause runoff to pond at the top of bank, as well as saturation of the crown of the bank must not be permitted.
4. Where the construction is carried out near the top of bank, stripping of topsoil or vegetation and dumping of loose fill over the bank must be prohibited.

## **8.8 Arborist Report**

An Arborist Report, Tree Inventory and Preservation Plan was prepared by Beacon Environmental dated March 20, 2019 that assessed the location of trees on and adjacent to the subject property. All trees measuring greater than 10cm in diameter at breast height (1.4 metres above grade) within the proposed development area and the stormwater outfall were assessed. Trees measuring greater than 15cm in diameter at breast height along the edge of the woodland adjacent to the property were also assessed. In addition, the dripline of woodland trees around the property were staked with the Credit Valley Conservation on May 26, 2015.

A total of 100 trees were inventoried on and adjacent to the subject property, the trees ranged in size from 10 to 100 cm in diameter with a median of diameter of 26cm. To facilitate the proposed development a total of twenty (20) trees ranging from 12 to 35cm in diameter are recommended for removal. Of the twenty (20) trees, fifteen (15) are in fair or good condition, while four (4) are poor or fair-poor condition and one (1) is dead. Of the hundred (100) trees inventoried a total of eighty (80) are identified for preservation, which are primarily located within the woodland located along the edge of the proposed development. The report recommends that the trees retained shall be protected through an establishment of a tree protection zone that includes a 5 metre buffer from the staked drip line. Trees removed will be replaced at a minimum ratio of 1:1 subject to an after-care plan.

## **8.9 Environmental Site Assessment**

A Phase 1 Environmental Site Assessment was prepared by Bruce A. Brown Associates Limited. The scope of work included a review of historical land use, research from secondary sources and agencies, as well as physical inspections of the site and interviews. The Phase 1 Environmental Site Assessment determines that no unsatisfactory environmental conditions requiring mitigation were found and that a Phase 2 Environmental Site Assessment is not required.

## **9.0 CONCLUSION**

It is our opinion that the proposed Official Plan Amendment and Zoning By-law Amendment will bring the City's Official Plan and Zoning By-law into conformity with upper-tier planning policy and into consistency with the PPS. This opinion is based on this review of the policy planning framework currently in effect for the subject property. The supporting studies prepared to technically assess and evaluate the proposed development are shown to support this opinion. As such the proposed Official Plan Amendment and Zoning By-law Amendment are justified for the following reasons:

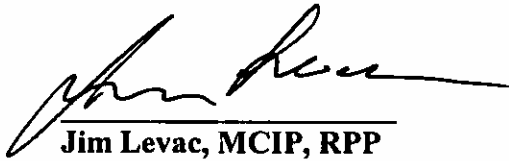
1. The proposed Amendments are consistent with the policies of the Provincial Policy Statement and conform with the Growth Plan and the Region of Peel Official Plan in relation to intensification within settlement areas, contributing to a range of housing options and efficiently utilizing existing infrastructure;
2. The current land uses designation applicable to the subject property contained in the City of Mississauga Official Plan is in conflict with Provincial and Regional policies regarding efficient use of land, diverse housing and complete communities, as such the Amendments propose a "Residential High Density" and "Greenlands" designations as well as "Apartment" and "Greenlands" zones that are consistent with and conform to Provincial and Regional policies;
3. The proposed four (4) storey low-rise apartment building represents a compact urban form of development at an appropriate density which can connect to existing services and utilize existing community infrastructure;
4. The proposed Lot A conforms with the existing Official Plan designation and zoning, therefore it conforms with the Regional Plan and Growth Plan, and is also consistent with the PPS;
5. The proposed development is comprised of a housing type that is underrepresented in the Meadowvale neighbourhood and aligns with the City of Mississauga policies for creating a variety of housing options (Strategic Plan Our Future Mississauga, 2009);
6. The large unit sizes and barrier free units will accommodate young families, those with varying accessible needs, as well as older residents choosing to age in place;
7. The proposed development introduces a higher density form of housing at the terminus of the Rothchild Trail cul-de-sac backing onto Fletcher's Creek thereby reducing any potential impacts on adjacent properties and conforming to the City of Mississauga Official Plan's definition of compatibility;
8. The proposed development is well served by existing community infrastructure such as neighbourhood retail/service commercial uses, existing educational facilities, public and private recreational facilities and Transit service; and

9. The proposed development will increase the “Greenland” system connectivity by the dedicating lands outside of the development to the City to preserve the natural environment.

As demonstrated in this Report, the proposed Official Plan and Zoning By-law Amendments demonstrates consistency with the Provincial Policy Statement (2014) and conformity with the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan (2016) and the City of Mississauga Official Plan (2018).

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



**Jim Levac, MCIP, RPP**  
Partner



**Bruce McCall-Richmond, MCIP, RPP**  
Senior Planner

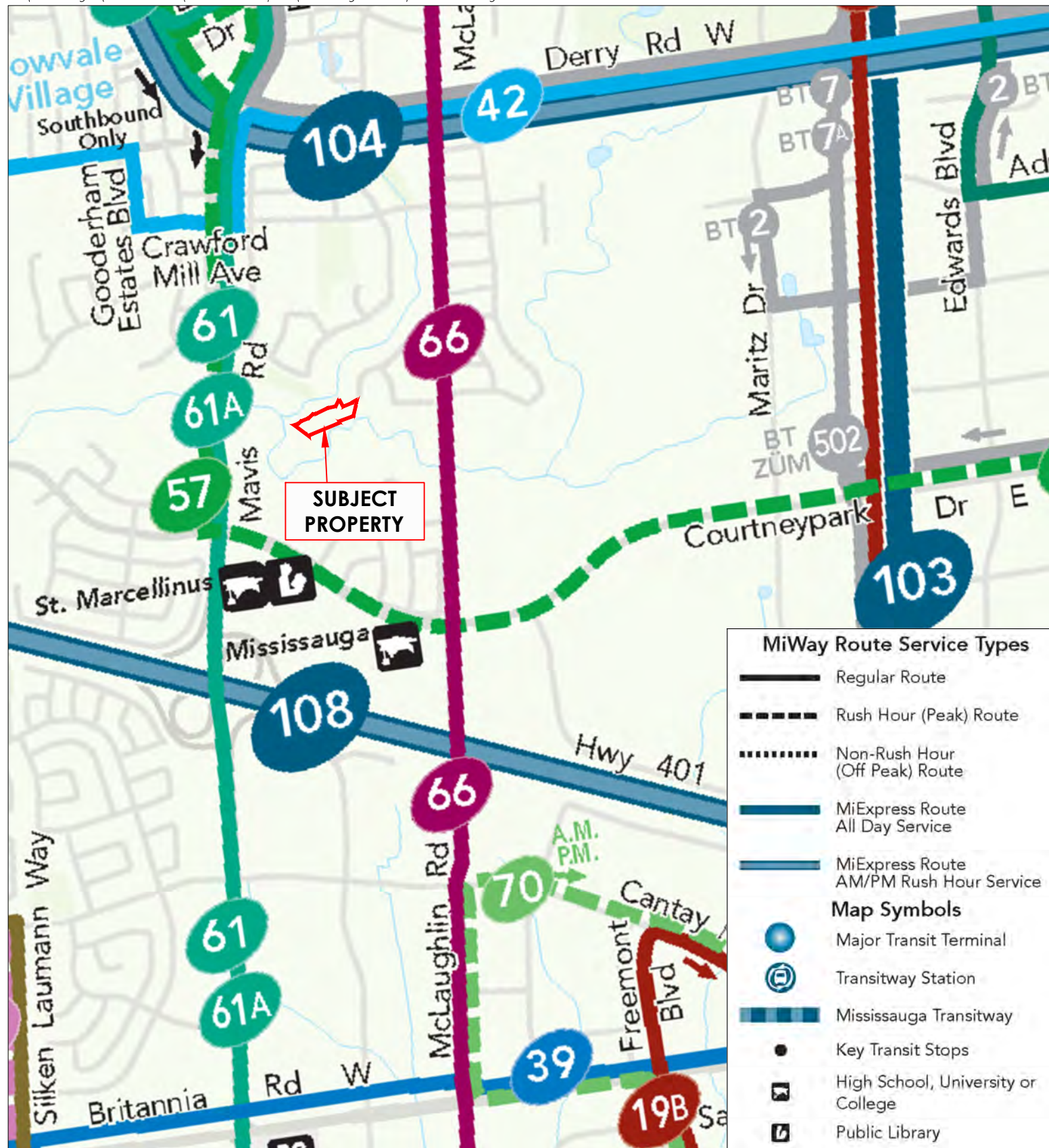




**6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL**


**GSAI**  
 Glen Schnarr & Associates Inc.





# FIGURE 2

## TRANSIT SYSTEM MAP

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

 Subject Property



Scale NTS  
April 8, 2019



**FIGURE 3**  
**PEEL OFFICIAL PLAN**  
**SCHEDULE 'D' - REGIONAL STRUCTURE**

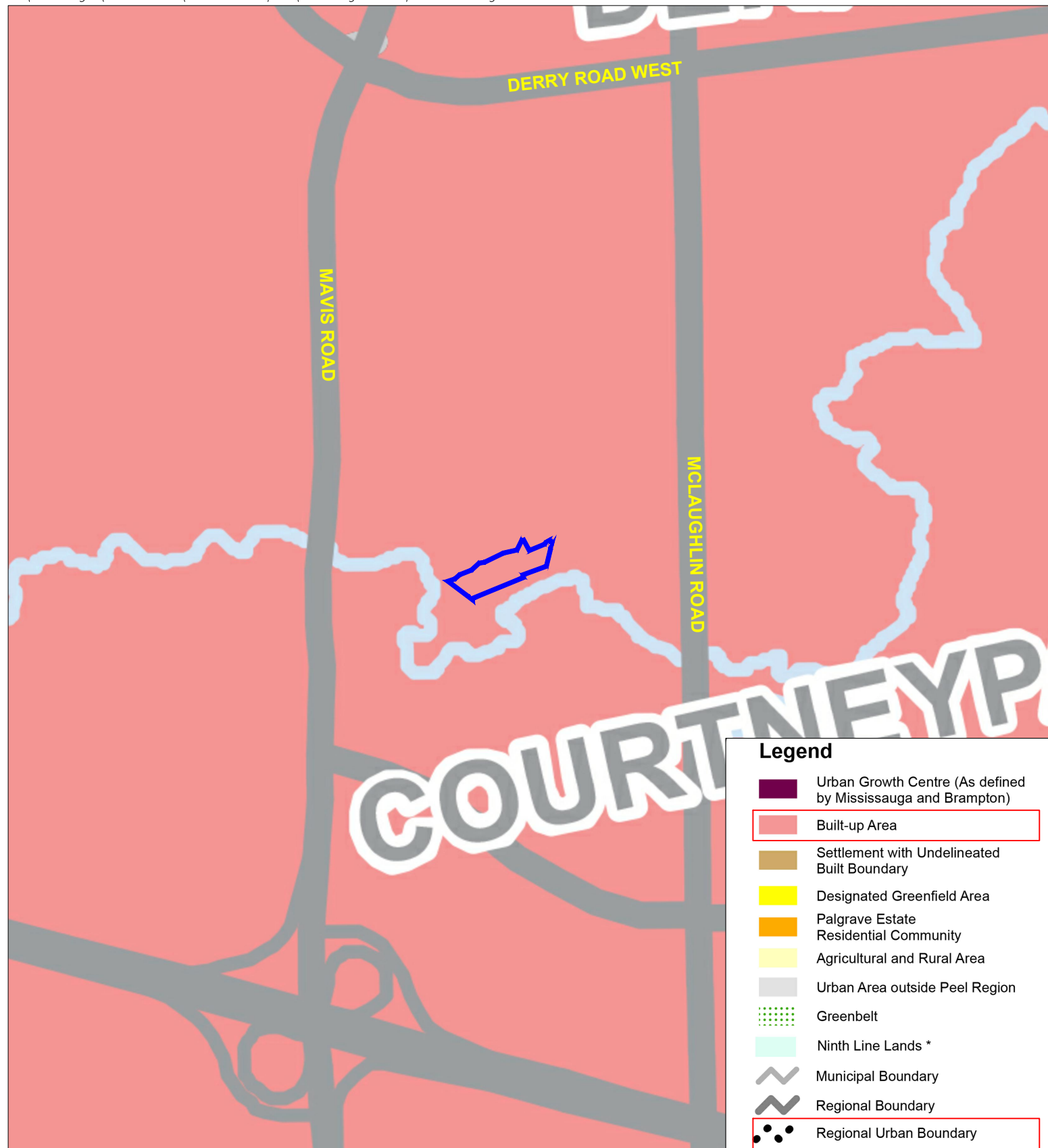
6620 ROTHSCHILD TRAIL,  
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

 Subject Property



Scale NTS  
 April 5, 2019





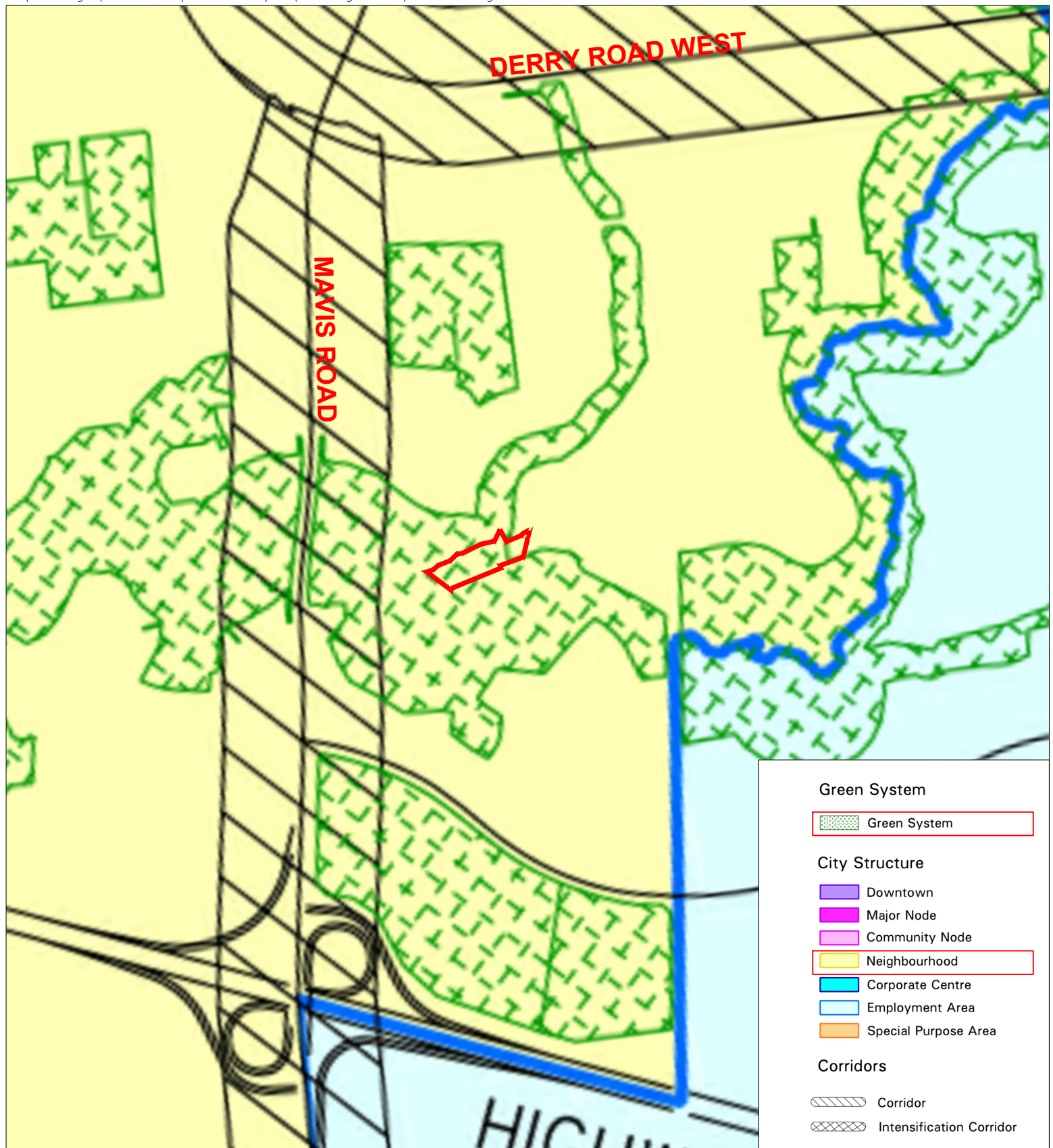
**FIGURE 4**  
**PEEL OFFICIAL PLAN**  
**SCHEDULE 'D4' - THE GROWTH PLAN POLICY**  
**AREAS IN PEEL**

6620 ROTHSCHILD TRAIL,  
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

 Subject Property



Scale NTS  
 April 8, 2019



**FIGURE 5**  
**MISSISSAUGA OFFICIAL PLAN**  
**SCHEDULE 1 - URBAN SYSTEM**

6620 ROTHSCHILD TRAIL,  
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

**Subject Property**



Scale NTS  
 April 8, 2019





# FIGURE 6

## MISSISSAUGA OFFICIAL PLAN

### SCHEDULE 3 - NATURAL SYSTEM

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

 Subject Property

  
Scale NTS  
April 8, 2019





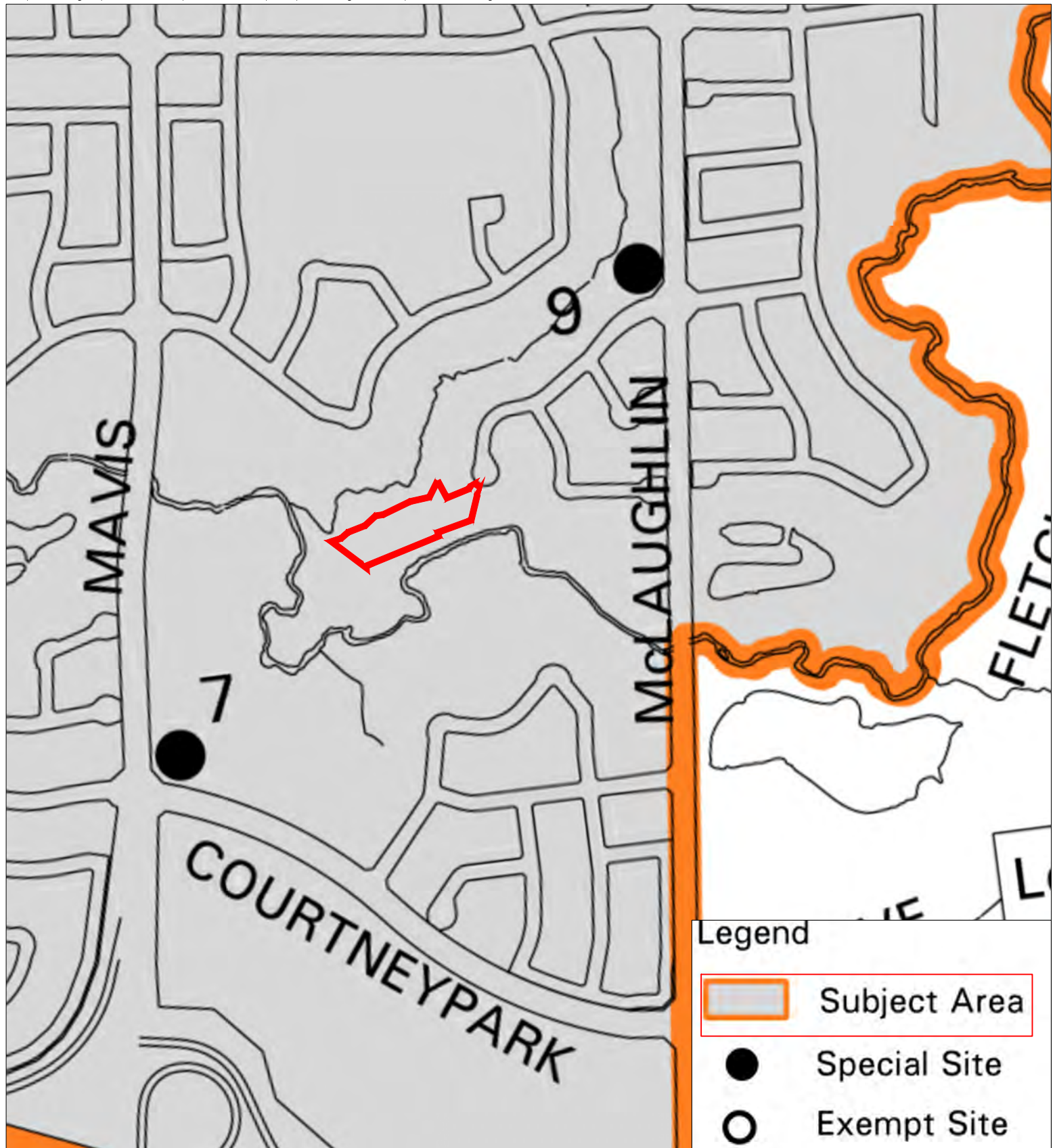
**FIGURE 7**  
**MISSISSAUGA OFFICIAL PLAN**  
**SCHEDULE 10 - LAND USE DESIGNATIONS**

6620 ROTHSCHILD TRAIL,  
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

 Subject Property

  
 Scale NTS  
 April 7, 2019





**FIGURE 8**  
**MISSISSAUGA OFFICIAL PLAN**  
**CHAPTER 16 - MEADOWVALE VILLAGE**

6620 ROTHSCHILD TRAIL,  
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

 Subject Property



Scale NTS  
 April 8, 2019

**MISSISSAUGA ZONING BY-LAW 0225-2007**  
**MAP 44W**

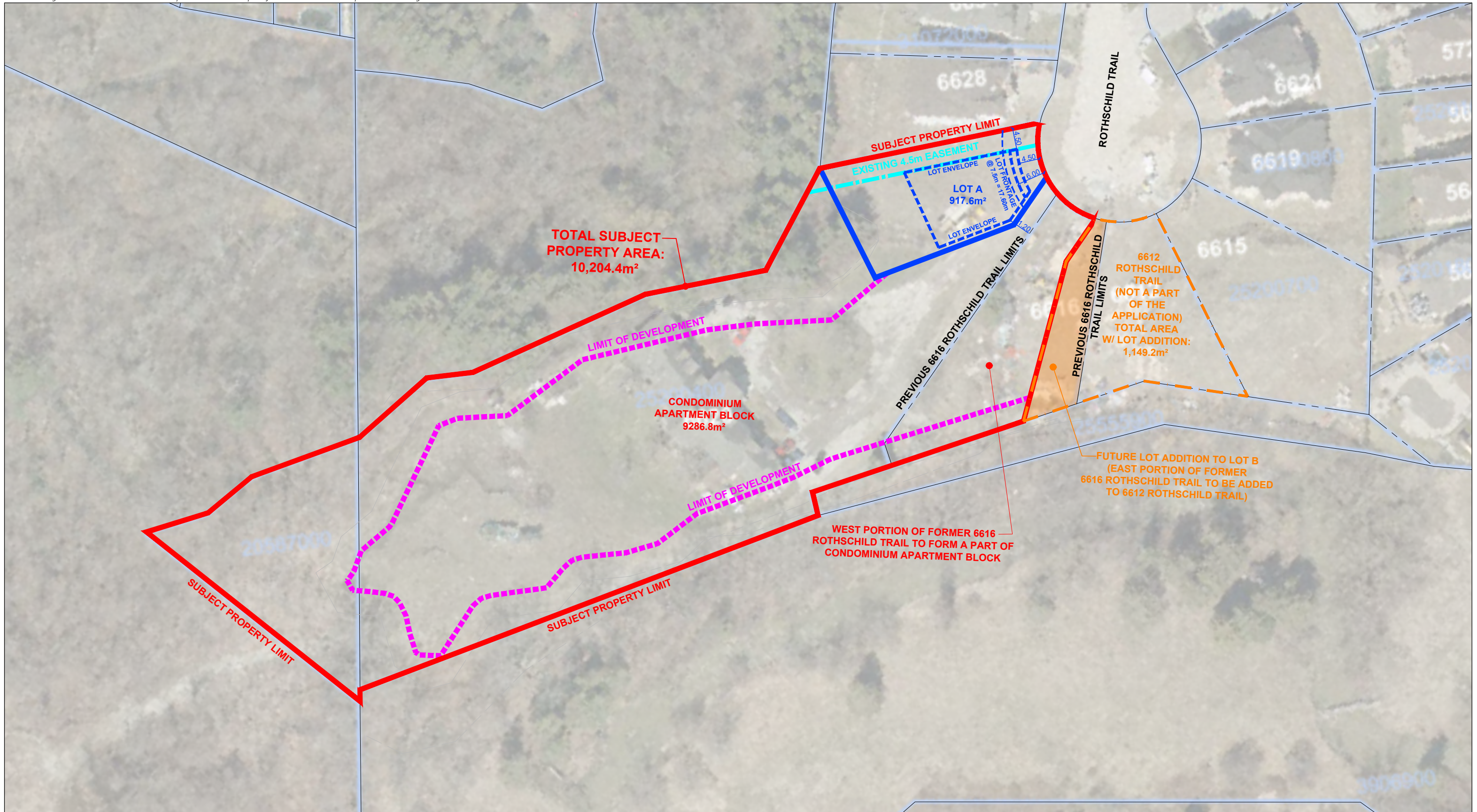


**GSAI**  
Glen Schnarr & Associates Inc.



## Appendix I: Future Property Limit Sketch





FUTURE PROPERTY LIMIT SKETCH

6620 ROTHSCCHILD TRAIL  
LOT 21,  
PLAN 43M-1710  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL



SCALE 1:750  
APRIL 10, 2019





## Appendix II: Draft Official Plan Amendment

**Amendment No. XX**

**to**

**Mississauga Official Plan**

**For the City of Mississauga Planning Area**

DRAFT

By-law No. 2019

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, (the "*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 and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") 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 of Peel 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 to redesignate the subject property to 'Residential Medium Density';

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 \_\_\_\_\_, 2019.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

**Amendment No. XX**  
**to**  
**Mississauga Official Plan**

The following text constitutes Amendment No. XX.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XX, 2019, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Official Plan Amendment (the “Amendments”) is to change the land use designation for the lands shown outlined on Schedule A to this Amendment. The Amendments will facilitate the development of a four (4) storey residential building with forty three (43) units and the dedication of natural features outside of the limit of development to the City and Credit Valley Conservation Authority for preservation (Schedule B):

1. Redesignating a portion of 6612-6620 Rothchild Trail from “Residential Low Density II” to “Residential High Density”.
2. Redesignating a portion of 6612-6620 Rothchild Trail from “Residential Low Density II” to “Greenlands”.

## **LOCATION**

The lands subject to this Amendment are located within the Meadowvale neighbourhood on the south side of Rothchild Trail, at the terminus of the cul-de-sac. The subject property has an area of approximately 0.92 ha (2.29 acres) and has a frontage of 13.5 metres (44 feet) on Rothchild Trail. The subject property is legally described as:

CONSOLIDATION OF VARIOUS PROPERTIES: LOT 21, PLAN 43M1710; MISSISSAUGA, S/T EASEMENT IN GROSS OVER PT 2 PLAN 43R30826 AS IN PR1087410; S/T EASEMENT IN GROSS OVER PART 1 PLAN 43R30826 AS IN PR1087412, S/T EASEMENT IN GROSS OVER PT 1 PL 43R30826 AS IN PR1087414; BLK 2 PLAN 43M1476; MISSISSAUGA; S/T EASEMENT IN GROSS OVER PT 2 PL 43R30279 AS IN PR1087416.

## **BASIS**

The subject property is located within the Meadowvale Neighbourhood Character Area and is designated “Residential Low Density II” by the City of Mississauga Official Plan Schedule ‘A’, which permits detached dwellings, semi-detached dwellings, and duplex dwellings. The proposed development seeks to redesignate the land use designation to “Residential High Density” to permit a four storey, forty three (43) unit condominium.

When considering the proposed development, it is important to review the subject property within the surrounding land use context. The subject property is a unique parcel within the neighbourhood in relation to its irregular shape, large size, depth and location backing onto the Fletcher Creek Tributary. As such the subject property represents an opportunity to intensify an underutilized site within an existing neighbourhood, while integrating into the surrounding context.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed Amendment is consistent with the policies of the Provincial Policy Statement, and conforms with the Growth Plan and the Region of Peel Official Plan

Policies relating to intensifying within settlement areas contributing to a range of housing options and represents an efficient use of land;

2. The proposed Amendment is consistent with the Urban System policies because it provides for growth at the periphery of a neighbourhood and proposes a built form that is sensitive to and compatible with surrounding area;
3. The proposed four (4) storey apartment will provide housing at a density appropriate for the surrounding area and will efficiently utilize existing infrastructure and community services;
4. The proposed development represents a condominium housing type that is underrepresented in the Meadowvale neighbourhood and aligns with the City of Mississauga policies for creating a variety of housing options and tenure;
5. The subject property is well serviced by existing transit service operating within a ten (10) minute walk of the subject property, and is near various trails related to the Fletcher Creek that will facilitate opportunities for sustainable modes of transportation;
6. The subject property is well served by existing community infrastructure such as neighbourhood retail/service commercial, existing educational facilities, as well as public and private recreational facilities;
7. The proposed development is supported by technical studies, including functional servicing and stormwater management, an environmental impact statement, a traffic impact assessment and a noise study.

Details regarding the Amendment to the City of Mississauga Official Plan are contained in the Planning and Building Report dated XXXX, 20XX, attached to this Amendment as Appendix II.



## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Schedule 10, Land Use Designation, is hereby amended by changing the land use designation for a portion of the lands identified on Schedule B attached hereto from “Residential Low Density II” to “Residential High Density”; and
2. Schedule 10, Land Use Designation, is hereby amended by changing the land use designation for a portion of the lands identified on Schedule B attached hereto from “Residential Low Density II” to “Greenlands”.

## **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.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated January 10, 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

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, (the "*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 and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") 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 of Peel 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 to add Special Site 6 within the Downtown Hospital 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.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**APPENDIX I**  
**PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on \_\_\_\_\_, 2019 in connection with this proposed Amendment.

At the public meeting, residents stated their concerns with the proposal including:

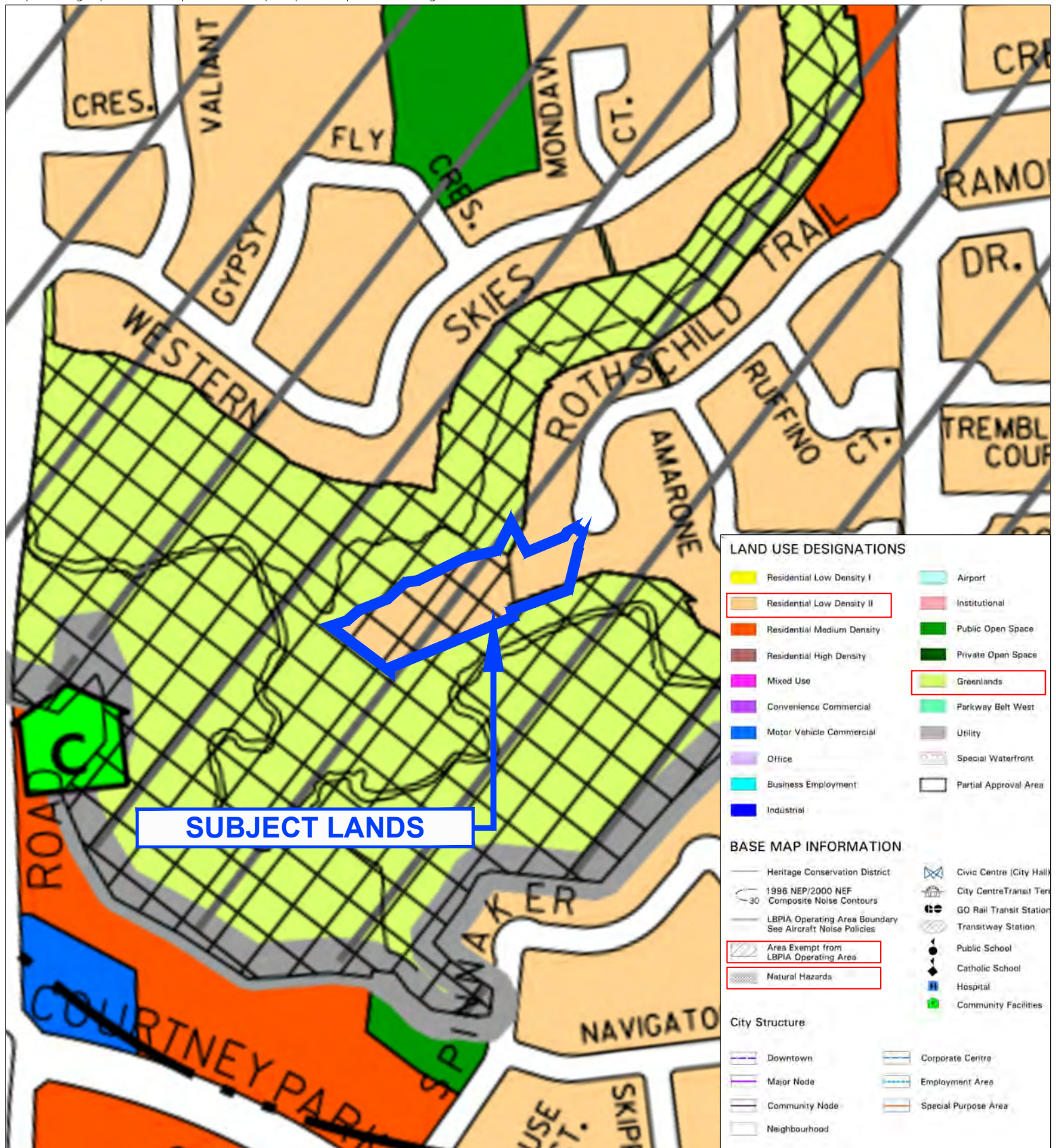
DRAFT

## Appendix II

DRAFT

**Schedule A**

DRAFT



## SCHEDULE 'A' EXISTING LAND USE DESIGNATIONS

 SUBJECT PROPERTY

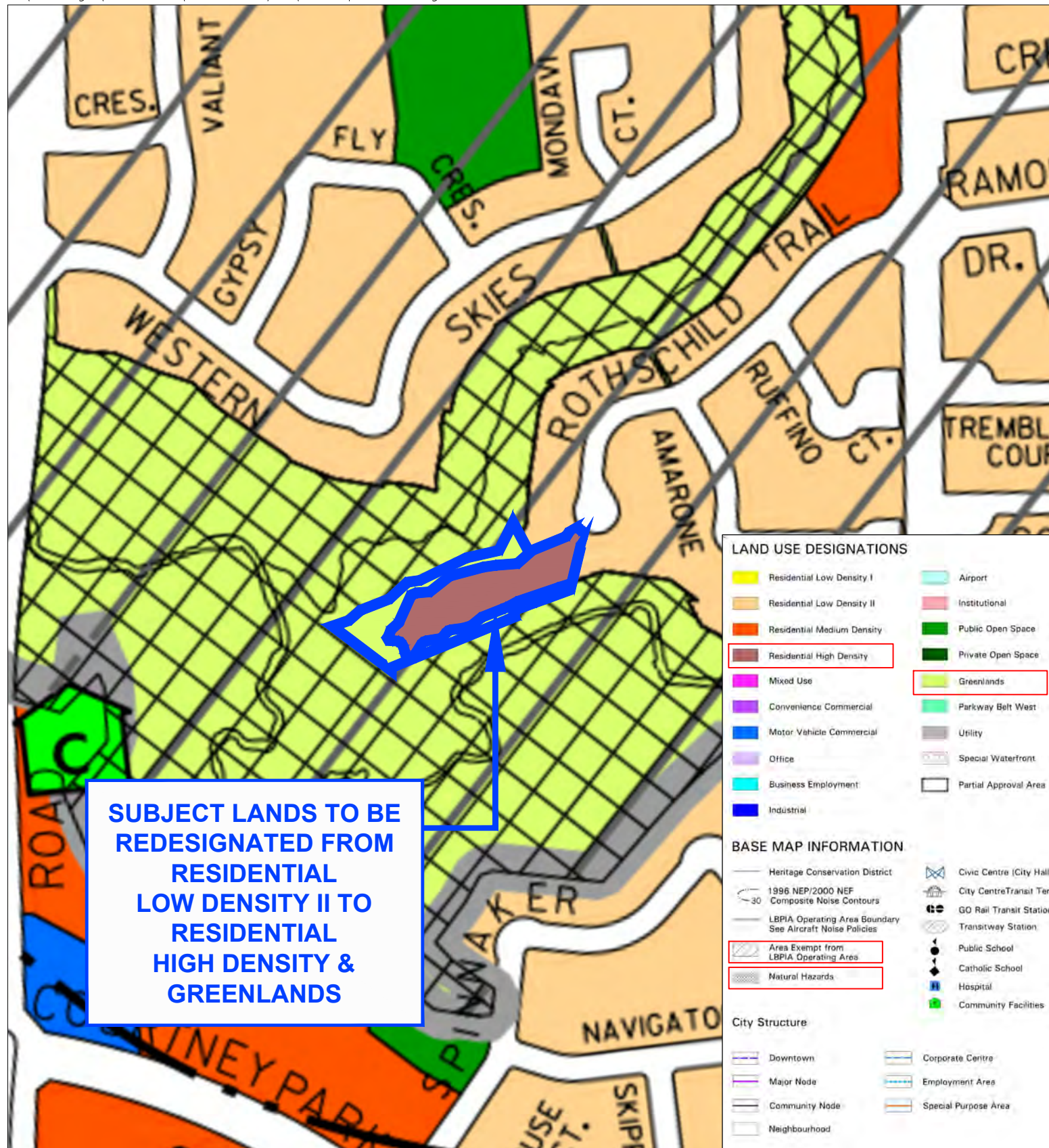


Scale NTS  
April 8, 2019

**Schedule B**

DRAFT





## SCHEDULE 'B' PROPOSED LAND USE DESIGNATION

 SUBJECT PROPERTY



Scale NTS  
April 8, 2019

## Appendix III: 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:

4.15.1.XX	Exception: RA1-XX	Map # 44W	By-law:
In a RA1-XX zone the permitted uses and applicable regulations shall be as specified for a RA1 Zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.1.XX.1	The regulations of Line 9.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.1.XX.2	Minimum <b>lot frontage</b>		13 m
4.15.1.XX.3	Minimum setback from surface <b>parking spaces</b> to a side lot line		1.5 m
4.15.1.XX.4	Minimum setback from a <b>parking structure</b> above or partially above finished grade to a <b>side lot line</b>		0 m
4.15.1.XX.5	Minimum setback from a waste enclosure to a zone permitting a <b>detached</b> dwelling		2.5 m
4.15.1.XX.6	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is abutting lands with a Residential Zone with the exception of an <b>Apartment</b> Zone		1.5 m
4.15.1.XX.7	Entry feature piers may be located within a <b>landscape buffer</b> abutting a <b>street line</b>		

2. Map Number 44W of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “R9-4” to “RA1-XX” PROVIDED HOWEVER THAT the “RA1-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “RA1-XX” zoning indicated thereon.
3. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:
4. Map Number 44W of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “R9-4” to “G2” PROVIDED HOWEVER THAT the “G2” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “G2” zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

APPENDIX “A” TO BY-LAW NO. \_\_\_\_\_

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 “R9-4” to “RA1-XX.

“R9-4” permits detached dwellings on 15 m (49 foot) wide lots

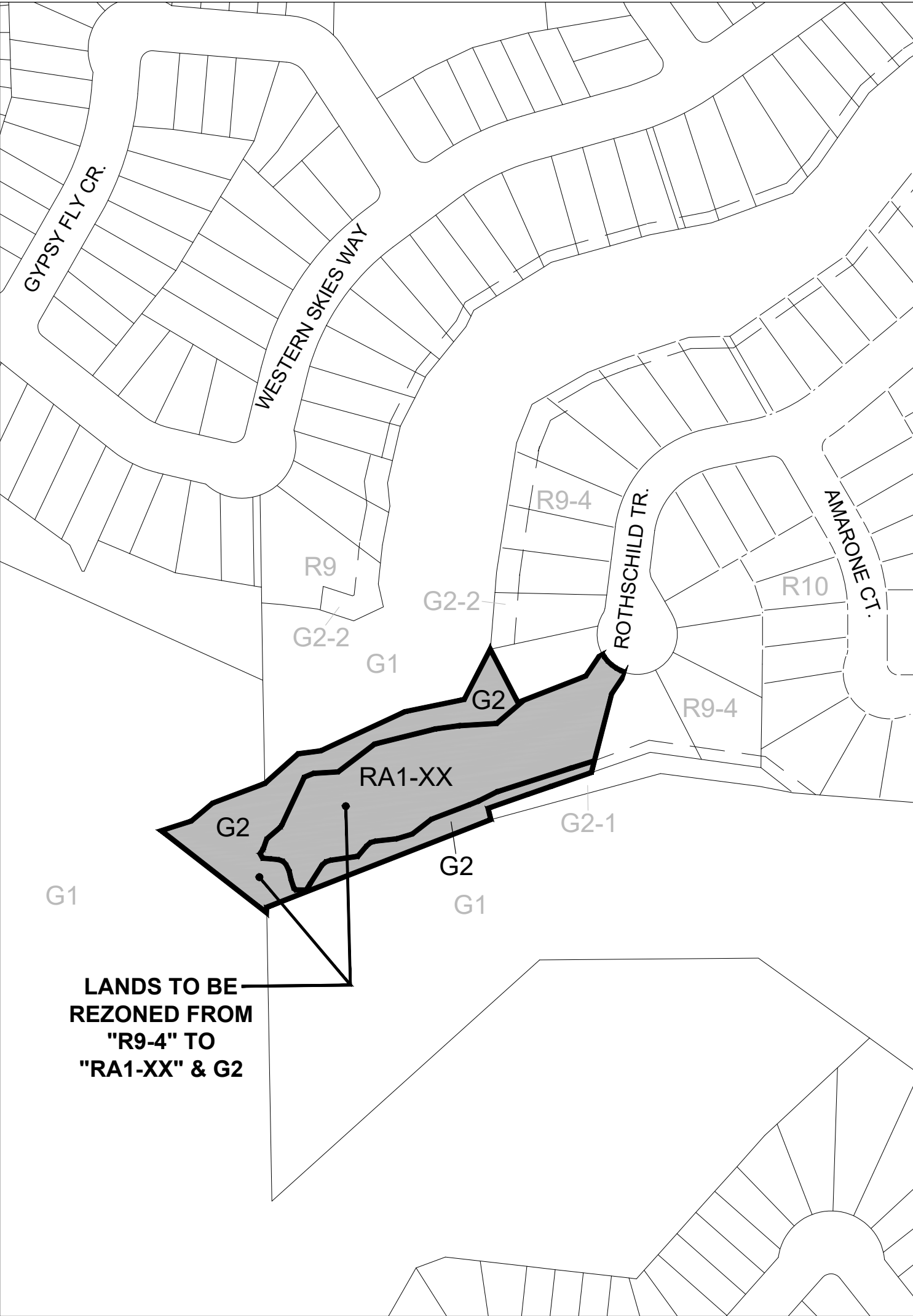
“RA1-XX” permits a 4 storey apartment building

“G2” zone will contribute the ‘Greenland’ system.

Location of Lands Affected

Rothschild Trail, west of McLaughlin Road and south of Derry Road, as shown on the attached Map designated as Schedule “A”.

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



THIS IS SCHEDULE "A"

AS ATTACHED TO BY-LAW \_\_\_\_\_

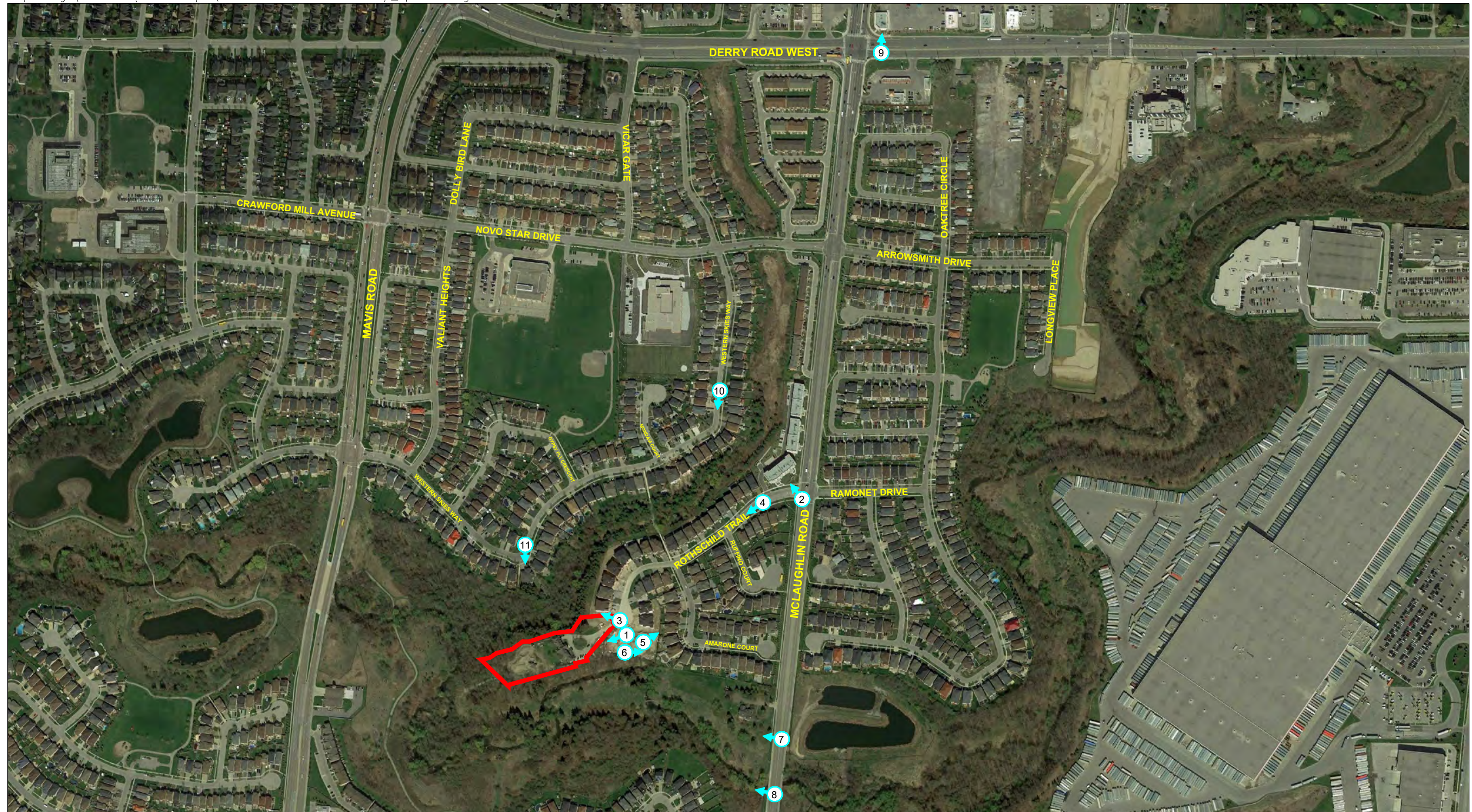
PASSED BY COUNCIL ON \_\_\_\_\_



NOTE:  
All measurements are in  
metres and are minimum  
setbacks, unless otherwise noted.

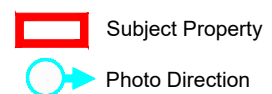
## Appendix IV: Photo book





6620 ROTHSCHILD TRAIL, CITY OF MISSISSAUGA

## AERIAL CONTEXT PHOTO BOOKLET



Scale NTS  
April 1, 2019





1

6620 Rothschild Trail



2

Photo 2 - 6756 McLaughlin Road



File# 220-001F

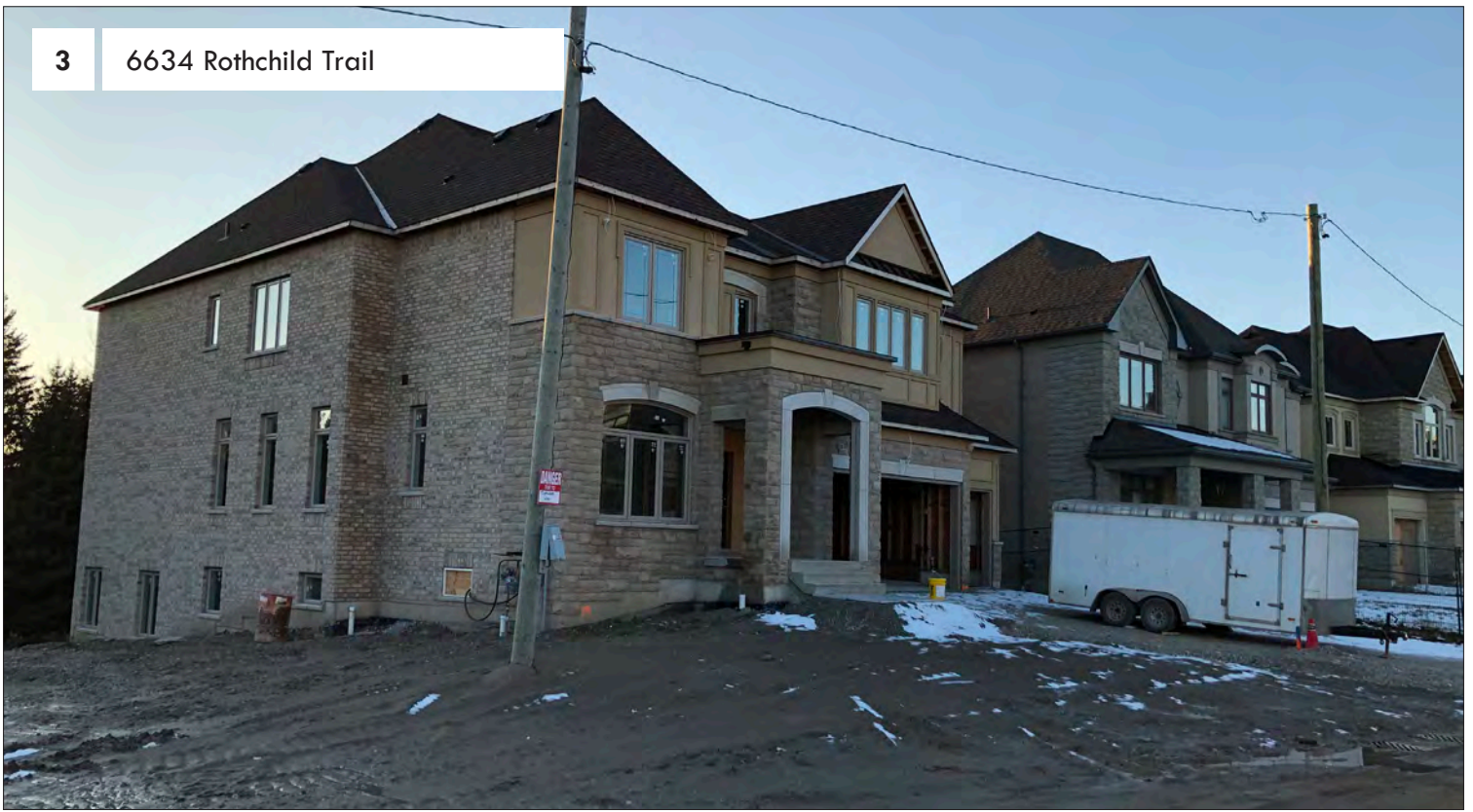
## SITE PHOTOS

1 of 7  
April 2019



3

6634 Rothchild Trail



4

Rothchild Trail



File# 220-001F

## SITE PHOTOS

2 of 7  
April 2019



5

Future Residential Lots on Rothchild Trail



6

Future Residential Lots on Rothchild Trail



File# 220-001F

## SITE PHOTOS

3 of 7  
April 2019



7

6680 McLaughlin Road



8

13213-3042 - Valleylands



File# 220-001F

## SITE PHOTOS

4 of 7  
April 2019



7

6680 McLaughlin Road



8

13213-3042 - Valleylands



File# 220-001F

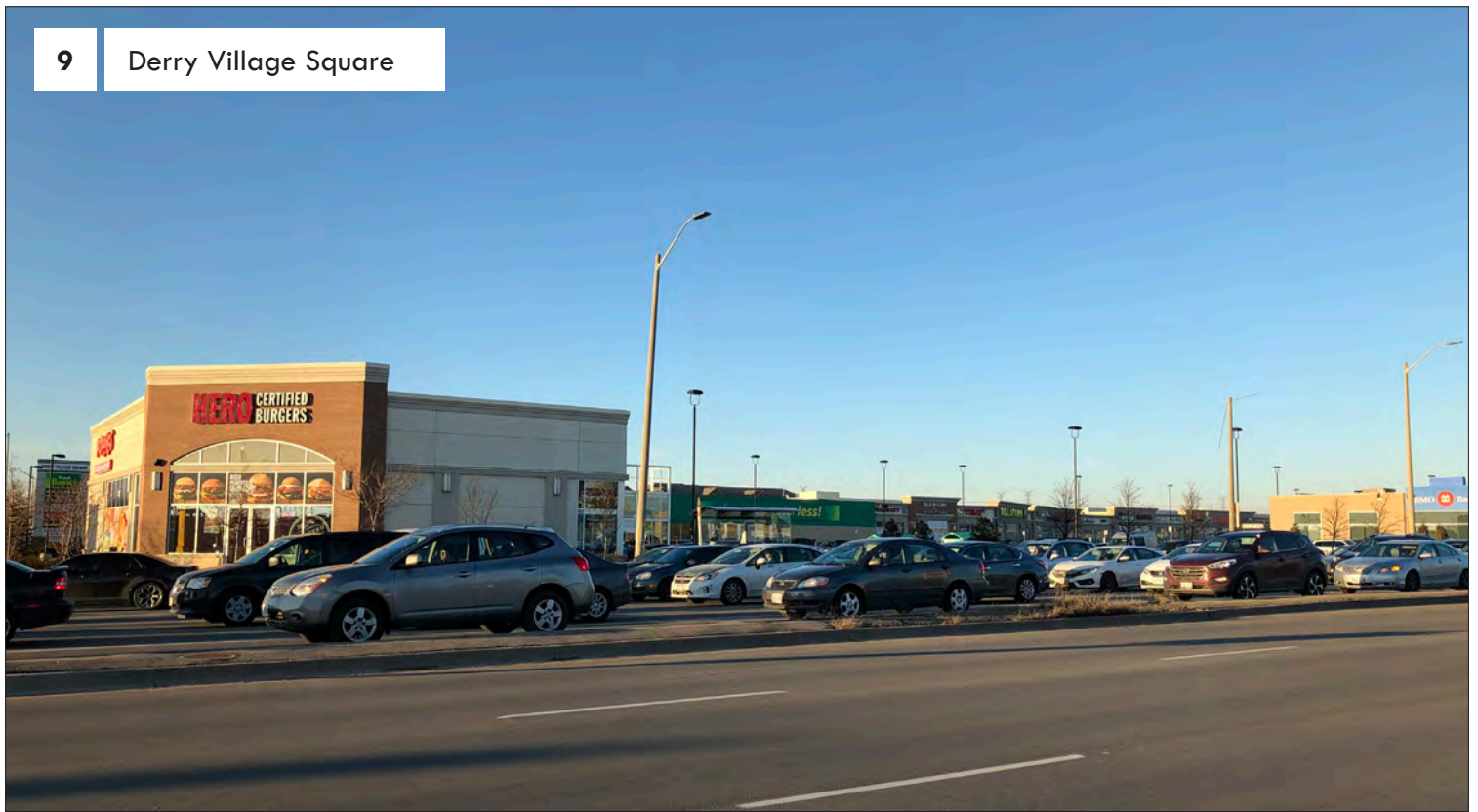
## SITE PHOTOS

5 of 7  
April 2019



9

Derry Village Square



10

Western Skies Way



File# 220-001F

**SITE PHOTOS**

6 of 7  
April 2019



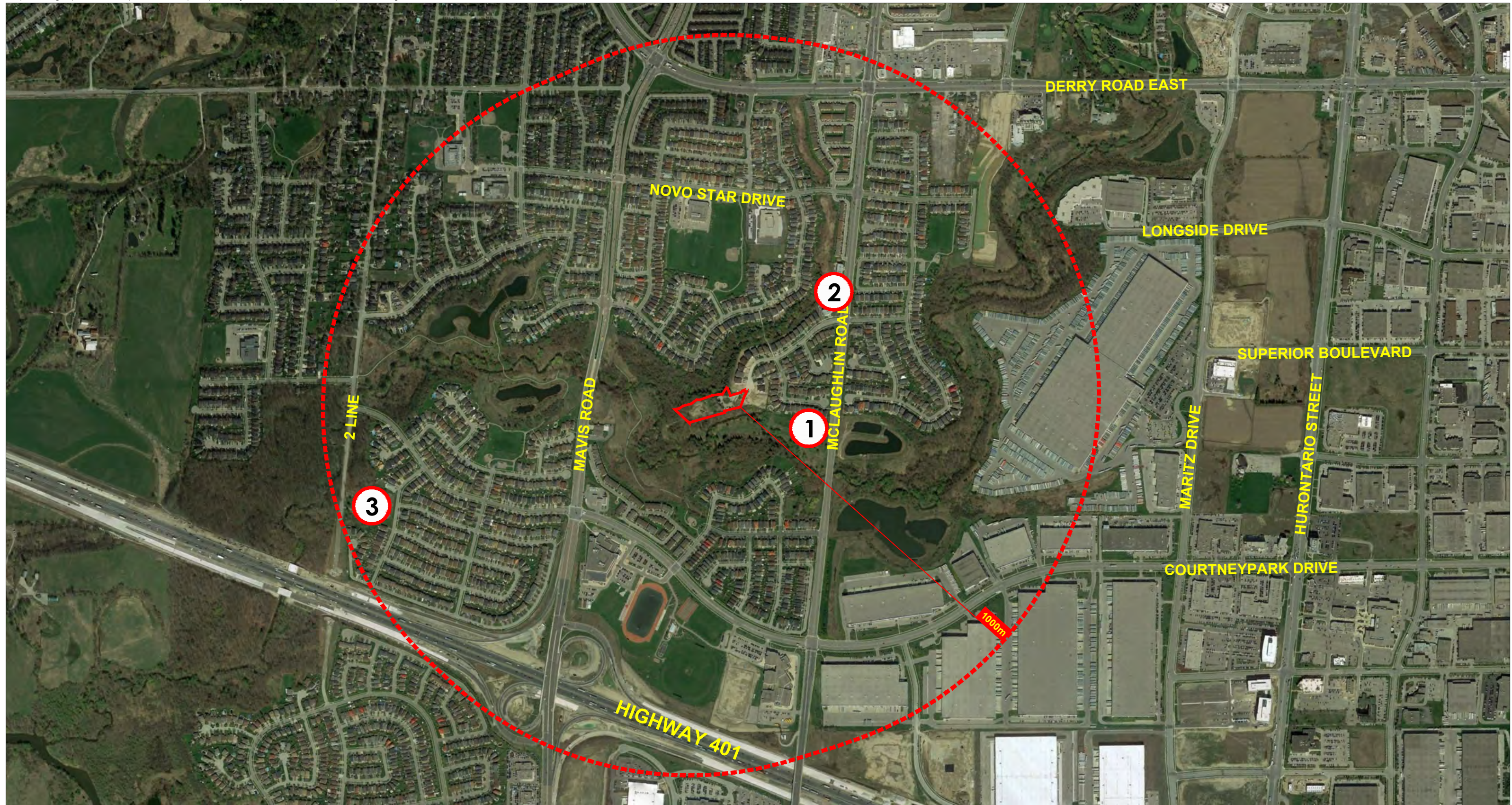


File# 220-001F

**SITE PHOTOS**7 of 7  
April 2019


## Appendix V: Nearby Development Map








## NEARBY RECENT DEVELOPMENTS

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

 Subject Property

-  6680 McLaughlin Road
-  6750 to 6786 Mclauhglin Road
-  6611 2 Line

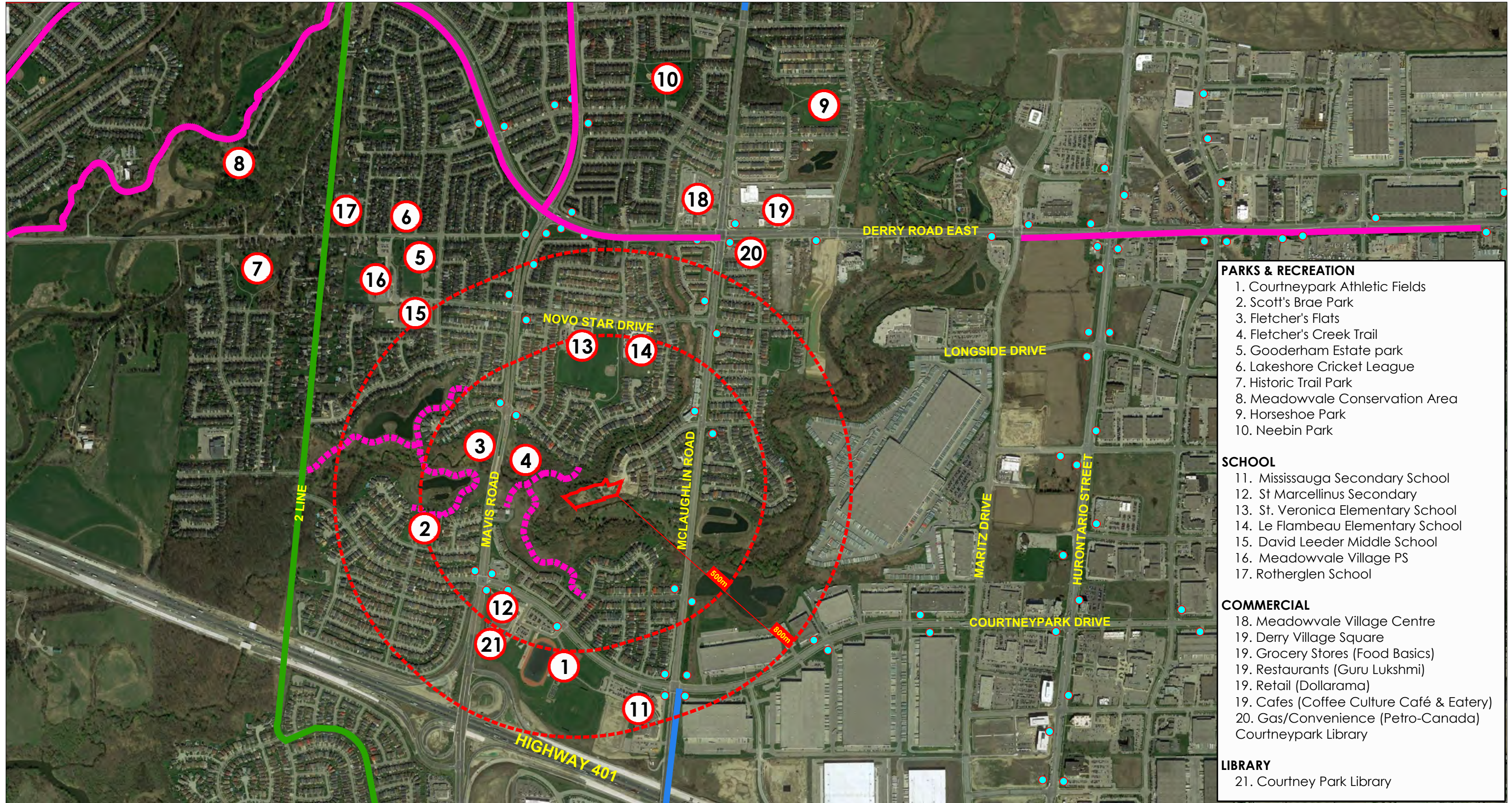


Scale 1:13,000  
April 9, 2019



## Appendix VI: Facilities, Service and Recreation Map





## SERVICES & FACILITIES MAP

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

- Subject Property
- Transit Stop
- Multi-Use Trail (Paved)
- Multi-Use Trail (Unpaved)
- Signed Bicycle Routes
- Bicycle Lane

### PARKS & RECREATION

1. Courtneypark Athletic Fields
2. Scott's Brae Park
3. Fletcher's Flats
4. Fletcher's Creek Trail
5. Gooderham Estate park
6. Lakeshore Cricket League
7. Historic Trail Park
8. Meadowvale Conservation Area
9. Horseshoe Park
10. Neebin Park

### SCHOOL

11. Mississauga Secondary School
12. St Marcellinus Secondary
13. St. Veronica Elementary School
14. Le Flambeau Elementary School
15. David Leeder Middle School
16. Meadowvale Village PS
17. Rotherglan School

### COMMERCIAL

18. Meadowvale Village Centre
19. Derry Village Square
19. Grocery Stores (Food Basics)
19. Restaurants (Guru Lukshmi)
19. Retail (Dollarama)
19. Cafes (Coffee Culture Café & Eatery)
20. Gas/Convenience (Petro-Canada)
- Courtneypark Library

### LIBRARY

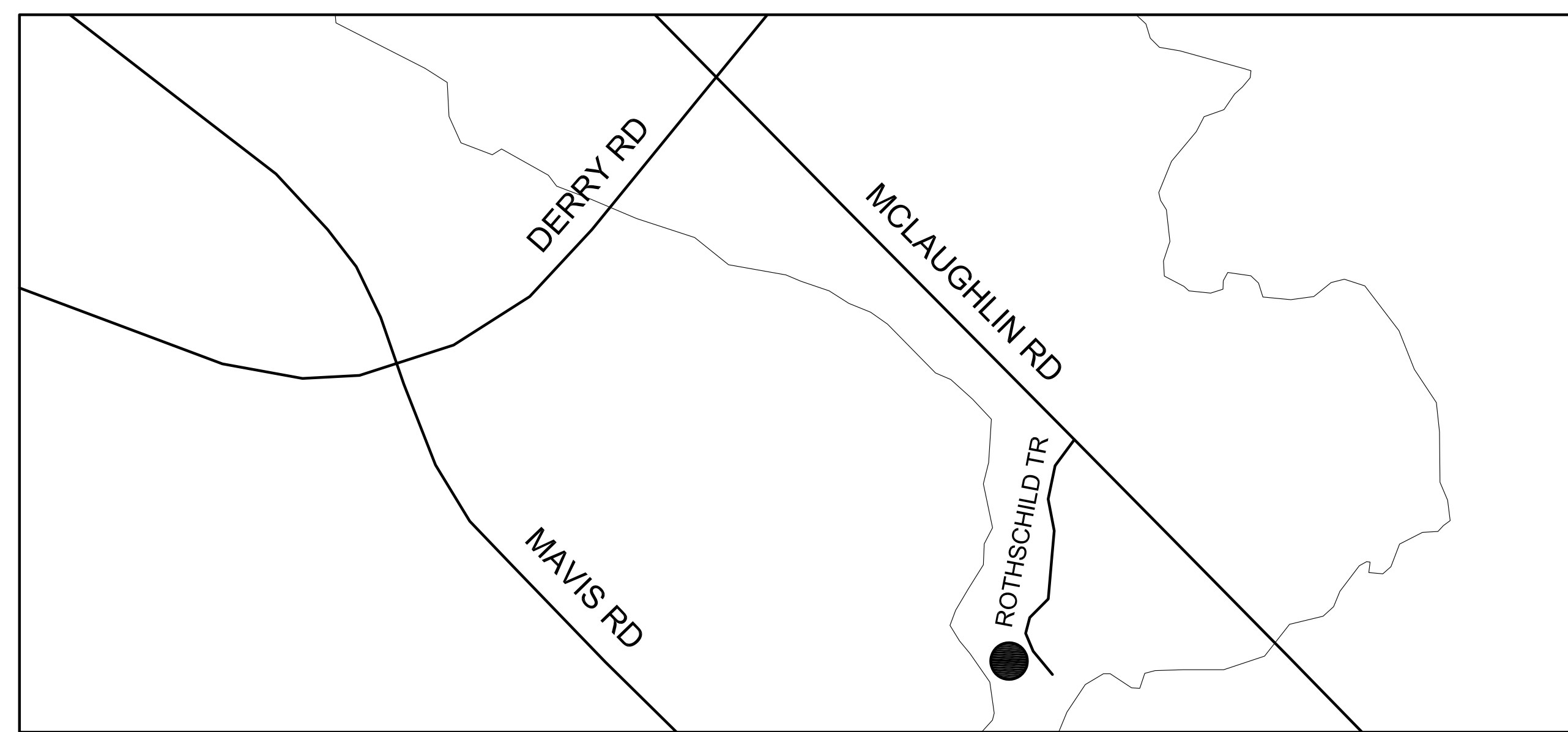
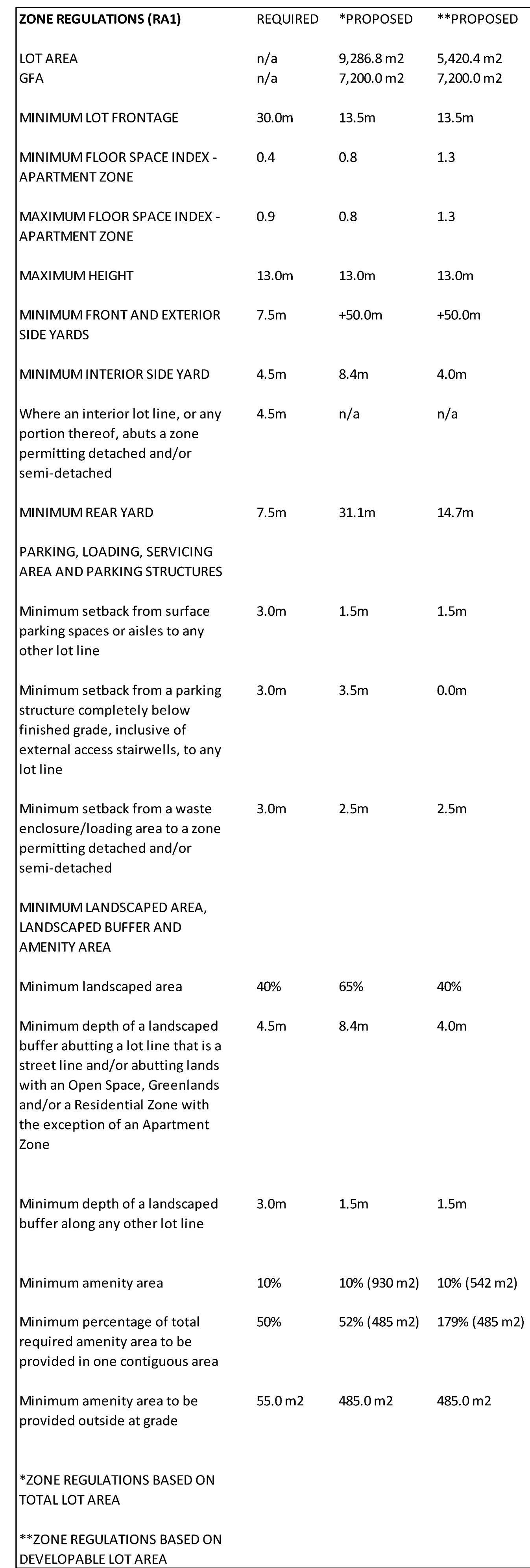
21. Courtney Park Library



Scale 1:13,000  
April 8, 2019



## Appendix VII: Site Plan



STATISTICS			
4th FLOOR	11 UNITS	1,800 SQM	19,375 SF
3rd FLOOR	11 UNITS	1,800 SQM	19,375 SF
2nd FLOOR	11 UNITS	1,800 SQM	19,375 SF
1st FLOOR	10 UNITS	1,800 SQM	19,375 SF
TOTAL	43 UNITS	7,200 SQM	77,500 SF
GFA - APARTMENT ZONE		6,856 SQM	73,800 SF
BASEMENT (PARKING)		2,710 SQM	29,170 SF
PARKING (CONDOMINIUM APARTMENTS)			
2-BEDROOM	31 UNITS @ 1.40 =	44	SPACES
3-BEDROOM	12 UNITS @ 1.75 =	21	SPACES
RESIDENT REQUIRED		65	SPACES
VISITOR 43 UNITS @ 0.20 =		9	SPACES
TOTAL REQUIRED		74	SPACES
RESIDENT PROVIDED (2/UNIT)		86	SPACES
VISITOR PROVIDED (0.4/UNIT)		18	SPACES

Revisions:	
Date:	Particulars:

Issues:	
Date:	Particulars:
MAR.27.19	ISSUED FOR REVIEW

**BLOCK 21 CONDO**  
RESIDENTIAL APARTMENT

SITE PLAN SCALE 1:250	
SP File No.:	
PROJECT No.:	16-23

## Appendix VIII: Building Elevations



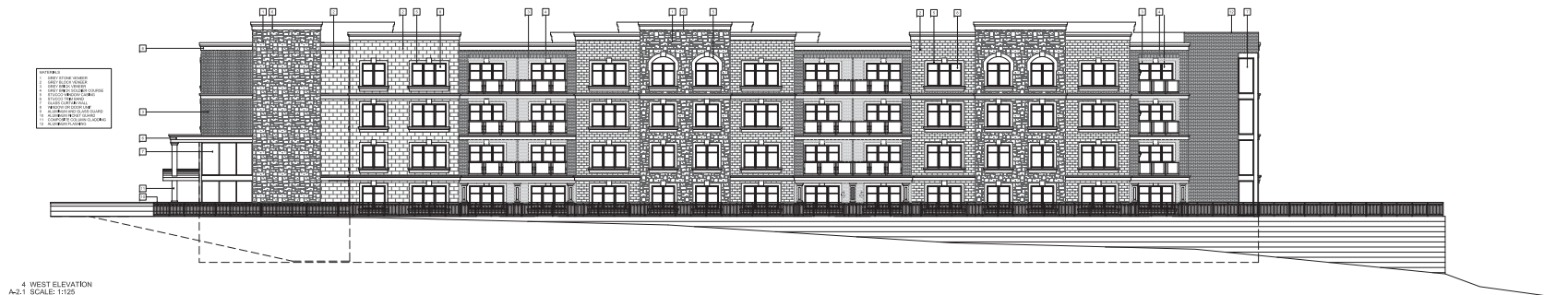
1 EAST ELEVATION  
 A-2.1 SCALE: 1:125



2 NORTH (ENTRANCE) ELEVATION  
 A-2.1 SCALE: 1:125



3 SOUTH (REAR) ELEVATION  
 A-2.1 SCALE: 1:125



4 WEST ELEVATION  
 A-2.1 SCALE: 1:125

Revisions	By	Checked

BLOCK 21 CONDO  
 CHICAGO, ILLINOIS  
 ARCHITECT: PMLA, INC.

ELEVATIONS  
 SCALE: 1:125

SP File No.:  
 PROJECT No.: 16-23