



# MISSISSAUGA

## NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	November 01, 2019	
OPA NUMBER	OPA 101 (By-law 0161-2019)	
ZONING BY-LAW NUMBER	0162-2019	
DATE PASSED BY COUNCIL	October 23, 2019	
LAST DATE TO FILE APPEAL	<b>November 21, 2019</b>	
FILE NUMBER	OZ 17/002	Ward 6
APPLICANT	Barbertown Ventures Inc	
PROPERTY LOCATION	North side of Barbertown Road, west of Creditview Road, in the City of Mississauga	

**TAKE NOTICE** that on October 23, 2019 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 101 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c P.13, as amended.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to change the land use designation of a portion of the subject lands from Greenlands to Residential Medium Density to permit 75 townhouses, and to delete Exempt Site 4.

The purpose of the Zoning By-law is to permit 75 townhouses on a common element condominium road.

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 101 is in full force and effect.**

**The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.**

**IF YOU WISH TO APPEAL** to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at [elto.gov.on.ca](http://elto.gov.on.ca). An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **November 21, 2019**

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

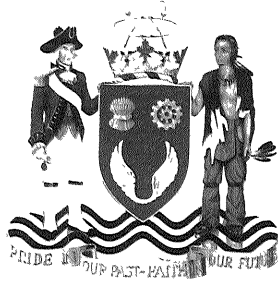
No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$300.00, payable City of Mississauga
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Adam Lucas** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5525, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Sacha Smith, Manager & Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 4516



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0162-2019

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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


1. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

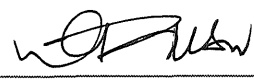
4.12.2.22	Exception: RM6-22	Map # 38W	By-law
In a RM6-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM6 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.12.2.22.1	The provisions of Subsection 2.1.30 of this By-law shall not apply		
4.12.2.22.2	Minimum setback of a <b>dwelling unit</b> to a railway right-of-way		25.0 m
4.12.2.22.3	Maximum number of <b>dwelling units</b>		75
4.12.2.22.4	Minimum <b>interior side yard</b> - unattached side		1.2 m
4.12.2.22.5	Minimum <b>rear yard</b>		7.0 m
4.12.2.22.6	Maximum number of <b>dwelling units</b> with a minimum <b>rear yard</b> of 6.0 m		1
4.12.2.22.7	Maximum <b>height</b>		14.0 m and 4 storeys
4.12.2.22.8	Maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs into a required <b>front yard</b>		2.5 m
4.12.2.22.9	Maximum encroachment of stairs into an <b>interior side yard</b> provided that the <b>interior side yard</b> is a minimum of 1.2 m		0.6 m
4.12.2.22.10	Minimum depth of a <b>balcony</b> on the highest <b>storey</b> of a <b>townhouse</b> measured from the <b>front wall</b> of the <b>building</b>		3.0 m
4.12.2.22.11	Minimum setback of a <b>townhouse</b> to a CEC - visitor <b>parking space</b>		1.8 m

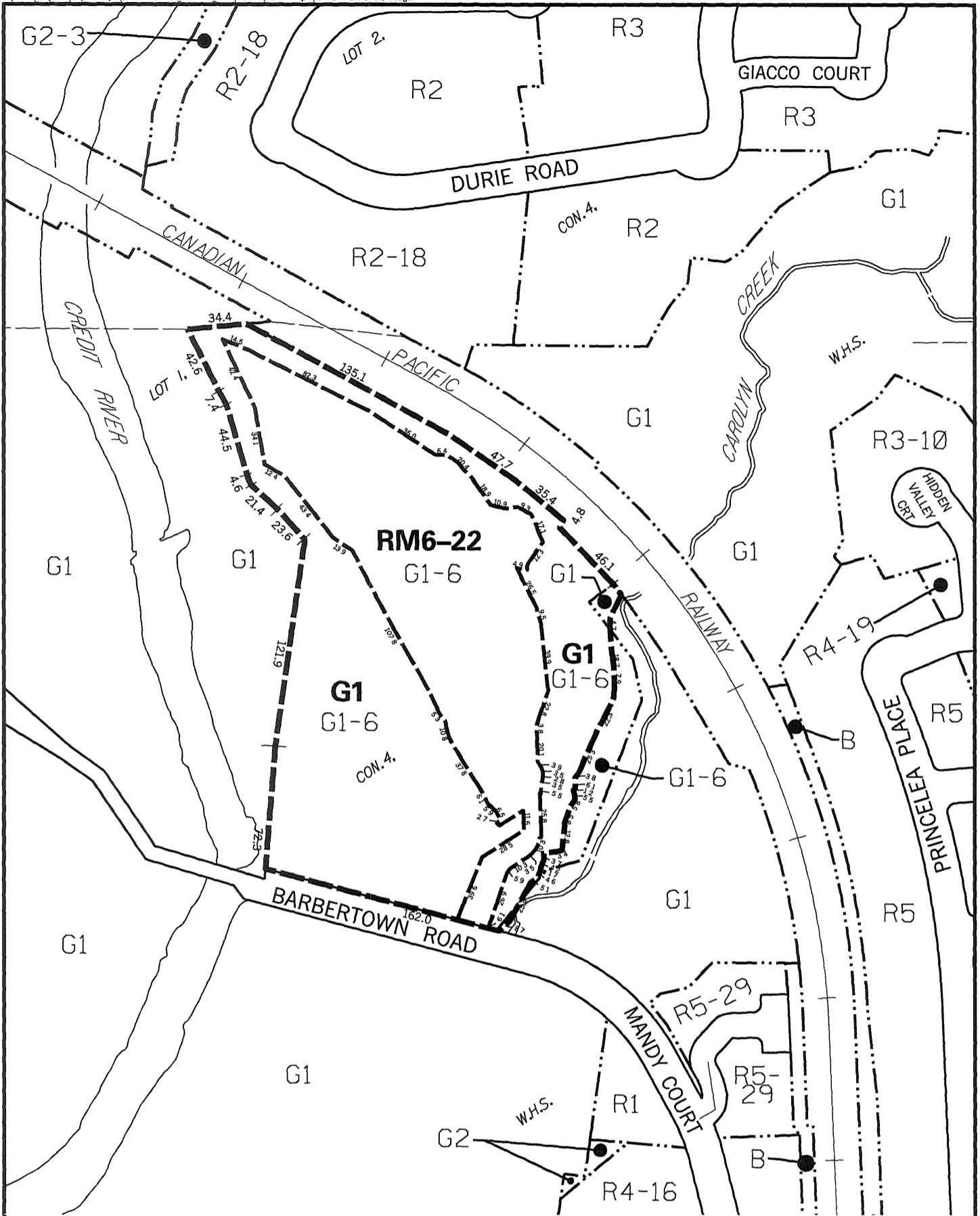
2. Map Number 38W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "G1-6" to "RM6-22" and "G1", the zoning of Part of Lot 1, Concession 4, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM6-22" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM6-22" and "G1" zoning indicated thereon.
  
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 101 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of OCT 23 2019 2019.

APPROVED AS TO FORM City Solicitor MISSISSAUGA	
<i>MEM</i>	
Date	<i>2019 10 16</i>

  
 \_\_\_\_\_  
 ACTING MAYOR

  
 \_\_\_\_\_  
 CLERK



This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-37647

**THIS IS SCHEDULE "A" TO  
BY-LAW 0162-2019**

**PASSED BY COUNCIL ON  
OCT 23 2019**

**CITY OF MISSISSAUGA**

## APPENDIX "A" TO BY-LAW NUMBER 0102-2019

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 75 townhouses on a common element condominium road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "G1-6" (Greenlands - Natural Hazards - Exception) to "RM6-22" (Townhouses on a CEC - Road - Exception) and "G1" (Greenlands - Natural Hazards).

"G1-6" permits detached dwellings legally existing on the date of the passing of By-law Number 0225-2007.

"RM6-22" permits townhouses on a CEC - road.

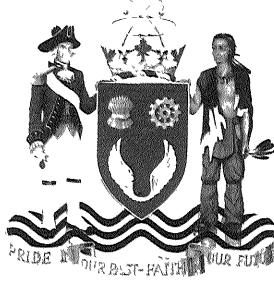
"G1" permits flood control, stormwater management, erosion management and natural heritage features and conservation.

### Location of Lands Affected

North side of Barbertown Road, west of Creditview Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Adam Lucas of the City Planning and Building Department at 905-615-3200 ext. 5525.

[http://teamsites.mississauga.ca/sites/18/bylaws/oz 17 002 w6 by-law.al.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz%2017%2002%20w6%20by-law.al.jmcc.docx)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0161-2019

A by-law to Adopt Mississauga Official Plan Amendment No. 101

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

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

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

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 101, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding modifications within the East Credit Neighbourhood Character Area to redesignate a portion of the subject lands to Residential Medium Density and to delete Exempt Site 4;

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

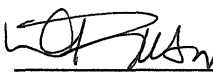
1. The document attached hereto, constituting Amendment No. 101 to Mississauga Official Plan, is hereby adopted.

OCT 23 2019

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

APPROVED AS TO FORM City Solicitor MISSISSAUGA
<i>MEM</i>
Date <i>2019/10/16</i>

  
 \_\_\_\_\_  
 ACTING MAYOR

  
 \_\_\_\_\_  
 CLERK

**Amendment No. 101**  
**to**  
**Mississauga Official Plan**

By-law No. 0102-2019

A by-law to Adopt Mississauga Official Plan Amendment No. 101

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

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

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

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 101, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding modifications within the East Credit Neighbourhood Character Area to redesignate a portion of the subject lands to Residential Medium Density and to delete Exempt Site 4;

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

1. The document attached hereto, constituting Amendment No. 101 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of OCT 23 2019, 2019.

Signed   
ACTING MAYOR

Signed   
CLERK



**Amendment No. 101**  
**to**  
**Mississauga Official Plan**

The following text and Maps "A" to "E" attached constitute Amendment No. 101.

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 September 30, 2019, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the land use designation of a portion of the subject lands from Greenlands to Residential Medium Density to permit 75 townhouses, and to delete Exempt Site 4.

## **LOCATION**

The lands affected by this Amendment are located on north side of Barbertown Road, east of the Credit River. The subject lands are located in the East Credit Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

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

The subject lands are designated Greenlands which permits conservation, flood control and/or erosion management, passive recreational activity and parkland. They are also subject to the Exempt Site 4 policy, which permits existing residential dwellings.

A portion of the subject land is being redesignated to Residential Medium Density to permit 75 townhouses on a common element condominium road, and the Exempt Site policy is being deleted. The remainder of the site will remain Greenlands.

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

1. The supporting reports/studies have demonstrated that there are suitable lands on the property to support residential development consisting of townhouses on a condominium road and amenity areas.
2. The site is underutilized therefore permitting residential development makes efficient use of existing infrastructure and efficient use of land that was previously considered undevelopable for environmental reasons but has been deemed acceptable for residential uses.
3. The proposed townhouses are compatible with the surrounding uses in the area and provide for an appropriate transition in built form.

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

1. Section 16.8, East Credit Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by deleting Section 16.8.4.4, Site 4 and by deleting Exempt Site 4 from Map 16-8: East Credit Neighbourhood Character Area in accordance with the Exempt Site Policies.
2. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by removing lands from the Green System, as shown on Map "A" of this Amendment.
3. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by removing lands from the Green System, as shown on Map "B" of this Amendment.
4. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by removing lands from Natural Hazards, as shown on Map "C" of this Amendment.
5. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by removing lands from Public and Private Open Spaces, as shown on Map "D" of this Amendment.
6. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Greenlands to Residential Medium Density, as shown on Map "E" of this Amendment.

## **IMPLEMENTATION**

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

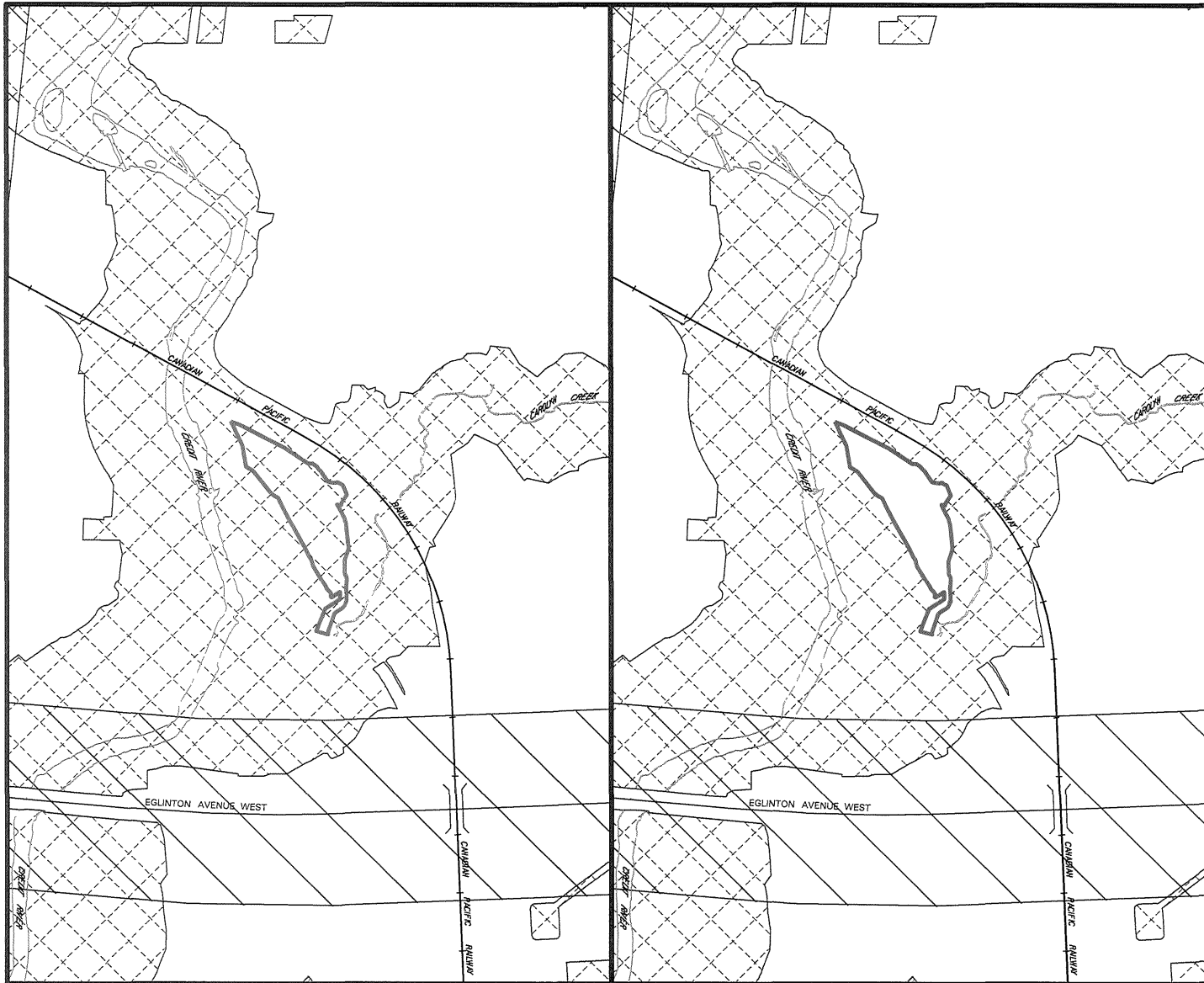
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 13, 2019.

## **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.



EXISTING

AMENDED

### LEGEND

#### GREEN SYSTEM

Green System

#### CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

#### CORRIDORS

Corridor

Intensification Corridor

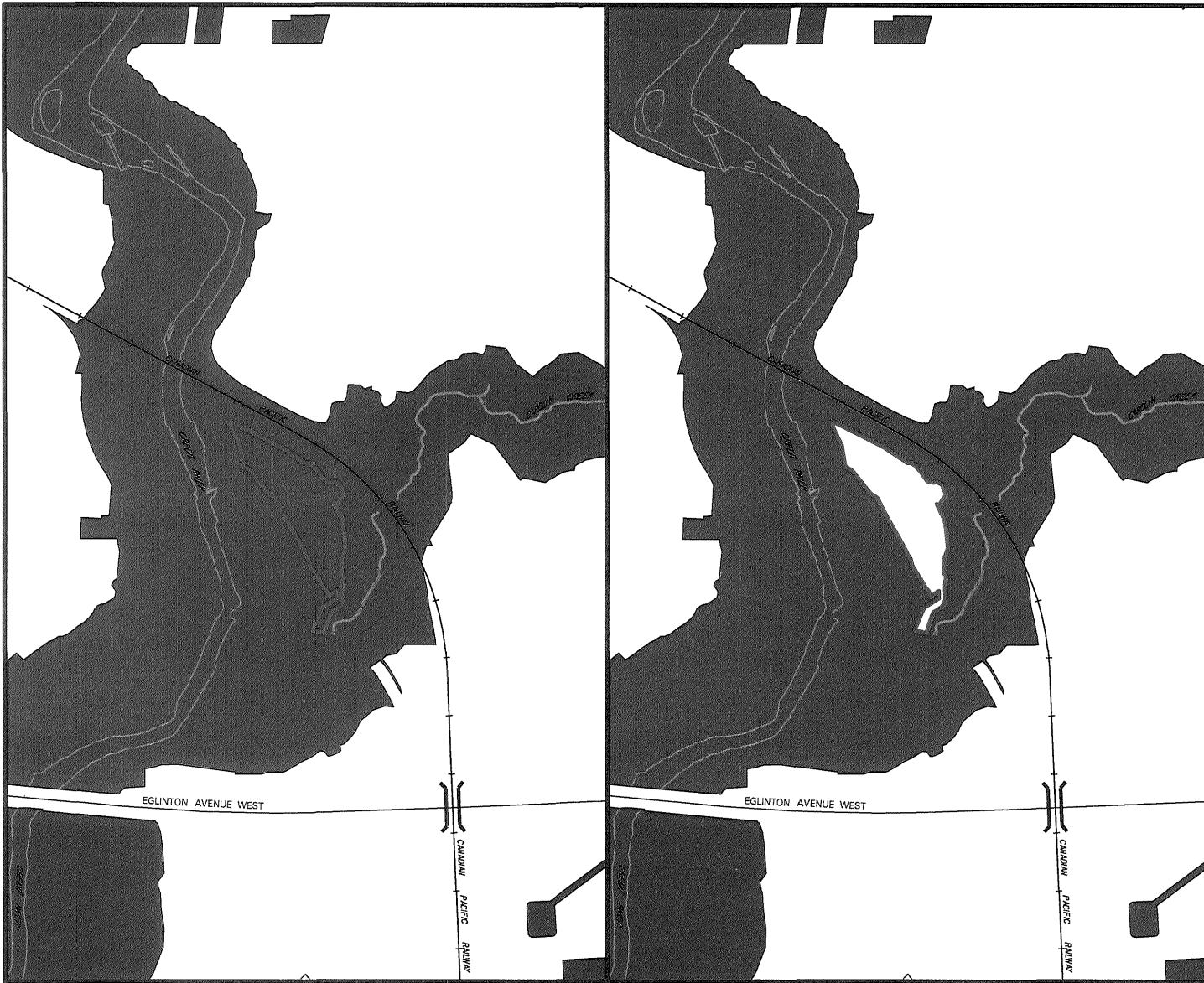
AREA OF AMENDMENT

Note:  
Base map information (eg roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only



**MAP 'A'**  
Part of  
Schedule 1-Urban System  
of Mississauga Official Plan





**LEGEND:**

**GREEN SYSTEM**

 Green System

 AREA OF AMENDMENT

**Note:**

Base map information (eg roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

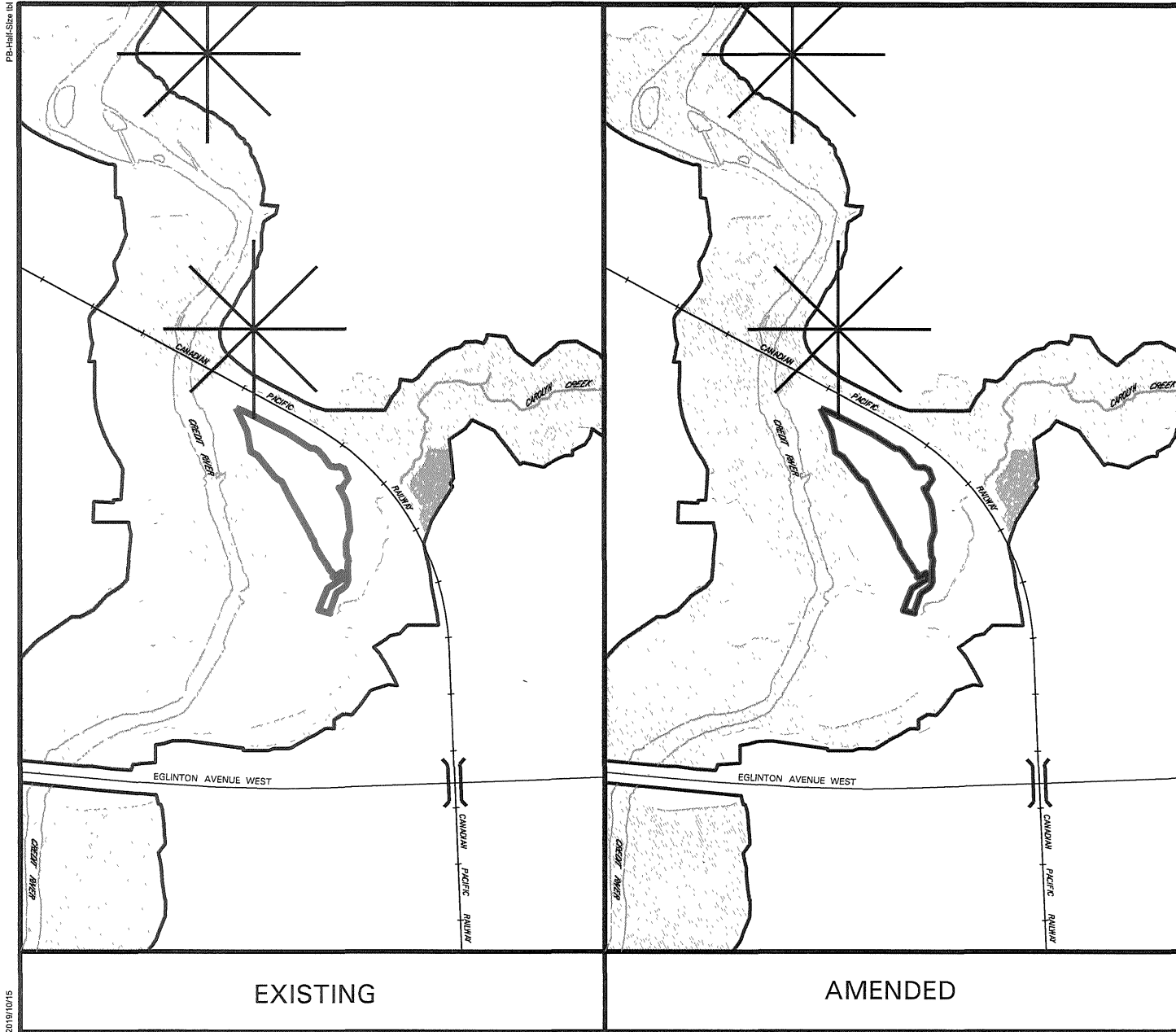


**MAP 'B'**  
 Part of Schedule 1a  
 Urban System - Green System  
 of Mississauga Official Plan



EXISTING

AMENDED



### LEGEND

#### Natural Heritage System:

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

#### Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain
- AREA OF AMENDMENT

#### Notes:

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

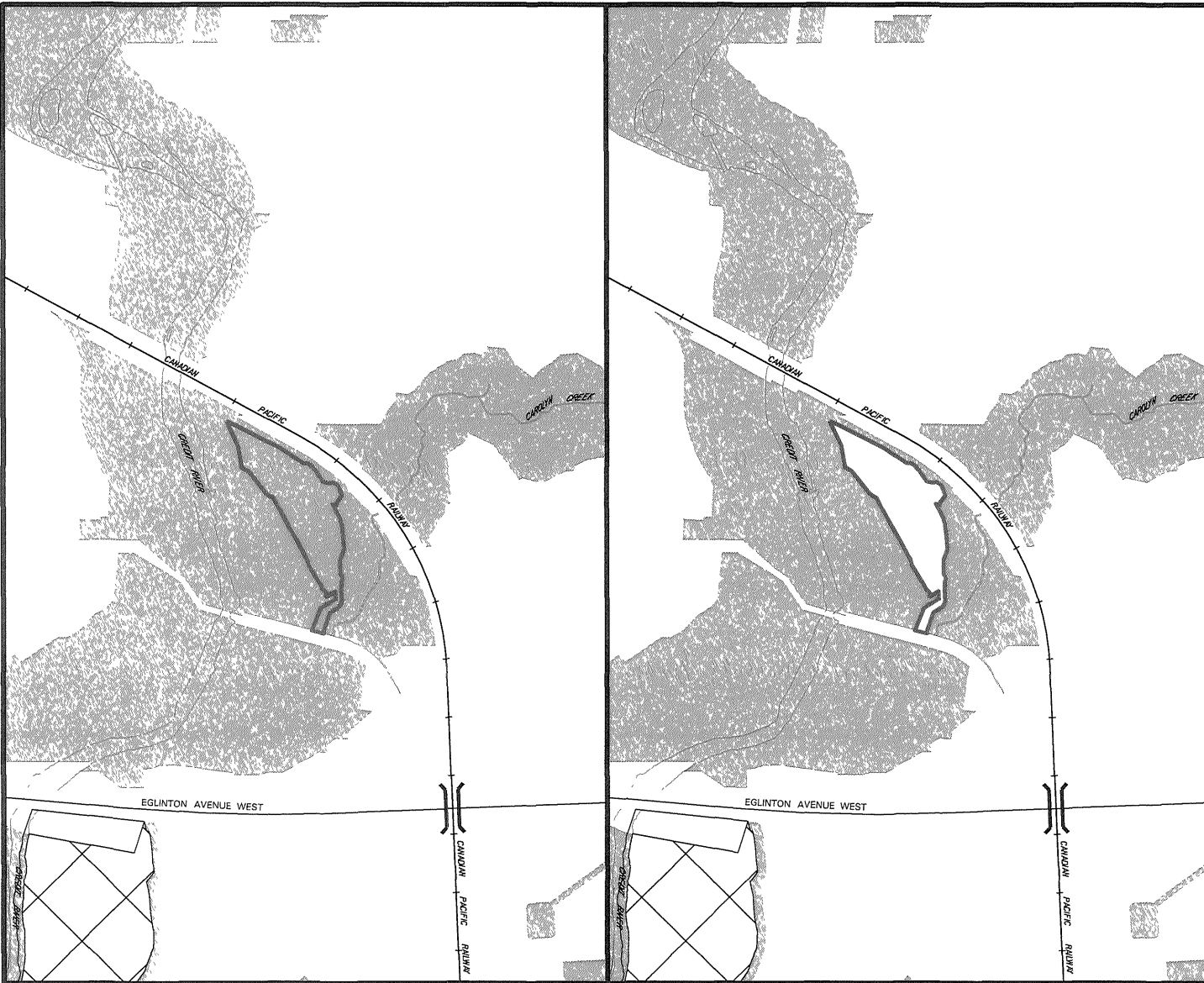


**MAP 'C'**  
 Part of Schedule 3  
 Natural System  
 of Mississauga Official Plan








EXISTING

AMENDED



### LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

#### Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10



### MAP 'D'

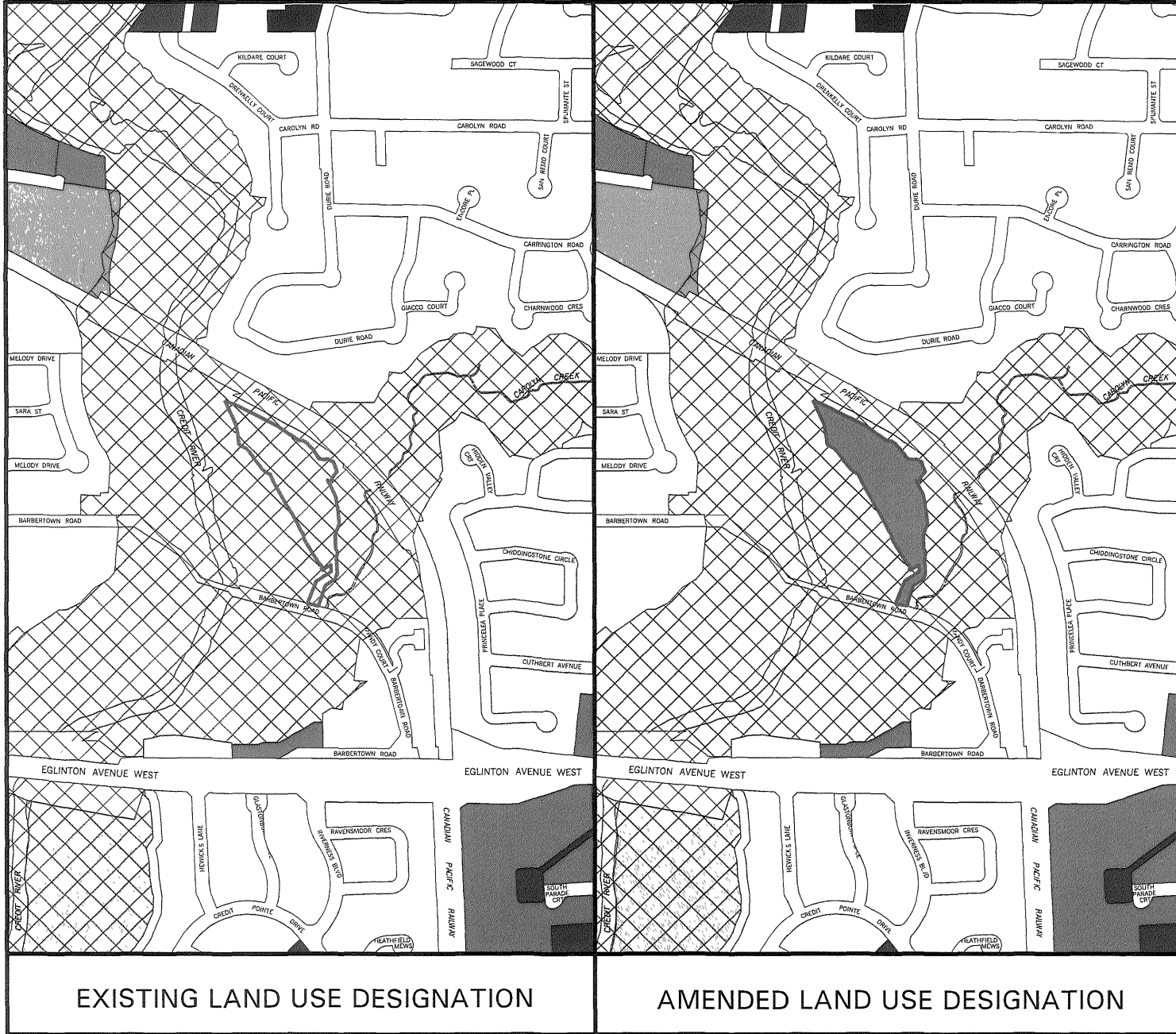
Part of Schedule 4  
Parks and Open Spaces  
of Mississauga Official Plan



EXISTING

AMENDED





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

**LAND USE DESIGNATIONS**

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

**BASE MAP INFORMATION**

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

- AREA OF AMENDMENT
- GREENLANDS
- RESIDENTIAL MEDIUM DENSITY



**MAP 'E'**  
 Part of Schedule 10  
 Land Use Designations  
 of Mississauga Official Plan



## **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 February 19, 2019 in connection with this proposed Amendment.

A number of area residents attended the public meeting and also provided written correspondence, as did a local business. Issues raised included noise, traffic, loss of green space, flooding and compatibility with neighbouring uses, which have been addressed in the Planning and Building Department Report dated September 30, 2019 attached as Appendix II.

City of Mississauga  
**Corporate Report**



Date: 2019/09/30

To: Chair and Members of Council

From: Andrew Whittemore, M.U.R.P., Commissioner of  
 Planning and Building

Originator's files:  
 OZ 17/002 W6 &  
 T-M17001 W6

Meeting date:  
 2019/10/23

## Subject

### RECOMMENDATION REPORT (WARD 6)

**Official plan amendment, rezoning and plan of subdivision applications to permit 75 townhomes on a common element condominium road 1707-1725 Barbertown Road, north side of Barbertown Road, west of Creditview Road**  
**Owner: Barbertown Ventures Inc.**  
**Files: OZ 17/002 W6 & T-M17001 W6**

## Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the applications .. have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ 17/002 W6, Barbertown Ventures Inc., 1707-1725 Barbertown Road to amend Mississauga Official Plan to **Residential Medium Density** and **Greenlands**; to change the zoning to **RM6-Exception** (Townhouses on a CEC – Road) and **G1** (Greenlands) to permit 75 townhomes on a common element condominium road in conformity with the provisions outlined in Appendix 1, Information Report and that the draft plan of subdivision under File T-M17001 W6, be approved subject to the conditions referenced in the staff report dated September 30, 2019 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application.

## Report Highlights

- The applications are to amend the policies of the official plan, change the zoning by-law and permit a plan of subdivision to allow 75 townhomes on a common element condominium road
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including encroachments into buffer lands, noise from adjacent land uses and flood free access
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

## Background

A public meeting was held by the Planning and Development Committee on February 19, 2019, at which time an Information Report was received for information (the following link to a digital copy (Item 4.4):

[https://www7.mississauga.ca/documents/committees/pdc/2019/2019\\_02\\_19\\_Evening\\_PDC\\_Agenda.pdf](https://www7.mississauga.ca/documents/committees/pdc/2019/2019_02_19_Evening_PDC_Agenda.pdf)). Recommendation PDC-0013-2019 was then adopted by Council on March 6, 2019.

1. That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by Barbertown Ventures Inc. to permit 83 townhomes on a private condominium road, under Files OZ 17/002 W6 and T-M17001 W6, 1707-1725 Barbertown Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.
2. That two oral submissions made to the Planning and Development Committee at its meeting dated February 19, 2019, be received.

## Comments

### REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Reduction to the number of townhomes from 83 to 75
- Realignment of the road network
- Inclusion of a central amenity area for the subdivision
- Reduction of encroachments into G1 buffer lands

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on

February 24, 2017. A community meeting was held on July 17, 2018. Approximately 25 members of the public attended the community meeting. Less than 10 written comments and phone calls were also received by the Planning and Building Department.

The public meeting was held on February 19, 2019. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

### **PLANNING ANALYSIS SUMMARY**

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from Greenlands to Residential Medium Density.

The proposed development will consist of 75 townhomes, communal outdoor amenity areas, and a common element condominium road. There are floodplain or greenbelt lands that will be gratuitously dedicated to the City and incorporated into the City's greenlands system. Other parts of the property are flood prone and not suitable for development and will remain in the applicant's ownership. These lands are described as "Adjacent Lands owned by Applicant" on the draft plan of subdivision (see Appendix 3). Due to the nature of these lands, the City has requested that the applicant also gratuitously dedicate the hazard lands but this request has been declined.

The subject property is located in proximity to the ADM Agri-Industries flour mill (ADM Mill), which produces wheat flour and by-products such as wheat germ, bran and animal feed ingredients. The applicant has submitted a revised noise and vibration feasibility study (dated May 7, 2018) to address the impact of noise and vibration from adjacent noise sources such as the ADM Mill located to the south (municipally known as 1770 Barbertown Road). The study concluded that the impacts of noise meet the applicable guidelines, subject to the inclusion of a noise warning clause in all purchase and sale and lease agreements for the applicant's land.

Given concerns from ADM Mill, the noise and vibration feasibility study was peer reviewed by Jade Acoustics on behalf of the City. The peer reviewer has concluded that the proposed residential development is feasible subject to mitigation measures, which will be secured in the subdivision agreement.

The proposed development is complimentary to the neighbourhood character, is compatible with the East Credit Neighbourhood and maintains the City Structure policies related to intensification and protection of the natural system. The development is sensitive to the existing context and provides for the development of underutilized lands within the City.

## Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

## Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

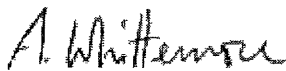
## Conclusion

In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

## Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: Draft Plan of Subdivision
- Appendix 4: City Conditions of Draft Approval



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Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Adam Lucas, Development Planner

City of Mississauga  
**Corporate Report**



<p>Date: January 25, 2019</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Originator's files:  OZ 17/002 W6 &amp;  T-M17001 W6</p>
	<p>Meeting date:  2019/02/19</p>

## Subject

### PUBLIC MEETING INFORMATION REPORT (WARD 6)

**Applications to Permit 83 townhomes on a private condominium road  
1707-1725 Barbertain Road, north side of Barbertain Road, east of Creditview Road  
Owner: Barbertain Ventures Inc.  
Files: OZ 17/002 W6 & T-M17001 W6  
Pre-Bill 139**

## Recommendation

That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by Barbertain Ventures Inc. to permit 83 townhomes on a private condominium road, under Files OZ 17/002 W6 and T-M17001 W6, 1707-1725 Barbertain Road, be received for information.

## Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

## PROPOSAL

The official plan amendment, rezoning and draft plan of subdivision applications are required to permit 83 townhomes on a private condominium road. The applicant is proposing to amend the official plan for a portion of the lands from **Greenlands – Exempt Site 4 to Residential Medium Density** to allow for the townhome development. The remainder of the lands would remain designated **Greenlands**. A portion of the lands is proposed to be retained by the applicant. The zoning by-law will also need to be amended from **G1-6** (Greenlands – Natural Hazards) to **RM6 – Exception** (Townhouse Dwellings) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

### Comments

The property is located on the north side of Barbertown Road, east of Creditview Road within the East Credit Neighbourhood Character Area. The site is currently occupied by 3 detached homes. The surrounding neighbourhood contains, detached, semi-detached and townhomes with a private park located south of the property and the Credit River located to the west.

Aerial image of 1707-1725 Barbertown Road



Applicant's elevations of the proposed townhomes





## LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is being reviewed for consistency with the PPS and conformity to the Growth Plan and the ROP. The conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 6.

## AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

## Financial Impact

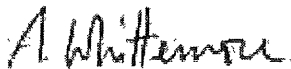
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. Key issues include: resolution of the limits of development; to address flooding and erosion hazards; safe access to the site; protection of natural heritage features; resolution of noise impacts from the railway and the ADM Mill and providing the required setback to the CP rail line.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Aiden Stanley, Development Planner

**Detailed Information and Preliminary Planning Analysis**  
**Owner: Barbertown Ventures Inc.**

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## 1. Site History

- 1960-1990 – The lands were historically used as an apple orchard and farm residence
- 1975-1976 – Two additional detached dwellings were built on the property
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **G1-6** (Greenlands – Natural Hazards) which permits food control, conservation uses and the three existing detached dwellings
- December 7, 2011 – General Committee discussed the potential acquisition of the property in closed session. The land was not acquired by the City
- August 13, 2012 – Two severance applications ('B' 57-12 and 'B' 58-12) were filed and withdrawn
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Greenlands – Exempt Site 4** in the East Credit Neighbourhood Character Area

## 2. Site Context

The property is located southeast of Streetsville between the Credit River to the west and Carolyn Creek to the east. There are townhomes and detached homes built within the last 15 years on Barbertown Road. The tree-lined road continues north down a hill, becomes less travelled and ends in a pedestrian bridge across the Credit River. The immediate area is park-like with trees, manicured lawns and creeks. The property is located on the north side of Barbertown Road across from Koliba Park (a private park owned by the Slovak Canadian Culture Society). The site is within the East Credit Neighbourhood Character Area and is currently occupied by three detached homes. The property slopes up towards the CP rail line/ Milton Go Line which runs along the northeast boundary of the site and separates it from the residential neighbourhoods to the north.

The property is regulated by Credit Valley Conservation due to the location between the Credit River and Carolyn Creek and their associated valley systems. The property contains floodplain and erosion hazards and Regional Core Greenlands. The site is within the city's Natural Heritage System and a portion of the lands contains a Significant Natural Area.

## Aerial Image of 1707-1725 Barbertown Road



Property Size and Use	
Frontages:	
Barbertown Road	135.5 m (444.5 ft.)
Depth:	284.7 m (934.1 ft.)
Gross Lot Area:	4.58 ha (11.3 ac.)
Existing Uses:	Three detached homes

The surrounding land uses are:

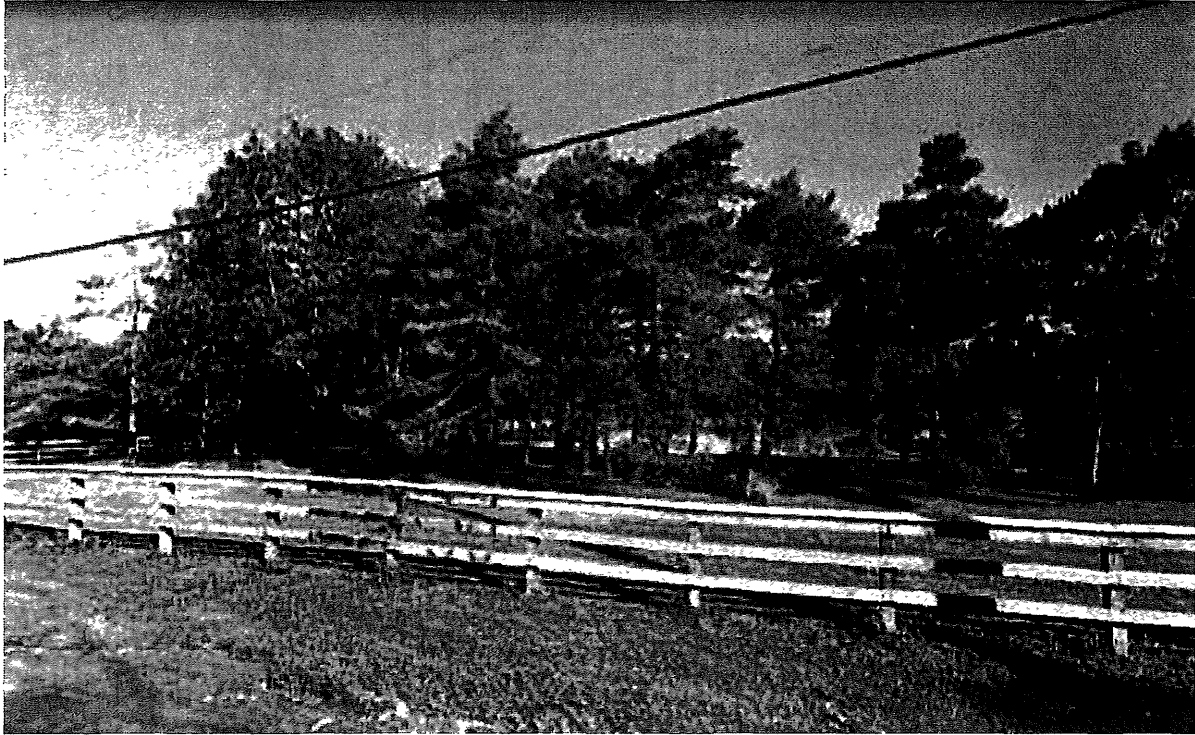
North and East: CP Rail Line, detached homes, Carolyn Creek

South: Barbertown Road, Koliba Park

West: Credit River, ADM Mill

The site is served by MiWay transit routes along Eglinton Avenue West (Routes 35, 35A and 9) with service to Square One transit terminal and Islington Subway Station.

Image of existing conditions facing northeast from Barbertown Road



### 3. Neighbourhood Context

The subject property is located within the East Credit Neighbourhood Character area. The neighbourhood is an established residential area generally characterized by large, detached homes built in the 1980s.

#### Demographics

Based on the 2011 census, the existing population of the neighbourhood is 65,850 with a median age of 27 (compared to the City's median age 72.4% of the neighbourhood population are of working age (15 to 64 years of age), with 18% children (0-14 years) and 12% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 70,900 and 71,600 respectively. The average household size is 4 persons with 60 % of people living in detached homes (higher than the City's average of 39.09%). Housing tenure for the neighbourhood is a mix of 89.99% owned (15,485 units) and 10.98 % rented (1,910 units) with an apartment vacancy rate of approximately 0.8% according to data from Canada Mortgage and Housing Corporation.

#### Other Development Applications

There is some development activity in Streeville to the northwest of the site, as well as the following applications in the immediate area which have been approved in principle but have not yet received final approval:

- 6727 Melody Drive, northeast quadrant of Mississauga Road and Melody Drive: proposal for five commercial buildings and ten detached homes

- 5155 Mississauga Road, northeast corner of Mississauga Road and Barbertown Road: proposal for detached, semi-detached and townhomes and conversion of the Old Barberhouse into residential units

Another application for 34 townhomes is being processed by staff at 1745-1775 Thornybrae Place at the southeast corner of Mississauga Road and Eglinton Avenue West.

#### Community Facilities and Services

The proposal is served by major City of Mississauga facilities in the Streetsville and Erin Mills Neighbourhoods. Streetsville Library and Vic Johnston Community Centre and Arena are 3 km (1.9 mi.) to the north. Erin Meadows Library is approximately 4 km (2.5 mi.) to the west. The site is also served by nearby Barberton Park to the east. Additional comments from Community Services regarding city parks and facilities can be reviewed within Section 9 of this Appendix.

#### 4. Project Details

The applications are to permit 83 townhouses on a common element condominium private road and a greenlands block through a plan of subdivision. The land is in the flood plain as identified by Mississauga Official Plan and Credit Valley Conservation authority mapping. The area of land proposed for development is the only portion of the site that is not subject to significant environmental constraints, particularly flooding as demonstrated by supporting studies and drawings. If the subdivision is approved as proposed, two additional lots will also be created through the registration of the plan. The future of the potential retained lots is to be determined as they would not have flood free access to a public road and they are identified as being in the floodplain. The proposal will require the reconfiguration of the driveway in order to achieve flood free access to the site; a noise and crash wall adjacent to the rail line and rezoning of the undevelopable lands for environmental buffers, conservation and naturalization. The limits of potential development remain under consideration.

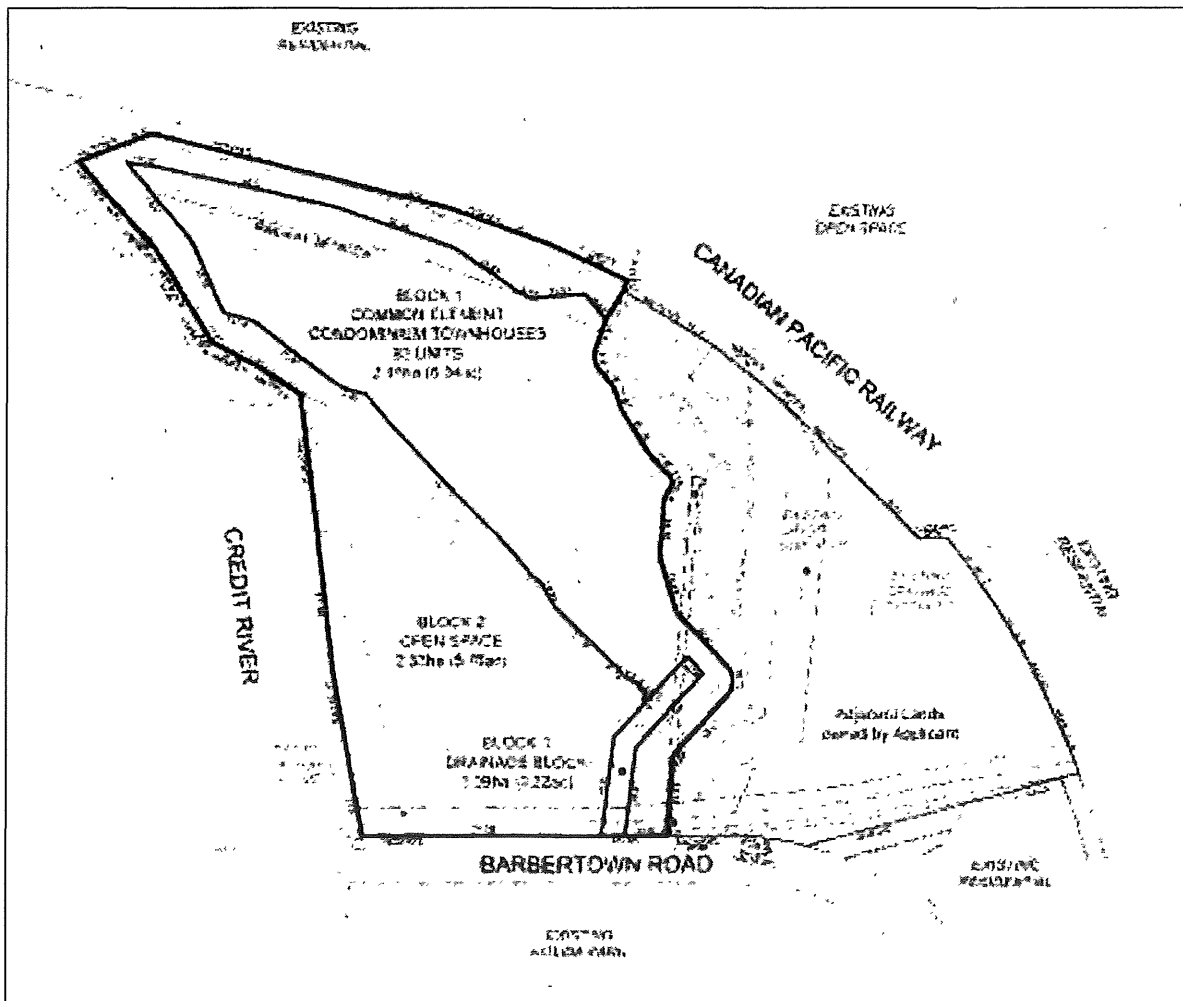
It is recommended that all hazard lands, natural features and buffers be dedicated to the City and zoned appropriately for their long term conservation and management.

<b>Development Proposal</b>	
Applications submitted:	Received: January 27, 2017 Deemed complete: February 24, 2017 Revised: May 16, 2018
Developer/ Owner:	Barbertown Ventures Inc.
Applicant:	Glen Schnarr and Associates Inc. / Sterling Group
Number of units:	83 townhomes
Height:	3 storeys
Lot Coverage:	7.9 %
Landscaped Area:	1 357 m <sup>2</sup> (14,606.1 ft <sup>2</sup> )
Road Type:	Common element condominium private road (CEC)
Anticipated Population:	252*

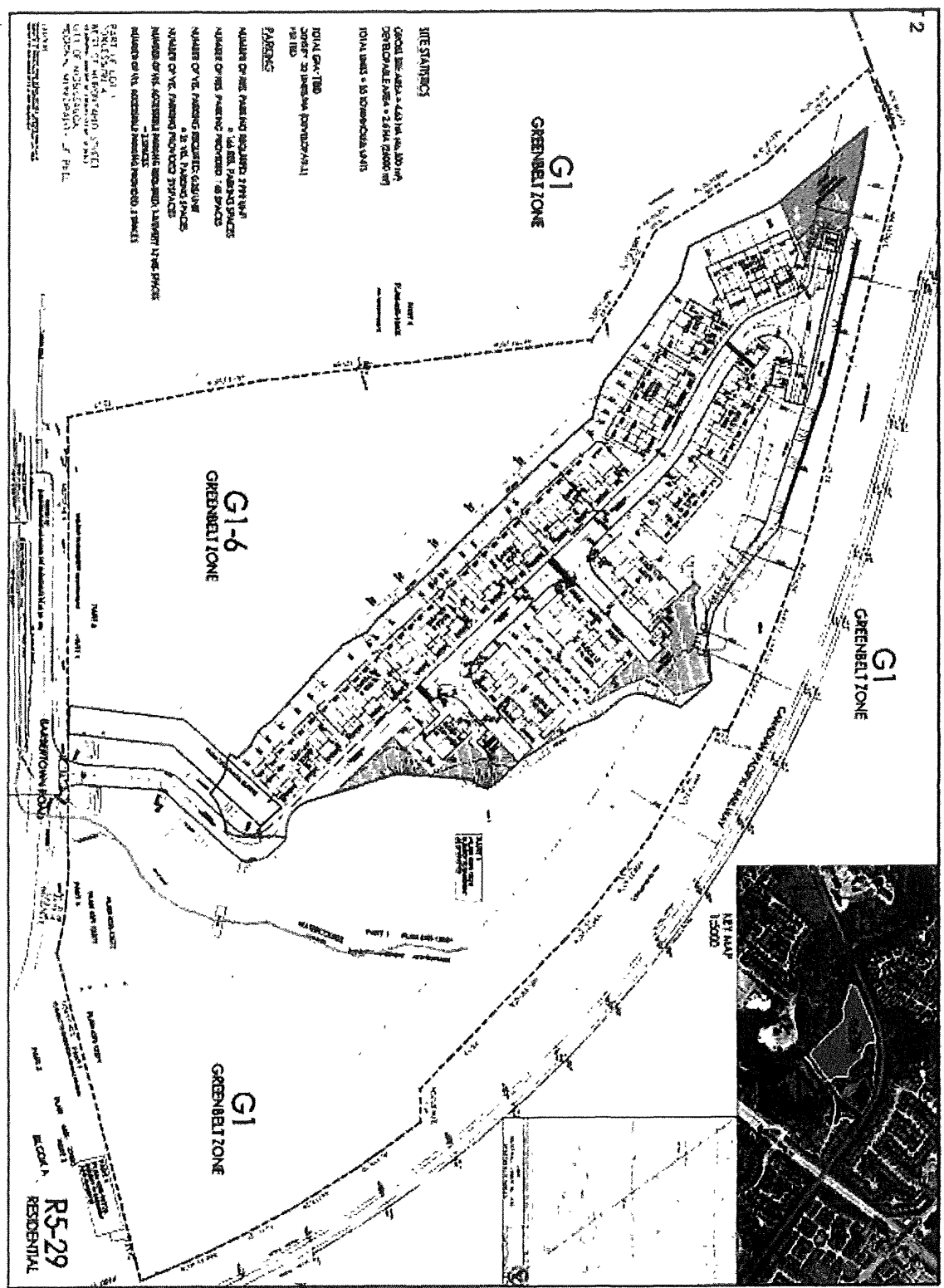
Development Proposal		
	*Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	166	166
visitor spaces	21	21
Total	187	187
Green Initiatives:	<ul style="list-style-type: none"> <li>• Restoration and extent of natural areas to be determined</li> <li>• Permeable paving and bio-retention island around parking spaces</li> </ul>	

Draft Plan of Subdivision, Concept Plan and Elevations

Draft Plan of Subdivision



Site Plan





## Elevations

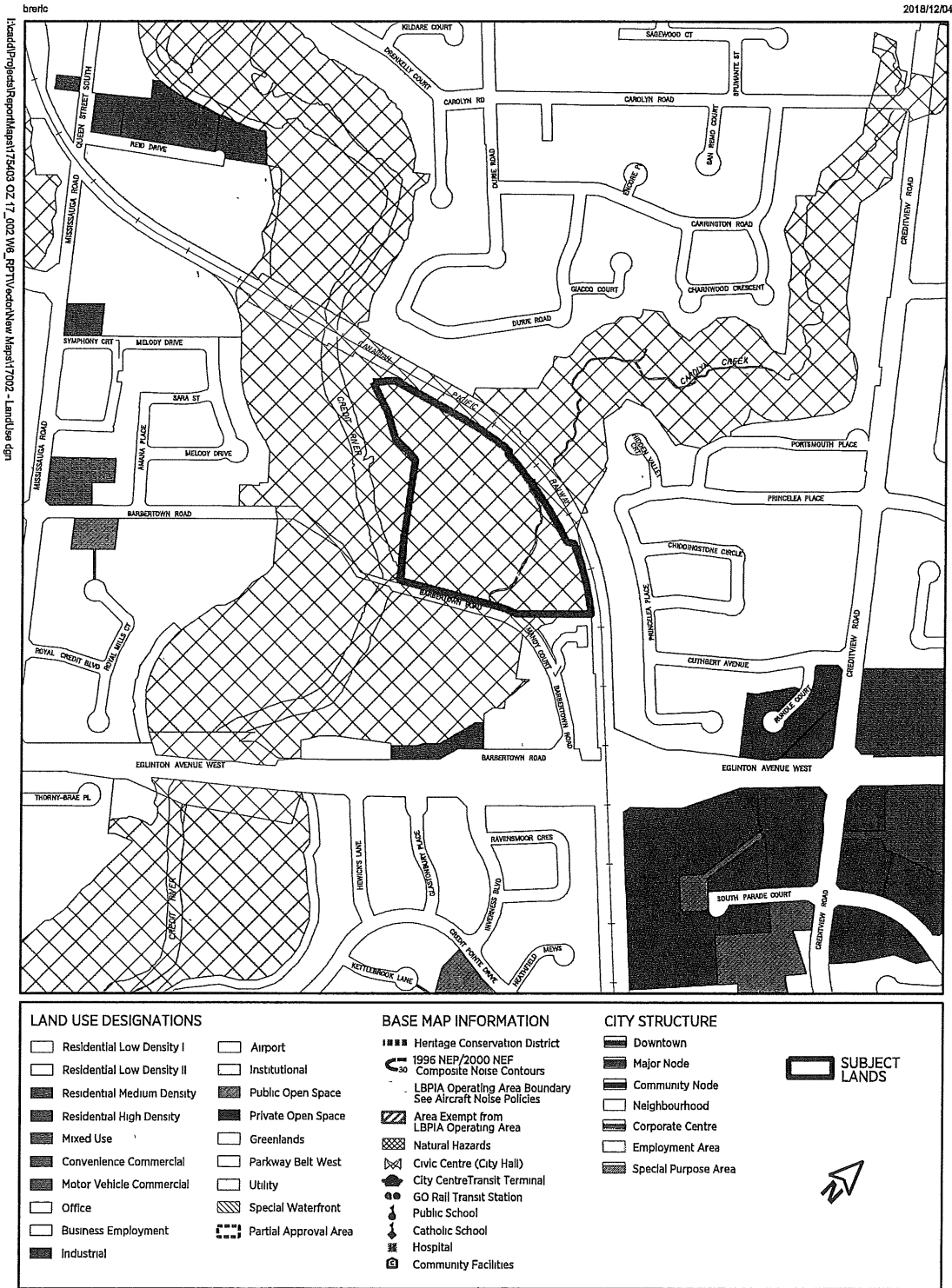
**5. Community Comments**

A community meeting was held by Ward 6 Councillor, Ron Starr on July 17, 2018. Written comments and phone calls were also received by the Planning and Building Department. The following, summarized comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date:

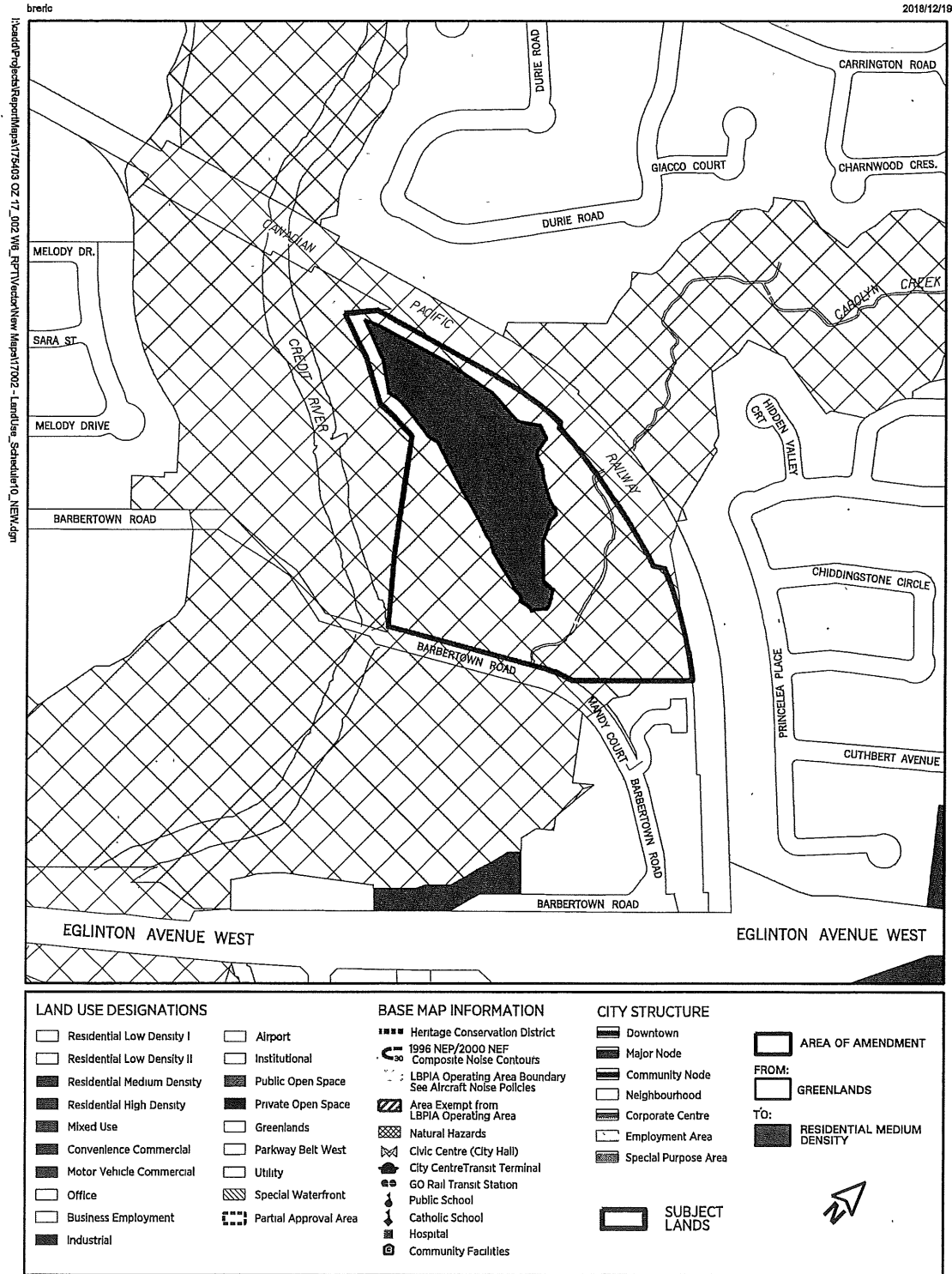
- The area should remain in the Greenlands designation and should not be intensified
- Too many units are proposed
- Any increase in units will result in negative traffic impacts to Barbertown Road and the intersection of Barbertown Road and Eglinton Avenue West
- The development will cause environmental impacts to the Credit River and natural areas
- Additional residential development may impact the operations of the existing ADM mill

### 6. Land Use Policies and Regulations

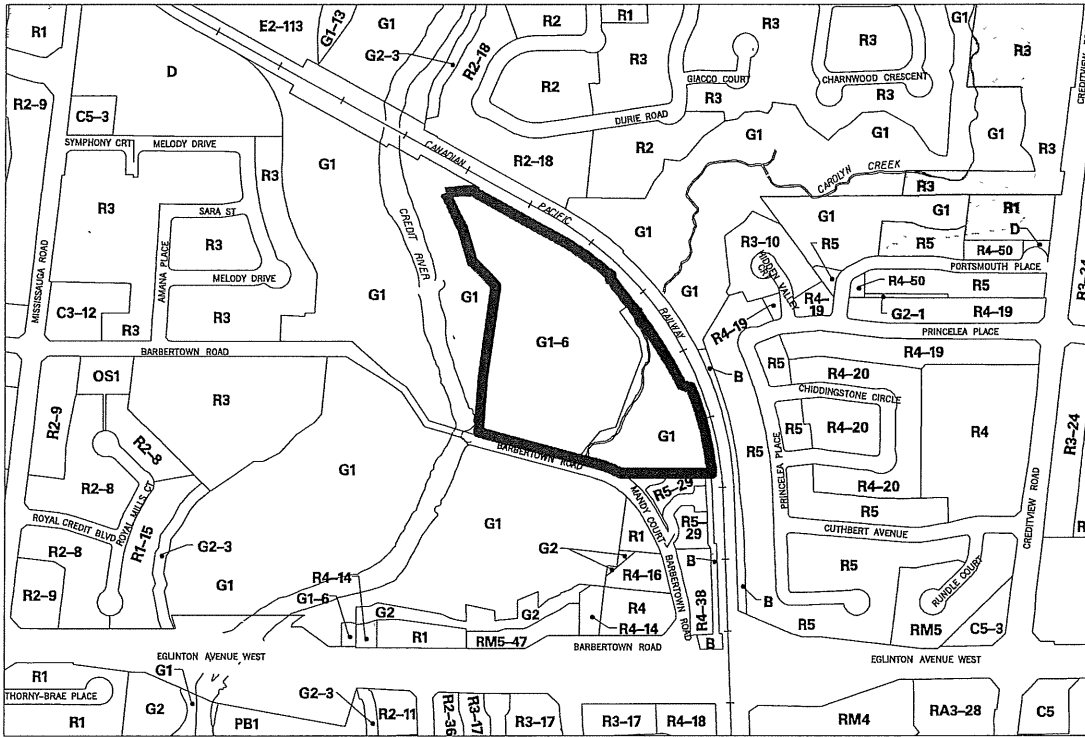
Excerpt of East Credit Neighbourhood Character Area - Existing Land Use



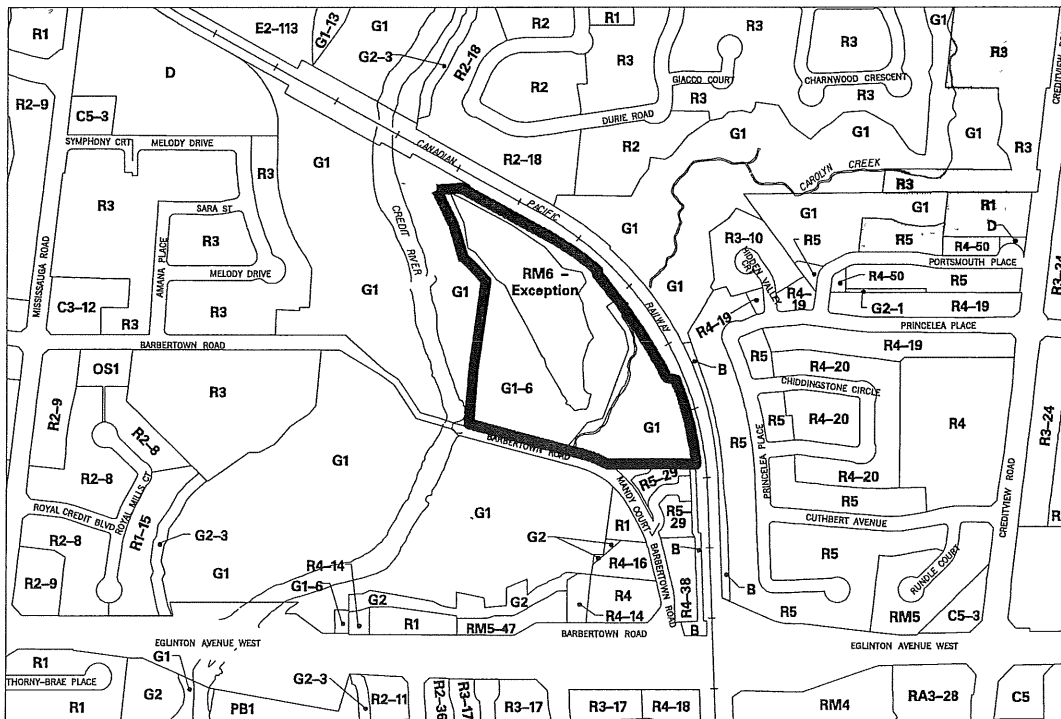
Excerpt of East Credit Neighbourhood Character Area – Proposed Land Use



### Existing Zoning and General Context



### Proposed Zoning and General Context



**Summary of Applicable Policies**

The following table summarizes the applicable policy and regulation documents that affect these applications:

<b>Policy</b>	<b>Mississauga Official Plan (MOP) Policies</b>	<b>Proposal</b>
<b>Provincial Policy Statement (PPS)</b>	The existing policies of MOP consistent with the PPS.	The proposed development is being reviewed for consistency with the PPS.
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	The relevant existing policies of the MOP conform with the <i>Growth Plan</i> .  Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The proposed development is being reviewed for conformity with the <i>Growth Plan</i> .
<b>Greenbelt Plan</b>	n/a	Only public lands are subject to the Urban River Valley policies in the <i>Greenbelt Plan</i> . Since this proposal is on privately owned lands, it is not subject to these policies.
<b>Parkway Belt Plan</b>	n/a	n/a
<b>Region of Peel Official Plan</b>	The existing policies of MOP are consistent with the ROP.	The lands are identified as a Core Area of the Greenland System. The proposed application is exempt from Regional approval and its consistency is being considered during the review of this application.
<b>Mississauga Official Plan</b>	The lands are located within the East Credit Neighbourhood Character Area and are designated <b>Greenlands – Exempt Site 4</b> which permits flood control and/or erosion management, conservation uses and the existing detached dwellings.  Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. Neighbourhoods will accommodate the lowest densities and building heights, will focus on residential uses and associated services. Neighbourhoods are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.	The applicant is proposing to change the designation of a portion of the site to <b>Residential Medium Density</b> . The applicant will need to demonstrate consistency with the intent of MOP with regard to environmental, servicing and built form policies outlined in the development issues section below.

Policy	Mississauga Official Plan (MOP) Policies	Proposal
<b>Zoning By-law 225-2007</b>	The lands are zoned <b>G1-6</b> (Greenlands – Natural Hazards) which permits flood control, stormwater management, erosion management, natural heritage features, conservation and the existing detached dwellings.	A rezoning is proposed to <b>RM6 - Exception</b> (Townhouse Dwellings on a CEC – private road) to permit townhouses on a common element condominium (private) road.

### Existing and Proposed Mississauga Official Plan Designation for the Subject Site

#### Existing Designation

**Greenlands – Exempt Site 4** which permits conservation, bridges, stormwater management, flood control, erosion management, passive recreation activities, parkland, accessory uses and the existing dwellings.

#### Proposed Designation

A portion of the site is proposed to be designated **Residential Medium Density** which permits all forms of townhouse dwellings. The remainder of the lands will retain the Greenlands designation.

### *Provincial Policy Statement (PPS) and Growth Plan Analysis*

#### **Consistency with Provincial Policy Statement 2014**

The *Provincial Policy Statement 2014* (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 17/002 W6 and T-M17001 W6 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

**Consistency Analysis**

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Consistency</b>
<b>1.0 Building Strong Healthy Communities</b>		
<b>General Statement of Intent:</b> Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of Neighbourhoods (as defined in MOP) supports the general intent of the PPS with respect to building strong, healthy communities.	Residential intensification promotes the efficient use of lands and additional population facilitates economic growth.  As part of the next staff report, the applications will be assessed with regard to whether the proposal represents appropriate infill.
1.1.1 (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 (h) promoting development and land use patterns that conserve biodiversity and consider the impact of a changing climate	The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.  As the City continues to grow, it is imperative that growth does not compromise the natural environment.	The area contains a mix of low-rise housing types. Condominium townhomes are proposed to be located on a private road.  Development within Neighbourhoods can occur subject to meeting MOP policies with respect to appropriate design and sensitivity to the surrounding context.  The remaining portion of the subject property will retain the Greenlands designation and is recommended to be rezoned from G1-6 (Greenlands - Natural Hazards) to G1 (Greenlands - Natural Hazards) to retain and protect natural features.
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 infrastructure and public service	The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and	The area contains a mix of detached, semi-detached and street townhomes. Condominium townhomes are proposed to be located on a private road. The built form will be evaluated within the context of the MOP policies.

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Consistency</b>
<p>facilities</p> <p>3. minimize negative impacts to air quality and climate change and promote energy efficiency</p> <p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>scale to surrounding development.</p>	
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The East Credit Neighbourhood is an area not considered for intensification. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>	<p>The applications will be evaluated to ensure development is in accordance with the Direct Growth policies of MOP.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>Policies in MOP ensure development is in accordance with the wise management and resource of protecting health and safety.</p>	<p>The subject property is located within an established neighbourhood and represents intensification. Flood-free access to the site is required and the proposed solution is under review.</p>
<p>1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.</p>	<p>In order to discourage the encroachment of sensitive land uses on existing industrial noise sources, a feasibility and/or detailed noise impact study will be submitted prior to approval of development in proximity to an existing industrial noise source. This will identify options for mitigation at the source and at the proposed development site.</p>	<p>A Noise and Vibration Feasibility Study has been submitted for review to address noise from the railway as well as from the ADM mill.</p>



<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Consistency</b>
	Railways in urban areas require particular consideration not only because of the high levels of noise they generate, but also because of ground borne vibration. Safety is also a concern as intensification occurs in the vicinity of railway tracks. In addition, the encouragement of active modes of transportation will require consideration of cyclist and pedestrian safety in conjunction with railway operations.	
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price.	These applications could contribute to the diversity of housing choices by providing an additional townhouse form of development.
1.5.1 Healthy, active communities should be promoted by: (d) recognizing provincial parks, conservation reserves, and other protect areas, and minimizing negative impacts on these areas.	Mississauga will promote and protect green infrastructures. Buffers which are vegetated protected areas will provide a physical separation of development and maintain the green system (6.3.7)	Only a portion of the site is proposed to be developed for residential uses. The remainder of the lands is proposed to stay zoned as G1-6 which will provide for the long term protection and conservation of a woodlot and valley lands.
<b>2.0 Wise Use and Management of Resources</b>		
<b>General Statement of Intent:</b> Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.	Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for lands within the City that will be included in the Green System. The City's strategy for protecting, enhancing and restoring the Green System consists of initiatives including some of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration	A portion of the lands will remain designated Greenlands. However, the future use of a portion of these lands has not been identified and are proposed to remain in private ownership.
2.1.1 Natural features and areas shall be protected for the	The policies in Section 6.3.12 speak to the long	The applicant has submitted an Environmental Impact

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/002 W6 and T-M17001 W6 Consistency</b>
<p>long term.                      2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.                      2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	<p>term protection of Significant Natural Areas.                       In addition to MOP policies, Mississauga undertakes a Natural Areas Survey (NAS) which contains an inventory of natural heritage features. The NAS was last updated in 2018.</p>	<p>Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development.</p>
<b>3.0 Protecting Public Health and Safety</b>		
<p><b>Statement of Intent:</b>                      Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p>	<p>Access for development to or within the floodplain will be subject to appropriate conservation authority policies and the policies of the City.</p>	<p>The applicant has submitted an environmental impact study to delineate the floodplain boundaries and the exact limits of development.</p>

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Consistency</b>
<p>3.0 Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p> <p>3.1.1 Development shall generally be directed to areas outside of:            hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and hazardous sites.</p> <p>3.1.7 Development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved: Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;</p> <p>a. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</p> <p>b. New hazards are not created and existing hazards are not aggravated; and c. No adverse environmental impacts will result.</p>	<p>Development adjacent to valleylands and watercourse features must incorporate measures to ensure public health and safety; protection of life and property; as well as enhancement and restoration of the Natural Heritage System.</p>	<p>The applicant has submitted the required environmental reports which is currently under review and will be addressed.</p>

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Consistency</b>
<b>4.0 Implementation and Interpretation</b>		
<p><b>General Statement of Intent:</b> Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>		<p>The applications for townhouses are being further evaluated under MOP policies with respect to environmental impact, traffic, servicing capacity, context and built form.</p>

#### **Conformity with Growth Plan 2017**

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (i.e. "(i.e. "OZ 17/002 W6 and T-M17001 W6 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

#### **Conformity Analysis**

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Conformity</b>
<b>1.1 The Greater Golden Horseshoe</b>		
<p><b>General Statement of Intent:</b> The Greater Golden Horseshoe plays an</p>	<p>People of diverse backgrounds, ages and abilities are choosing to live, work and invest in</p>	<p>The development applications represent intensification within the existing urban boundary.</p>

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Conformity</b>
important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and health, urban lifestyle options (section 4.3)	Matters associated with accommodating growth on the subject site are under evaluation.
<b>1.2.1 Guiding Principles</b>		
<p><b>General Statement of Intent for this Section:</b> The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> <li>a. Complete communities</li> <li>b. Prioritize intensification</li> <li>c. Provide flexibility to capitalize on new employment opportunities</li> <li>d. Support a range and mix of housing options</li> <li>e. Integrate land use planning and investment in infrastructure</li> <li>f. Provide different approaches to manage growth that recognize diversity of communities</li> <li>g. Protect natural heritage, hydrologic, landforms</li> <li>h. Conserve and promote cultural heritage</li> <li>i. Integrate climate change considerations</li> </ul>	<p>Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	<p>The proposal is for intensification in the neighbourhood and would provide another choice of housing type. The applications are supportive of many Growth Plan principles, however, the manner in which the applications implement those principles will be evaluated against applicable MOP policies.</p>
<b>1.2.3 How to Read this Plan</b>		
<b>General Statement of Intent for this Section:</b>	MOP has been reviewed in respect of the <i>Growth Plan</i>	The applications are under review.

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Conformity</b>
Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	and other applicable Provincial planning documents.	
<b>2. Where and How to Grow</b>		
<b>2.1 Context</b>		
<b>General Statement of Intent:</b> This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	Complete communities should meet the day-to-day needs of people throughout all stages of their life.  The housing mix should accommodate people with diverse housing preferences and socioeconomic characteristics and needs while making use of existing infrastructure and services.	The applications are for an infill development. It is important to ensure that the manner in which these uses are planned and designed are appropriate. The applications are subject to further analysis.
<b>2.2 Policies For Where and How To Grow</b>		
<b>2.2.1 Managing Growth</b>		
<b>General Statement of Intent for this Section:</b> Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Section 9)  Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living. (Section 7)	The subject lands are within a Neighbourhood Character Area, which allows for limited intensification in accordance with applicable MOP policies.
Relevant Policies: a. Growth should be primarily directed to settlement areas that: i. Are within the built boundary and have planned municipal water and wastewater systems	Mississauga's population and employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity, particularly transit and community infrastructure. Housing and job growth will be balanced and phased to	The appropriateness of the applications is being evaluated against the MOP policies.

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Conformity</b>
<p>and support complete communities (2.2.1.2 a i, ii, iii)</p> <p>ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv),</p> <p>iii. that is generally away from hazardous lands (2.2.1.2. e)</p> <p>b. Integrated planning to manage forecasted growth will:</p> <p>i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b)</p> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii. Support the environment (2.2.1.3.d)</p> <p>iv. Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <p>i. Features a diverse</p>	<p>ensure that required services and amenities keep pace with development.</p>	

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Conformity</b>
<ul style="list-style-type: none"> <li>ii. mix of land uses</li> <li>iii. Improves social equity</li> <li>iv. Provides mix of housing options</li> <li>v. Expands convenient access to transportation, public service facilities, open space, healthy food options</li> <li>vi. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design .</li> <li>vii. Mitigates climate change</li> <li>viii. Integrates green infrastructure</li> </ul>		
<b>2.2.2 Delineated Built-up Areas</b>		
<p><b>Statement of Intent:</b> The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>The subject property is located within a Neighbourhood which is considered to be within the built-up area. The proposal and how growth is accommodated will be further evaluated.</p>
<b>2.2.6 Housing</b>		
<p><b>General Statement of Intent:</b> A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: <a href="http://www7.mississauga.ca/documents/pb/plans-reports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf">http://www7.mississauga.ca/documents/pb/plans-reports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf</a></p>	<p>The application proposes medium density residential development.</p> <p>How the proposal addresses this strategy will be further evaluated.</p>



<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Conformity</b>
used.		
<p>Relevant Policies:</p> <ul style="list-style-type: none"> <li>a. The Region is responsible for preparing a housing strategy (2.2.6.1)</li> <li>b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2)</li> </ul>	<p>MOP policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price</p>	<p>This development proposal proposes additional townhome units.</p>
<b>3.2.2 Transportation - General</b>		
<p>The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> <li>a. provide connectivity among transportation modes for moving people and for moving goods;</li> <li>b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;</li> <li>c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</li> </ul>	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel. In addition, policies look to encourage redevelopment to support multi-modal transportation. (MOP Policy 8.1.1., 8.1.4., 8.1.7.)</p>	<p>The site is served by MiWay transit routes along Eglinton Avenue West.</p>

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File17/002 W6 and T-M17001 W6 Conformity</b>
<p>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</p> <p>e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users.</p>		
<b>4.2 Policies for Protecting What is Valuable</b>		
<p><b>General Statement of Intent:</b> Natural Heritage Assets must be protected and managed as part of planning for future growth. Beyond the Natural Heritage System, including within settlement areas, the municipality will continue to protect any other natural heritage features in a manner that is consistent with the <i>PPS</i>. (4.2.2.6)</p>	<p>MOP contains policies (Section 6.3) that provide for the protection of natural heritage features.</p>	<p>The applicant has submitted an Environmental Impact Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development.</p>
<b>5 Implementation</b>		
<p><b>Statement of Intent:</b> Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of MOP.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ File 17/002 W6 and T-M17001 W6 Conformity</b>
implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.		

### **Region of Peel Official Plan**

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the application meets the requirements for exemption from Regional approval. The property is identified as a Core Area within the Greenlands System as governed by the Region of Peel Official Plan. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the Greenlands system. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.

The Region provided additional comments which are discussed in Section 9 of this report.

### **Relevant Mississauga Official Plan Policies**

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of this/these applications, some of which are found below.

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 4 Vision</b>	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 5 Direct Growth</b>	Section 5.1.2 Section 5.1.3 (a) (c) Section 5.1.5 Section 5.1.7 Section 5.1.9	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth.</p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to: (a) protect ecological functions, public health and safety; (c) minimize environmental and social impacts</p> <p>Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.</p>
	Section 5.2 Section 5.2.1 Green System	<p>Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for lands within the City that will be included in the Green System. The City's strategy for protecting, enhancing and restoring the Green System consists of initiatives including some of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration</p>
	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6 Neighbourhoods	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale</p>

	<b>Specific Policies</b>	<b>General Intent</b>
<p><b>Chapter 6</b> <b>Value the Environment</b></p>	<p>Section 6.1 Section 6.1.1 Section 6.1.2 Section 6.1.5 Section 6.1.11 Section 6.1.12</p> <p>Section 6.2.6</p> <p>Section 6.3 Section 6.3.1 Section 6.3.2 Section 6.3.3 Section 6.3.4 Section 6.3.5 Section 6.3.6 Section 6.3.9 Section 6.3.12 Section 6.3.23 Section 6.3.30 Section 6.3.51 Section 6.3.53 Section 6.3.54</p>	<p>Mississauga will: (a) protect, enhance and expand the Natural Heritage System; (b) encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System; (c) protect life and property from natural and human made hazards</p> <p>Mississauga will promote an ecosystem approach to planning.</p> <p>Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.</p> <p>Access for development to or within the floodplain will be subject to appropriate conservation authority policies and the policies of the City.</p> <p>The loss of any portion of the Natural Heritage System diminishes the entire system. The exact limits and potential refinements to the boundaries of the Natural Heritage System will be determined through specific studies such as an Environmental Impact Study.</p> <p>Significant Natural Areas are areas which contain significant life science areas of natural and scientific interest (ANSI), environmentally sensitive or significant areas, habitats, significant woodlands and significant wetlands.</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded. New lots that will have the effect of fragmenting the ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodlands and buffers will generally be discouraged and will be supported by an Environmental Impact Study.</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.</p>

	<b>Specific Policies</b>	<b>General Intent</b>
<p><b>Chapter 6</b> <b>Value the Environment</b> <b>(cont'd)</b></p>	<p>Section 6.10.1 Section 6.10.4</p>	<p>Development adjacent to valleylands and watercourse features must incorporate measures to ensure public health and safety; protection of life and property; as well as enhancement and restoration of the Natural Heritage System.</p> <p>In order to discourage the encroachment of sensitive land uses on existing industrial noise sources, a feasibility and/or detailed noise impact study will be submitted prior to approval of development in proximity to an existing industrial noise source. This will identify options for mitigation at the source and at the proposed development site.</p> <p>Railways in urban areas require particular consideration not only because of the high levels of noise they generate, but also because of ground borne vibration. Safety is also a concern as intensification occurs in the vicinity of railway tracks. In addition, the encouragement of active modes of transportation will require consideration of cyclist and pedestrian safety in conjunction with railway operations.</p> <p>Development and site alterations are generally prohibited on lands subject to flooding.</p> <p>The construction of buildings or structures permitted in or adjacent to the flood plain will be protected to the elevation of the Regulatory Flood and will not impact upstream or downstream properties. Access for development adjacent to the flood plain and additional flood protection measures to be implemented relative to individual development applications will be determined by the City and the conservation authority.</p>

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 7 Complete Communities</b>	Section 7.1 Section 7.1.1 Section 7.1.6  Section 7.2 Section 7.2.1 Section 7.2.2	<p>MOP supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues.</p> <p>The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide for opportunities for:</p> <ul style="list-style-type: none"> <li>a. The development of a range of housing choices in terms of type, tenure and price;</li> <li>b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and,</li> <li>c. The production of housing for those with special needs, such as housing for the elderly and shelters.</li> </ul> <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 9 Build a Desirable Form</b>	<p>Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10</p> <p>Section 9.2 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1</p> <p>Section 9.3 Section 9.3.1.1 Section 9.3.1.4 Section 9.3.5 Section 9.3.5.3 Section 9.3.5.6</p> <p>Section 9.4</p> <p>Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7</p>	<p>MOP will ensure that non-intensification area (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and will generally not allow for tall buildings. New development in neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to represent the existing scale, massing, character and grades of the surrounding area.</p> <p>Appropriate infill in non-intensification areas will help to revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that the infill fits within the existing urban context and minimizes undue impacts on the adjacent properties.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
<b>Chapter 11 General Land Use Designation</b>	<p>Section 11.2 Section 11.2.3 Section 11.2.5</p>	<p>Greenlands are associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System.</p> <p>Residential uses are permitted within the Low Density Residential and Medium Density Residential designation.</p>
<b>Section 16 Neighbour- hood</b>	<p>Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2</p>	<p>Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.</p>



	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 19 Implementation</b>	Section 19.5.1 Section 19.18	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>• The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>• The lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• There are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• A planning rationale with reference to Mississauga Official Pan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant</li> </ul> <p>As a condition of development approval, Natural Hazard Lands may be placed in public ownership for their long term protection.</p>

**Existing and Proposed Zoning**

**Existing Zone – G1-6** (Greenlands – Natural Hazards) which permits flood control, stormwater management, erosion management, natural heritage features, conservation uses and the existing detached dwellings

**Proposed Zone: RM6** (Townhouse Dwellings on a CEC – Private Road) and **G1-6** (Greenlands – Natural Hazards)

**Proposed Zoning Regulations – RM6** (Townhouse Dwellings on a CEC – Private Road)

<b>Zone Regulations</b>	<b>RM6 Zone Regulations</b>	<b>Proposed RM6-Exception Zone Regulations</b>
The minimum setback for all <b>buildings, structures, parking areas and swimming pools</b> in Residential Zones to all lands zoned G1 or G2 Base Zone	7.5 m ( 24.6 ft.)	0 m (0 ft.)

<b>Zone Regulations</b>	<b>RM6 Zone Regulations</b>	<b>Proposed RM6-Excption Zone Regulations</b>
Minimum <b>exterior side yard</b> for a lot with an <b>exterior lot line</b> abutting a CEC- private road	4.5 m (14.8 ft.)	3.2m (10.5 ft.)
Minimum interior <b>side yard</b> , unattached side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum <b>rear yard</b>	7.5 m (24.6 ft.)	7.0 m (23.0 ft.)
Maximum <b>height</b>	10.7 m (35.1 ft.)	13.0 m (42.7 ft.)
Maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> into the required <b>front yards</b>	1.6 m (5.2 ft.)	2.5 m (8.2 ft.)
Minimum setback of a <b>townhouse dwelling</b> to a CEC – visitor parking space	3.3 m (10.8 ft.)	2.0 m (6.6 ft.)
Minimum width of a sidewalk	2.0 m (6.6 ft.)	1.5 m (4.9 ft.)
Maximum width of a driveway	3.0 m (9.8 ft.)	6.0 m (19.7 ft.)
Minimum setback of a dwelling to a railway right-of-way	30.0 m (98.4 ft.)	25.0 m (82.0 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

### 7. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

**8. School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>15 Kindergarten to Grade 6</li> <li>7 Grade 7 to Grade 8</li> <li>8 Grade 9 to Grade 12</li> </ul> </li>   <li>• School Accommodation: <ul style="list-style-type: none"> <li>Ray Underhill Public School <ul style="list-style-type: none"> <li>Enrolment: 279</li> <li>Capacity: 364</li> <li>Portables: 1</li> </ul> </li>   <li>Dolphin Senior Public School <ul style="list-style-type: none"> <li>Enrolment: 505</li> <li>Capacity: 625</li> <li>Portables: 0</li> </ul> </li>   <li>Streetsville Secondary School <ul style="list-style-type: none"> <li>Enrolment: 842</li> <li>Capacity: 1,008</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>7 Junior Kindergarten to Grade 8</li> <li>5 Grade 9 to Grade 12</li> </ul> </li>   <li>• School Accommodation: <ul style="list-style-type: none"> <li>St. Herbert <ul style="list-style-type: none"> <li>Enrolment: 230</li> <li>Capacity: 533</li> <li>Portables: 0</li> </ul> </li>   <li>St. Joseph Catholic Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,369</li> <li>Capacity: 1,265</li> <li>Portables: 22</li> </ul> </li> </ul> </li> </ul>

**9. Development Issues**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
<p>Region of Peel (December 4, 2018)</p>	<p>The Region relies on the environmental expertise of the Credit Valley Conservation Authority (CVC) Staff for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately.</p> <p>Policy 2.1.6 of the Provincial Policy Statement (2005) states that development and site alterations shall not be permitted on adjacent lands to the natural heritage features and areas identified in polices 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or on their ecological functions. The applicant has previously submitted an Environmental Impact Study which has been reviewed by the Region and CVC Staff. Prior to receiving Regional Clearance, all outstanding CVC requirements must be satisfied.</p> <p>There is a 150 mm (5.9 in) diameter watermain and a 675 mm (26.6 in) diameter sanitary trunk sewer on Barbertown Road. The watermain will be replaced at the same time as the proposed watermain extension by the developer. The sanitary sewer must be upsized to 250 mm (9.8 in).</p> <p>Additional hydrant flow will be required to be arranged for emergency fire flow.</p> <p>External and construction easements will be required.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (May, 2018)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p>

Agency / Comment Date	Comment
	<p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
<p>Credit Valley Conservation (September 17, 2018)</p>	<p>The property is regulated due to the presence of Carolyn Creek and the Credit River and their associated valley systems. The property also contains floodplain and erosion hazards associated with Carolyn Creek. The property contains Regional Core Greenlands. A portion of the site is within the City of Mississauga's Natural Heritage System and is designated Significant Natural Site.</p> <p>Limits of development and associated grading should be established to adhere to required setbacks from environmental constraints. It is recommended that all hazard lands, natural features and buffers be dedicated to the City and zoned appropriately for their long term conservation and management.</p> <p>Additional information is required on the detailed design of the relief culvert.</p> <p>Updates are required to the Hydraulic Report, Safe Access Assessment, Environmental Impact Statement, Stormwater Management Report, Functional Servicing Report, grading plan and HEC-RAS flood modelling.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (December 6, 2018)</p>	<p>Barborton Park (P-311) is located approximately 500 m (1,640 ft.) to the east of the site which contains a play site. In addition, the Greenlands associated with Carolyn Creek are located to the northeast and south of the site. In consultation with CVC, all lands below the established top-of bank, including natural features and associated buffer is recommended to be dedicated to the City. This Department is also requesting a 10 meter (32.9 ft.) buffer setback to be maintained from the staked woodland dripline without any encroachments, grading or structures. The addition of the Greenlands and buffer within the subject property will serve to provide an uninterrupted connection between the existing Carolyn Creek Greenlands and contribute directly to long term conservation and preservation of natural areas.</p>

Agency / Comment Date	Comment
	<p>A satisfactory Environmental Impact Statement, Tree Inventory and Preservation Plan including a Buffer Restoration and Enhancement Plan are still outstanding. All associated requirements and securities related to Greenlands and associated buffers will be reviewed through the Development Engineering Submission review process.</p> <p>Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required.</p>
<p>City Transportation and Works Department (December 7, 2018)</p>	<p><i>Noise Study</i> The report is to provide additional clarification regarding nearby noise sources as well as noise fence/berm requirements. All calculations are to be provided in the report. If required, noise mitigation measures will be secured for through the Subdivision Agreement. Approval from CP Rail will be required.</p> <p><i>Functional Servicing Report</i> The report is to provide additional clarification regarding a storm sewer outlet, capacity and quality control issues. Credit Valley Conservation Authority approval is also required with regards to the flood free access and any proposed fill works.</p> <p><i>Grading Servicing Plan</i> The engineering drawings are to show that necessary municipal services can be provided for the proposed development, in particular a safe access for the site must be determined, as well as the storm water outlet. Additional grading information, including cross-sections and any noise fences/berms, are to be shown on the drawings. The site design is also to conform to the City's Common Element Condominium standards.</p> <p><i>Municipal Works</i> Municipal Works will be required to support this development and these works shall form part of the Subdivision Agreement. The extent of the works will be determined prior to the Recommendation Report. Detailed design, securities and insurance will be addressed through the Subdivision Agreement.</p>

Agency / Comment Date	Comment
	<p><i>Traffic</i></p> <p>The Traffic Impact Study (TIS) is to be revised to provide more information regarding signals timing in the vicinity of the subject property and any recommended Transportation Demand Management (TDM) measures. Provision of a new sidewalk will be required and will be determined through subsequent circulations. Approvals from Fire and Peel Waste Collection are required.</p> <p><i>Environmental</i></p> <p>Additional information is required to confirm how potential environmental constraints identified in the Phase I Environmental Site Assessment will be managed. Further, as lands will be dedicated to the City for Greenbelt purposes, the owner is to confirm the presence and quality of fill material on those lands.</p>
CP Rail (June 11, 2018)	The applicant's proposed berm and noise wall requires additional review. The concept plan shows an insufficient setback to the CP rail line.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Culture Division  City Community Services Department – Fire and Emergency  City Planning and Building Department – Development Services  Economic Development Office  Go Transit/Metrolinx  Mississauga Transit Services Division  Bell Canada  Rogers Cable  Canada Post  Alectra  Greater Toronto Airport Authority</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Trillium Health Partners  Conseil Scolaire Viamonde  City Realty Services Division</p>

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the table land identified for development able to be protected against natural hazards to ensure safe access if a flood should occur
- Are site constraints related to natural features, natural hazards, noise, servicing, grading and access identified and resolved
- Are there environmental impacts to the natural heritage features
- Is the proposal compatible with the character of the area given the project's land use, density, setbacks, grading and building configuration
- Are the proposed zoning by-law exception standards appropriate
- What are the expected traffic impacts
- Should the applications apply to the owners' entire land holding – is it appropriate to create two flood-prone parcels of retained land if the subdivision proceeds
- Provision of a satisfactory Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

#### **Development Requirements**

In conjunction with the proposed development, there are other engineering and conservation matters including: grading, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

#### **Other Information**

The applicant has submitted the following information in support of the applications:

- Site Plan and Context Plan
- Draft Plan of Subdivision
- Survey and Draft R-Plan
- Building Elevations
- Site Servicing and Grading Plans
- Composite Constraint Plan
- Barbertown Road Plan and Profile
- Pre and Post-Development Drainage Plans
- Tree Inventory and Preservation Plan
- Photometric Plan
- Planning Justification Report
- Environmental Impact Study
- Transportation Study
- Phase One Environmental Site Assessment
- Phase Two Environmental Site Assessment
- Slope Stability Study Letter
- Functional Servicing and Preliminary Stormwater Management Report
- Stage 1 and 2 Archaeological Assessment
- Shadow Study
- Noise and Vibration Feasibility Study
- Safe Access Assessment
- Restrictions on Title
- Public Consultation Strategy
- Green Building and Site Initiatives
- Draft Zoning By-law
- Draft Official Plan Amendment



**Recommendation Report  
Detailed Planning Analysis**

**Owner: Barbertown Ventures Inc.  
1707-1725 Barbertown Road**

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## 1. Community Comments

Through the community and public meetings held, comments from the public were generally directed towards traffic, environmental, both loss of trees and potential for flooding, and compatibility of new homes with the ADM Mill. Below is a summary and response to the specific comments heard.

### Comment

The proposal will cause traffic issues on Barbertown Road.

### Response

A traffic impact study (TIS) was submitted which, among other matters, analyzed the traffic volumes on Barbertown Road resulting from the proposed development. The TIS has been reviewed by the Transportation and Works Department and it has been determined that the traffic volumes on Barbertown Road can be managed and accommodated within the original planned capacity.

### Comment

The proposal will result in a loss of green space and trees.

### Response

The applicant is proposing to gratuitously dedicate Block 2 of the draft plan of the subdivision to the City for the long term protection of the lands. Further, the applicant is proposing to restore vegetation on portions of Block 2 and on adjacent lands that are owned by the applicant that are not part of the plan of subdivision. The proposed restoration will be secured through the subdivision agreement. The development of the

blocks on the draft plan will be subject to site plan approval. As part of the site plan process, the applicant will be required to provide a landscape plan to meet the requirements of the zoning bylaw.

### Comment

The property is susceptible to flooding and new housing should not be sited on the property.

### Response

The applicants have submitted a functional servicing report, stormwater management report, and hydraulic assessment, all of which demonstrate that flood free access can be provided to the development. Credit Valley Conservation and the Transportation and Works Department have reviewed the reports/assessment and have indicated no concerns with the applications from a flood free access perspective.

### Comment

The proposal will have land use compatibility issues associated with an adjacent industrial use (existing flour mill) pertaining to noise.

### Response

The applicant has submitted an updated noise and vibration feasibility study (dated May 7, 2018) to address the impact of noise and vibration from adjacent noise sources such as the Canadian Pacific railway corridor to the north and the ADM Agri-Industries flour mill (ADM Mill) located to the south (municipally known as 1770 Barbertown Road). Further detail is provided in the Mississauga Official Plan section.

**Comment**

The development may hinder ADM Mill's ability to undertake future expansions or modifications to their current operation if the changes result in increased noise impacts.

**Response**

It is difficult to anticipate ADM Mill's future expansion rights, or changes to their current operation, in the absence of details for future expansions / operational changes. However, mitigation measures to address the impact of noise to sensitive land uses surrounding the use may be required.

Further, the ADM property is designated **Greenlands** in MOP and zoned G1 (**Greenlands**) in Zoning By-law 0225-2007. The use of the property for a flour mill is not permitted within the official plan or zoning by-law. However, given its historical existence and continued use on ADM lands, the flour mill is considered legal non-conforming. It should be noted that any expansions to the use would require a planning act approval.

**2. Updated Agency and City Department Comments**

The applications were circulated to all City departments and commenting agencies on February 28, 2017. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

**Transportation and Works**

Comments updated June 13, 2019, state that the Transportation and Works Department has no objection to the proposal subject to the following engineering matters being addressed in the subdivision agreement.

**Noise and Vibration Study**

The report has not been updated to analyze the acoustical feasibility of the development to reflect the updated subdivision layout.

The Transportation and Works Department staff retained an acoustical engineering consultant (Jade Acoustics) to conduct a peer review of the noise and vibration study on behalf of the City. The peer reviewer concluded that the proposed residential development is feasible subject to the implementation of mitigation measures, which will be secured in the subdivision agreement.

**Land Dedication and Conveyances**

All lands dedicated to the City must be subject to an Environmental Site Assessment. The Transportation and Works Department has requested a Land Schedule be provided with an appropriate survey plan to delineate and determine the environmental suitability of these lands.

#### Stormwater Management

The Geomorphic study indicates some of the gabion baskets will need to be replaced. This will be dealt with during the detailed design for the municipal infrastructure.

Clarification of the hydraulic assessment is required for the increase in the existing culvert velocity in the post-development scenario.

#### Environmental

Additional information is required to confirm how potential environmental constraints in relation to the decommissioning of two domestic wells and five monitoring wells, three septic systems, and one aboveground storage tank (AST) on the property and identified in the Phase I Environmental Site Assessment will be managed. Written documentation must be provided to the satisfaction of the Transportation and Works Department.

#### Municipal Works

Municipal Works will be required to support this development and these works shall form part of the Subdivision Agreement. These works include but are not limited to:

- Construction of an appropriate storm sewer outlet to service these lands;
- Reconstruction of Barbertown Road, including boulevard works and sidewalks;
- Slope stability, greenbelt lands and creek works;

- Site grading and drainage plans; and,
- Land dedication and easements.

Detailed engineering design, securities and insurance will be addressed through the subdivision agreement.

#### Community Services

Comments updated June 13, 2019, state that Barberton Park (P-311) is located approximately 500 m (1,640 ft.) to the west of the site, which contains a play site. In addition, the natural areas associated with the Credit River are to the west the site and identified as a Significant Natural Area in the Natural Heritage System. Natural areas associated with Carolyn Creek are to the east of the proposed development. In consultation with Credit Valley Conservation (CVC), all lands below the established top-of bank, including natural features and associated buffer are to be deeded gratuitously to the City. A 10 m (32.8 ft.) buffer setback is to be maintained from the staked woodland dripline without any encroachments, grading or structures. The applicant has proposed minor encroachments into the buffer to facilitate the private road and a berm adjacent to the Canadian Pacific Railway. The encroachments are acceptable. The addition of the natural area and buffer within the subject property will serve to provide an uninterrupted connection between the existing Credit River and Carolyn Creek system and contribute directly to the long term conservation and preservation of Natural Heritage System.

All associated requirements and securities related to Greenlands and associated buffers will be reviewed through the Development Engineering Submission review process.

Furthermore, prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with City Policies and By-laws.

#### **Credit Valley Conversation (CVC)**

Comments updated June 13, 2019, state that CVC provides planning and technical clearance services to the City of Mississauga and Region of Peel as it relates to natural heritage protection and natural hazard management. The development limits have been finalized through the most recent submission. Through the detailed design process, clarification regarding safe access, the stormwater management strategy as well as the restoration and enhancement of the valleylands (to be placed in public ownership) will be finalized.

#### **Canadian Pacific Railway (CPR)**

Comments updated August 7, 2019 state that CPR does not have concerns with the applications as the crash wall heights have been determined. Final review and approval of the crash wall design can be completed prior to final approval of the plan of subdivision.

### **3. Provincial Policy Statement, 2014 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019**

The *Provincial Policy Statement (PPS)* and the *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

### **4. Consistency with PPS**

The following addresses the proposal in the context of the PPS and MOP conformity.

#### *Intensification*

Section 1.1.3.3 of the PPS states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock" and Section 1.1.3.4 of the PPS states that "appropriate development standards should be

promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety."

The PPS is implemented through the City's official plan policies. Specifically as it relates to this proposal, Section 5.3.5.6 of MOP (Neighbourhoods) states that development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Section 9.2.2 of MOP (Non-intensification Areas) indicates that neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods will be required to be context sensitive and respect the existing or planned character and scale of development.

The applications seek to permit 75 townhomes on a common element condominium road. The proposal represents a compact form that is appropriate for the area, while avoiding risk to public health and safety.

#### *Compatibility of Sensitive Land Uses with Major Facilities*

Section 1.2.6 of the PPS states that "major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities."

Section 6.5.5 of MOP states that when determining land use compatibility, regard will be given to odours, air particulates, noise and other contaminants, which may impact adjacent or nearby land uses and that incompatible land uses such as sensitive land uses and those uses that are sources of noise, odour and dust will be separated and/or the nuisances will be mitigated, so they do not interfere with each other.

To assess the compatibility of sensitive land uses with industrial uses municipalities rely on the *D-6 Compatibility between Industrial Facilities* guidelines from the Ministry of Environment, Conservation and Parks. Further, noise and vibration studies are required to address the guidelines and potential conflicts.

Based on the D-6 guidelines, the subject lands fall within the area of influence of the ADM Agri-Industries flour mill (ADM Mill) located to the south (municipally known as 1770 Barbertown Road

In support of the proposal an updated noise and vibration study (dated May 7, 2018) was submitted. The study concluded that the impacts of noise meet the applicable guidelines, subject to the inclusion of a noise warning clause in all purchase and sale and lease agreements for the applicant's land. The noise and vibration feasibility study was peer reviewed by Jade Acoustics on behalf of the City. The peer reviewer indicated no objections to the approval of the applications, subject to the implementation of mitigation measures, which will be secured in the subdivision agreement.

### *Natural Heritage / Flood Free Access*

Section 2.1.1 of the PPS states that "natural features and areas shall be protected for the long term" and Section 2.1.8 of the PPS states that "development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

Section 3.1 b) of the PPS states that "development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards."

Section 3.1.2 c) of the PPS states that "development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it can be demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard."

The subject property is currently designated **Greenlands** on Schedule 10 of MOP, and contain significant natural areas and natural green spaces, and natural hazards (floodplain) as identified on Schedule 3 of MOP. Section 6.3.32 of MOP indicates that development and site alteration will not be permitted within or adjacent to Natural Green Spaces, Linkages and Special Management Areas unless it has been

demonstrated that there will be no negative impact to the natural heritage features and their ecological functions and opportunities for their protection, restoration, enhancement and expansion have been identified.

The applicant submitted an Environmental Impact Study (EIS) by Beacon Environmental demonstrating that there will be no negative impacts on the natural features or their ecological function and the proposed development would be located outside the floodplain. Further, the EIS is proposing restoration of vegetation within portions of Block 2 and adjacent lands that are owned by the applicant that are not part of the plan of subdivision. The applicants have submitted a functional servicing report, stormwater management report, and hydraulic assessment, all of which to demonstrate that flood free access can be provided to the development. The Transportation and Works Department, Community Services Department and the Credit Valley Conservation have indicated no concerns with the applications from a flood free access perspective, no objection to the proposed findings of the EIS and development proceeding subject to the dedication of Block 2 on the draft plan and the mitigation measures provided in the EIS; both of which will be secured in the subdivision agreement.

## **5. Conformity with Growth Plan**

Section 2.2.2.3 c) of the Growth Plan directs municipalities to "encourage intensification generally throughout the delineated built up area". The PPS and Growth Plan indicate that

development must be governed by appropriate standards including density and scale.

Section 4.2.2 of the Growth Plan states that "a Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes land within settlement area boundaries that were approved and in effect as of July 1, 2017." Given the lands are within a settlement boundary that has been approved prior to July 1, 2017, the Natural Heritage System for the growth plan does not apply to the subject property.

Section 5.3.5.2 of MOP states that residential intensification within Neighbourhoods will generally occur through infilling. Section 5.3.5.5 of MOP states that 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.

Section 9.2.2 *Non-intensification Areas* of MOP states that while new development need not mirror existing development, new development in Neighbourhoods will: respect existing lotting patterns, respect the continuity of front, rear and side yard setbacks, respect the scale and character of the surrounding area, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practices, preserve mature high quality trees and ensure replacement of the tree canopy, and be designed to

respect the existing scale, massing, character and grades of the surrounding area.

The relevant MOP policies in this report conform to the Growth Plan for the Greater Golden Horseshoe.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

## 6. Region of Peel Official Plan

The subject property is located within the Urban System and more specifically within a Core Area within the Greenlands System within the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2' direct development and redevelopment to the Urban System to achieve an urban structure, form and densities which are pedestrian oriented, transit supportive and context appropriate. General Policies in Section 2.1.3 seek to identify, protect and support the restoration and rehabilitation of the Greenlands System.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that limited growth will be directed to Non-Intensification Areas comprised of Neighbourhoods (among others) that will be



context sensitive and respect the existing or planned character and scale of development.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

Comments were provided by the Region of Peel indicating that the Official Plan Amendment has been exempted from Regional Approval.

## 7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the East Credit Neighbourhood Character Area, to permit 75 townhomes on a common element condominium road. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific official plan amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***

- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the criteria against this proposed development application.

### *Directing Growth*

The subject site is located in the East Credit Neighbourhood Character Area and more specifically within the Natural Heritage System of MOP. The anticipated population of 252 people is well within the forecasted growth for the neighbourhood.

The subject site is designated **Greenlands**, containing significant natural areas and natural green space, and natural hazards (floodplain). Permitted uses in this designation include conservation, passive recreational activity, parkland, and municipal infrastructure.

The proposal seeks to permit 75 townhomes on a condominium road. Through the submission and review of supporting studies, it has been determined that there are lands that are suitable for residential development (Block 1) and portions of the property that are to be protected and left in their natural state (Block 2). Block 2 lands are proposed to be gratuitously dedicated to the City. Further, a portion of the property is not subject to the planning applications. No development is proposed on these lands except for the

restoration of vegetation along the Carolyn Creek as recommended in the EIS. These works will be secured for through the subdivision agreement.

#### *Compatibility with the Neighbourhood*

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the East Credit Neighbourhood Character Area. Permitted uses include a range of residential uses. The subject land is bounded by the Canadian Pacific railway corridor to the north, the Credit River to the west and Carolyn Creek to the east. Protected Greenlands surround the proposed residential lands on this property. The proposed amendment would result in the construction of 75 townhomes on a common element condominium road. Subject to satisfying the conditions of draft plan approval, the proposed development is compatible with the surrounding residential neighbourhood. Through the implementation of noise mitigation measures, compatibility with the flour mill to the west will be addressed.

#### *Natural Heritage*

The applicant submitted an Environmental Impact Study (EIS) by Beacon Environmental demonstrating that there will be no negative impacts on the natural features or their ecological function and the proposed development would be located outside of the floodplain. The Community Services Department and the Credit Valley Conservation have indicated no objection to the proposed findings of the EIS and development

proceeding, subject to the dedication of Block 2 on the draft plan and the mitigation measures provided in the EIS; both of which will be secured in the subdivision agreement.

#### *Flood Free Access*

The applicants have submitted a functional servicing report, stormwater management report, and hydraulic assessment, which demonstrate that flood free access can be provided to the development Credit Valley Conservation and the Transportation and Works Department have reviewed the reports/assessment and have indicated no concerns with the application from a flood free access perspective. Detailed design addressing flood free access will be undertaken through the subdivision agreement

#### *Noise and Vibration*

With the original application, the applicant submitted a noise and vibration feasibility study to address the impact of noise and vibration from adjacent noise sources such as the Canadian Pacific railway corridor to the north and the ADM Agri-Industries flour mill (ADM Mill) located to the south (municipally known as 1770 Barbertown Road). The study was peer reviewed by Valcoustics Canada Ltd. on behalf of an adjacent property owner, ADM Agri-Industries, and the peer review comments were forwarded to the applicant. In response to the peer review, the applicant submitted an updated noise and vibration feasibility study. The study concluded that the impacts of noise meet the applicable guidelines, subject to the inclusion of a noise warning clause in all purchase and sale and lease agreements for the applicant's land. The noise and

vibration feasibility study was peer reviewed by Jade Acoustics on behalf of the City. The peer reviewer indicated no objections to the approval of the applications, subject to the implementation of mitigation measures, which will be secured in the subdivision agreement.

#### *Services and Infrastructure*

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit routes:

- Routes 35, 35A and 9 on Eglinton Avenue West having direct access to the Square One transit terminal and Islington Subway Station.

There is a transit stop on Eglinton Avenue West within approximately 550 m (1,804 ft.) of the site.

The proposal is served by major City of Mississauga facilities in the Streetsville and Erin Mills Neighbourhoods. Streetsville Library and Vic Johnston Community Centre and Arena are 3 km (1.9 mi.) to the north. Erin Meadows Library is approximately 4 km (2.5 mi.) to the west. The site is also served by nearby Barberton Park to the east.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

## **8. Bonus Zoning**

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

The subject lands are currently zoned **G1-6** (Greenlands), which permits three detached dwellings legally existing on the date of the passing of this By-law. The applicant is seeking to permit 75 townhomes on a common element condominium road. As the project is of a greater density than what is currently permitted, it meets the minimum threshold for a Section 37 contribution.

## **9. Zoning**

The proposed **H-RM6-Exception** (Townhouses on a CEC – Road) is appropriate to accommodate the proposed proposal.

Below is an updated summary of the proposed site specific zoning provisions:

**Proposed Zoning Regulations**

Zone Regulations	RM6 Zone Regulations	Proposed RM-6-Exception Zone Regulations
Minimum Interior Side Yard – unattached side	1.5 m (4.9 ft)	1.2 m (3.9 ft)
Maximum Rear Yard	7.5 m (24.6 ft.)	7.0 m (23.0 ft.) 6.0 m (19.7 ft)*
Maximum Height	10.7 m (35.1 ft) and 3 storeys	14.0 m (45.9 ft) and 3 storeys
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into a required front yard	1.5 m (4.9 ft)	2.5 m (8.2 ft)
Maximum encroachment of a balcony beyond the garage face	N/A	1.5 m (4.92 ft)
Maximum encroachment of stairs with a maximum of three risers into a required side yard	N/A	0.6 m (2.0 ft.)

Zone Regulations	RM6 Zone Regulations	Proposed RM-6-Exception Zone Regulations
Minimum setback of a townhouse dwelling to a CEC – visitor parking space	3.3 m (10.8 ft)	2.0 m (6.6 ft.)
Maximum width of a driveway providing access to a garage having a minimum width of 6.0 metres	N/A	6.0 m (19.6 ft)
Minimum setback of a dwelling to a railway right-of-way	30.0 m (98.4 ft)	25.0 m (82.0 ft.)
Maximum area occupied by a pergola within the amenity area	10.0 m <sup>2</sup> (107.6 ft <sup>2</sup> )	20 m <sup>2</sup> (215.3 ft <sup>2</sup> )
* for one lot only		

**10. Site Plan**

Prior to development of the lands for townhomes, the applicant will be required to obtain site plan approval. A site plan application has not been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as block design, landscaping and amenity area design.

As the applicant has addressed the relevant provincial and City policies and the technical requirements of the City, staff recommend approval of the official plan amendment, rezoning and draft plan of subdivision subject to the conditions in the staff report dated August 19, 2019.

## **11. Draft Plan of Subdivision**

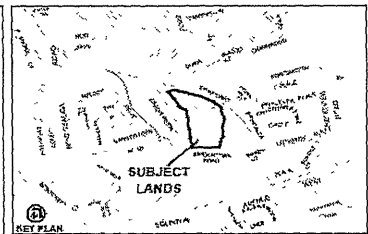
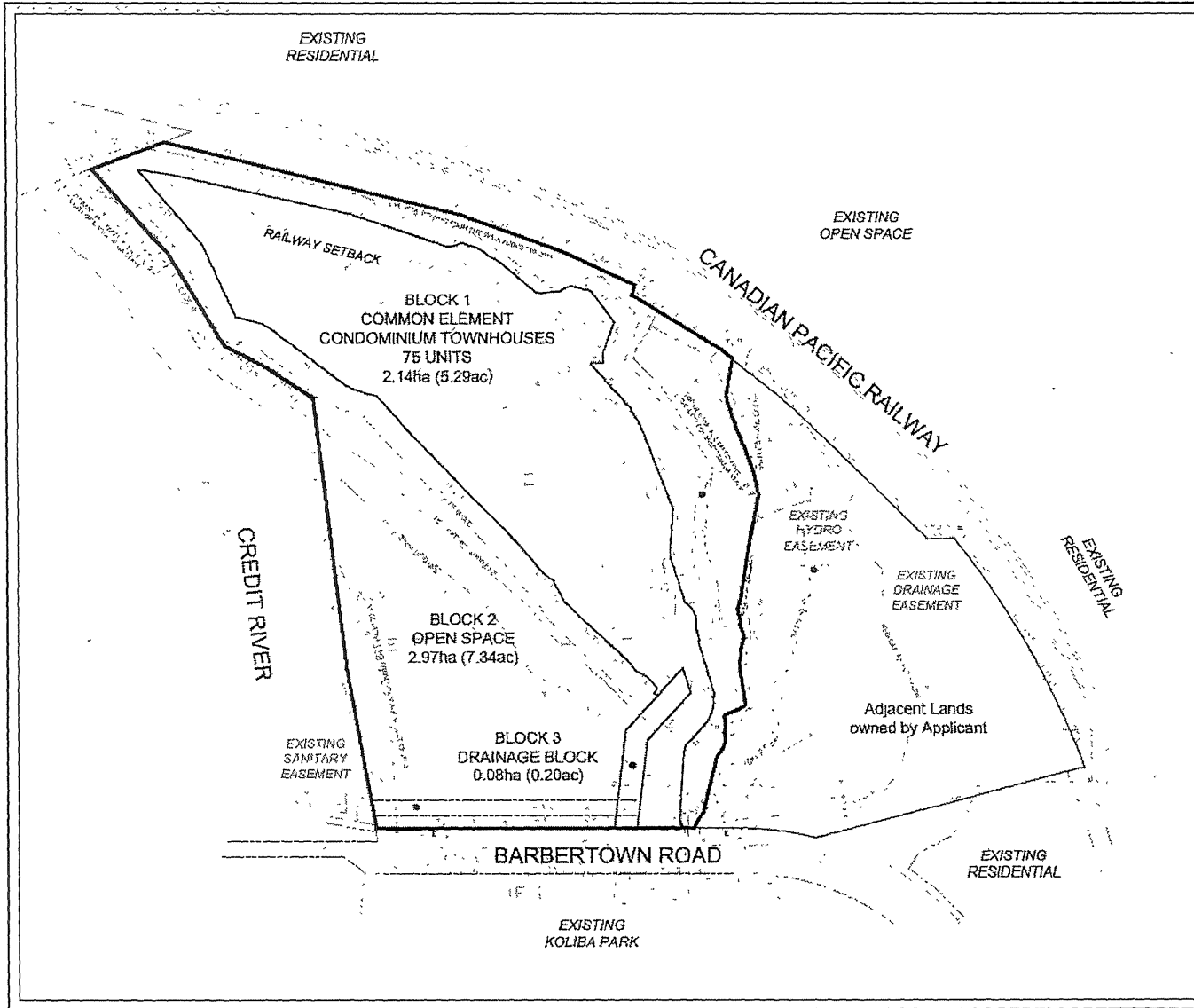
The lands are the subject of a draft plan of subdivision. The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions (attached as Appendix 4).

Development will be subject to the completion of services and registration of the plan.

## **12. Conclusions**

In conclusion, City staff have evaluated the applications to permit 75 townhomes on a common element condominium road against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed development is compatible with the neighbourhood and maintains the existing and planned character of the surrounding area. The natural features have been evaluated and will remain in a protected zoning. Portions of these lands will be dedicated gratuitously to the City. Adjacent lands owned by the applicant will remain designated and zoned Greenlands.



**DRAFT PLAN OF SUBDIVISION  
BARBERTOWN VENTURES INC.  
FILE # Z11-M17001**

1725 BARBERTOWN ROAD,  
PART OF LOT 1,  
CONCESSION 4, W.H.S  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

**OWNERS CERTIFICATE**  
THE PLAN IS BY AUTHORITY OF THE REGISTRAR AND IS VALID AS A DRAFT PLAN OF SUBDIVISION TO THE EXTENT OF AN APPROVED APPROVAL.

DESIGNED BY	DATE
SIGNED BY	DATE
SIGNED BY	DATE
NOTED BY	DATE

**SURVEYORS CERTIFICATE**  
THE SURVEYOR CERTIFIES THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED BY: [Signature]  
DATE: December 5, 2016  
OFFICE: [Address]  
PHONE: [Phone Number]

**ADDITIONAL INFORMATION**  
UNDER SECTION 11(1) OF THE PLATY ACT, INFORMATION REQUIRED BY THE ACT AND REGULATIONS IS SHOWN ON THE PLAN AND KEY PLAN.  
- ALL UTILITIES AND EASEMENTS TO BE MAINTAINED.  
- SANITARY AND HYDRO EASEMENTS TO BE MAINTAINED.

**LAND USE SCHEDULE**

LAND USE	BLOCKS	AREA (M <sup>2</sup> )	AREA (AC)	UNITS
COMMON ELEMENT CONDOMINIUM TOWNHOUSES	1	814	2.28	75
OPEN SPACE	2	127	3.24	
DRAINAGE BLOCK	3	82	2.28	
TOTAL	3	1023	28.80	75

**NOTES**  
- Existing Utilities to be retained



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**SCHEDULE A  
CONDITIONS OF APPROVAL**

**FILE:** T-M17001 W6

**SUBJECT:** Draft Plan of Subdivision  
1707 – 1725 Barbertown Road  
Part of Lot 1, Concession 4, West of Hurontario Street  
City of Mississauga  
Barbertown Ventures Inc.

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Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

**NOTE:** City is "The Corporation of the City of Mississauga"  
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated June 5, 2019.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into a Subdivision and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.
- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval, the applicant shall enter into a Section 37 agreement to the satisfaction of the City.
- 11.0 Provisions shall be made in the subdivision agreement that satisfactory arrangements will be made with the Region of Peel Waste Collection Staff to provide Regional collection of material.
- 12.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 13.0 Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 14.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 15.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**