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## Planning and Development Committee

### Date

2018/12/10

### Time

7:00 PM

### Location

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

### Members

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### Contact

Angie Melo, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 5423  
[angie.melo@mississauga.ca](mailto:angie.melo@mississauga.ca)

### Find it Online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>



**NOTE: The Education Session with respect to Local Planning Appeal Tribunal (LPAT), authorized by Resolution 0197-2018 dated November 28, 2018, will take place prior to the Planning and Development Committee Meeting.**

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

***Send written submissions or request notification of future meetings to:***

Mississauga City Council  
c/o Planning and Building Department – 6th Floor  
Att: Development Assistant  
300 City Centre Drive, Mississauga, ON, L5B 3C1

1. CALL TO ORDER

2. DECLARATION OF CONFLICT OF INTEREST

3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of the June 25, 2018 meeting

4. MATTERS TO BE CONSIDERED

4.1. Sign Variance Application 18-2908 (Ward 9) - Sign By-law 0054-2002 as amended

4.2. Sign Variance Application 18-2087 (Ward 1) - Sign By-law 0054-2002, as amended

4.3. Sign Variance Application 16-3821 (Ward 9) - Sign By-law 0054-2002, as amended

4.4. **RECOMMENDATION REPORT (WARDS 1, 3 & 6)**

Amendments to Zoning By-law 0225-2007, as amended, RE: Interim Control By-law 0012-2017, as amended  
File: CD.21-INT

4.5. **PUBLIC MEETING INFORMATION REPORT (WARD 5)**

Applications to permit a 14 townhome development at the corner of Goreway Drive and Etude Drive  
7170 Goreway Drive  
Owner: 2013512 Ontario Inc.  
File: OZ 18/013 W5

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4.6. **PUBLIC MEETING INFORMATION REPORT (Ward 11)**

Application to permit 6 semi-detached lots and 13 condominium townhouses and 2 open space blocks

6611 Second Line West, east side of Second Line West, north of Highway 401

Owner: 2512461 Ontario Limited

Files: OZ 17/017 W11 and T-M17005 W11

5. **ADJOURNMENT**



# City of Mississauga

## Corporate Report



Date: 2018/11/09

To: Chair and Members of Planning and Development Committee

From: Ezio Savini, P. Eng, Chief Building Official

Originator's files:  
BL.03-SIG (2018)

Meeting date:  
2018/12/10

### Subject

**Sign Variance Application 18-2908 (Ward 9) - Sign By-law 0054-2002 as amended**

### Recommendation

That the following Sign Variances **not be granted**:

Sign Variance Application 18-2908 (Ward 9)  
Sunovion Pharmaceuticals  
7025 Langer Dr.

To permit the following:

- (a) One (1) fascia sign located on the third storey of the east elevation.

### Report Highlights

- None

### Background

The applicant has requested a variance to the Sign By-law to locate a fascia sign on top storey a three storey building. Sign By-law 54-2002 permits a fascia sign on the top storey of an office building for buildings greater than three stories in height.

Staff has reviewed the proposal and cannot support the requested variance. The applicant has requested the decision be appealed to Planning and Development Committee.

### Comments

The applicant has requested a variance to the Sign By-law to locate a fascia sign on third storey of the east elevation. The building is located on the west of Mississauga Rd. Sign By-law 54-2002, as amended prohibits fascia signs above the first storey.

Urban Design has provided the following comment:

“The above noted sign variance application is refused as there is little justification given in the application that merits the need for a three storey high fascia sign. Secondly, there is no precedence in this area of a three storey high fascia sign that could impact the review in a positive manner.”

Contrary to the applicant's letter of rationale, Sign By-law 54-2002 does not permit fascia sign on the second storey of the building.

The applicant has requested the decision be appealed to Planning and Development Committee.

## Financial Impact

The recommendation contained herein does not have any financial impact to the City of Mississauga.

## Conclusion

That the requested sign variance, to permit a fascia sign on the third storey of the east elevation, be denied.

## Attachments

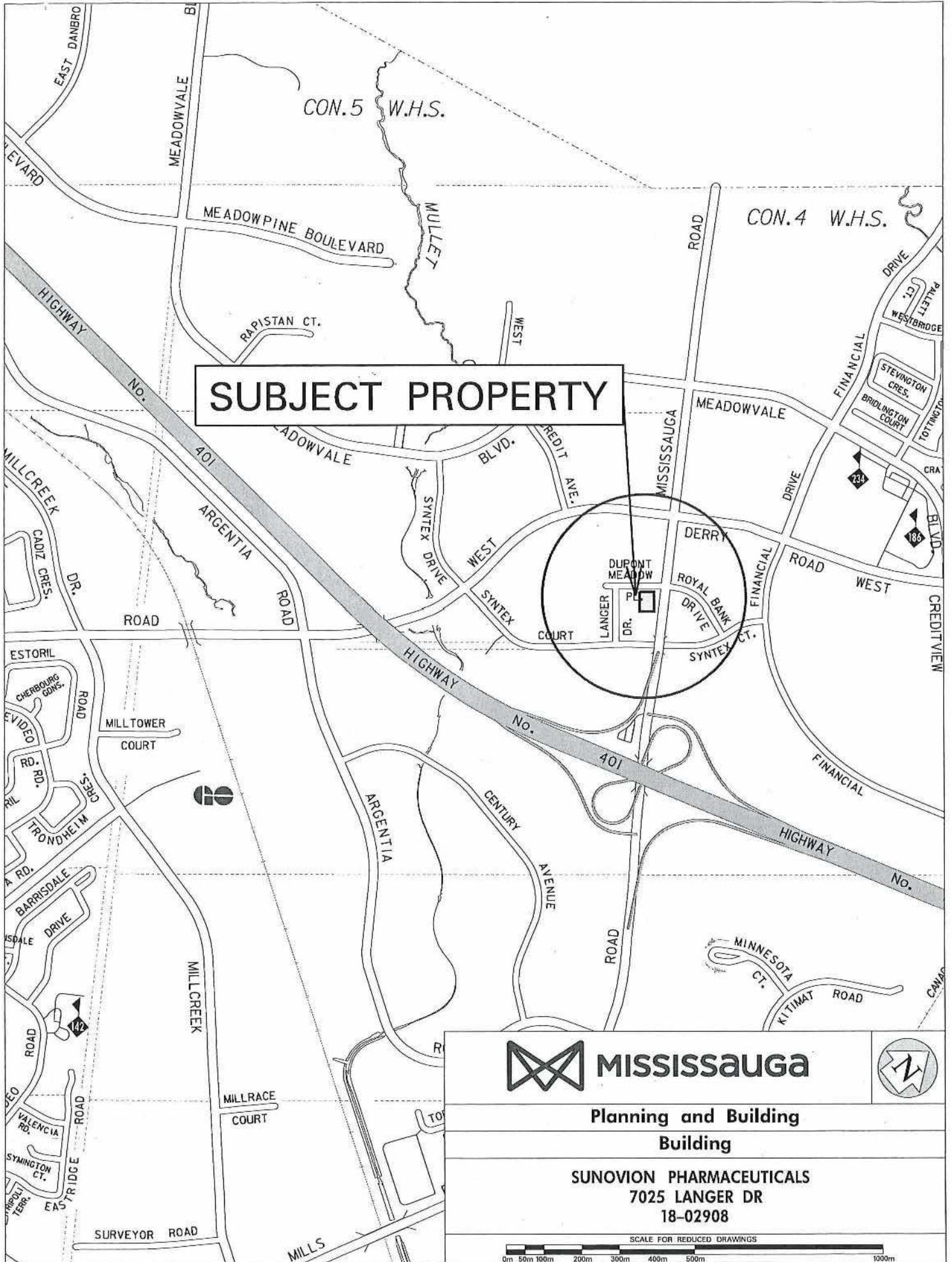
Appendix 1: Location, elevations of proposed fascia sign



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Ezio Savini, P. Eng, Chief Building Official

Prepared by: Darren Bryan, Supervisor Sign Unit



#18-2908

## Priority Permits

Letter of Rationale | Development Variance Permit

Sunovion | 7025 Langer Drive

(SGNBLD – 18-2908)

Dear City of Mississauga;

Please accept this Application for a Variance Permit to allow the installation of a sign on the upper story of a building at 7025 Langer Drive. In order to address any possible concerns, we have prepared this letter of rationale which I hope you will consider.

**Known Deficiencies:**

1. The proposed sign is displayed above the second story

**Rationale:**

1. The proposed sign location is on a 4 story building situated on a large site with a vast parking lot. The proposed location on the East elevation is meant to provide adequate exposure to vehicles and pedestrians and provide wayfinding. (See Fig. 1)
  2. Sign location on the second floor or below (as regulated) would be obscured by trees along the entrance and Dupont Meadow Place. (See Fig. 2)
  3. The sign has been structurally reviewed by an engineer and doesn't pose a threat to the public.
- 
4. Sunovion is the principal tenant of the building and wishes to match the exposure of other buildings in the complex with upper level signage (Samsung)

We sincerely ask that you consider supporting this sign attached to the upper story. The sign is to be made of high quality materials and has been tastefully designed to complement the building and surrounding area. The intent of this sign is to provide fair signage for Sunovion, where adequate exposure is of paramount concern.

For the above reasons and more, I hope you will consider this proposal for variance approval.

Thank you,



Ryan Matthews  
Priority Permits Ltd.  
289 389 8951  
[ryan@PriorityPermits.com](mailto:ryan@PriorityPermits.com)



# 18-2908 4.1-5

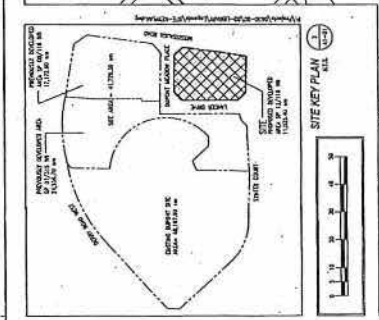


Fig. 1



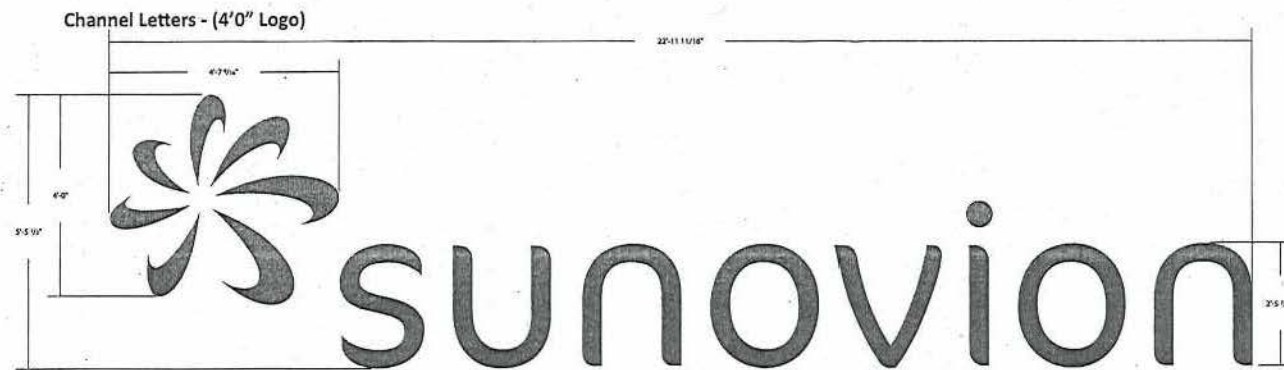
Fig. 2











EAST Elevation

#### Specifications

Supply & Install one (1) set of pin mount  
Channel logo and letters - Face Illuminated

Aluminum construction  
2447 Acrylic face  
3M vinyl face applied  
Trimcap and returns painted to match face  
Pinmounted 1" proud from furthest edge of building facade details  
LED illumination

INSTALL REQUIRES (TECHNICAL)  
MOUNTING VERIFICATION

#### Colours

- ☒ PMS 341c
- ☒ Kentucky Blue Grass 3M 3630-276



<b>Project ID</b>	
CM2-34675	
Date:	03-22-2018
Scale:	1/2"=1'-0"
Sales:	C.McGrath
Designer:	J.M.M
Rev. B:	R3 J.M.M
Date:	05 - 02 - 2018
<b>Revision Note:</b>	
R1 - Elevation and Photo change (Incorrect elevation was proposed previously)	
R2 - Colour/Vinyl Selection	
R3 - Client supplied logo file	
<input checked="" type="checkbox"/> <b>Conceptual</b>	
Information Required:	
ENG MOUNTING CHECK REQUIRED	
SAMPLES REQUIRED	
<input type="checkbox"/> <b>Master</b>	
<input checked="" type="checkbox"/> <b>Electrical</b>	
<input type="checkbox"/> 120V <input type="checkbox"/> 347V <input type="checkbox"/> Other _____	
<b>Customer Approval</b>	
Signature _____	
MM/DD/YYYY _____	
<p>It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSO to provide further details if required.</p> <p>All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.</p>	
Sunovion Pharmaceuticals 7025 Langer Drive Mississauga, ON	
<b>Sign Item</b>	
SG1	



# City of Mississauga

## Corporate Report



Date: 2018/11/09

To: Chair and Members of Planning and Development Committee

From: Ezio Savini, P. Eng, Chief Building Official

Originator's files:  
BL.03-SIG (2018)

Meeting date:  
2018/12/10

### Subject

**Sign Variance Application 18-2087 (Ward 1) - Sign By-law 0054-2002, as amended**

### Recommendation

That the following Sign Variances **not be granted**:

Sign Variance Application 18-2087 (Ward 1)

Law Office

507 Lakeshore Rd. E.

To permit the following:

- (a) One (1) fascia sign located on the second storey of the west elevation.

### Report Highlights

- None

### Background

The applicant has requested a variance to the Sign By-law to locate a fascia sign on second storey of the west elevation. The building is located in the Lakeview Special Sign District and within the core of the Lakeshore Corridor Precinct. Sign By-law 54-2002, as amended prohibits fascia signs above the first storey.

The proposed sign does not comply with the development vision of the building, Special Sign District or the Lakeshore Corridor Precinct. As a result, the requested variance cannot not be supported.

The applicant has requested to appeal the decision to Planning and Development Committee.

### Comments

The proposed sign is located within the Lakeview Special Sign District, and the property is located within the "Core" of the Lakeshore Corridor Precinct as defined in the Lakeview Area Plan in Mississauga Official Plan. The Lakeshore Corridor Precinct is intended to be the primary

area for street related commercial development with a mixture of uses and pedestrian oriented built form. The Planning and Urban Design vision for this area includes creating a pedestrian oriented environment with an attractive public realm that reinforces a main street character and scale for the corridor.

One of the objectives in establishing the Lakeview Special Sign District is to ensure that signs do not form a dominant feature of the character of the Lakeview Corridor, and that signs are designed and located in a manner that reflects the scale and character of a pedestrian oriented Main Street. One of the tools to achieve this is restricting the placement of fascia signs to an area that is within the limits of the first storey of each building. We have reviewed the sign variance application, and we are of the opinion that a sign installed on the second storey of this two storey building will not advance the urban design vision and objectives or maintain the intent of the Sign By-Law for this area. We have not seen any compelling reason to alter or rethink those objectives in this case.

The applicant has rejected this recommendation and has request an appeal to Planning and Development Committee.

## Financial Impact

The recommendation contained herein does not have any financial impact to the City of Mississauga.

## Conclusion

That the requested sign variance to permit a fascia sign on the second storey of the west elevation be denied.

## Attachments

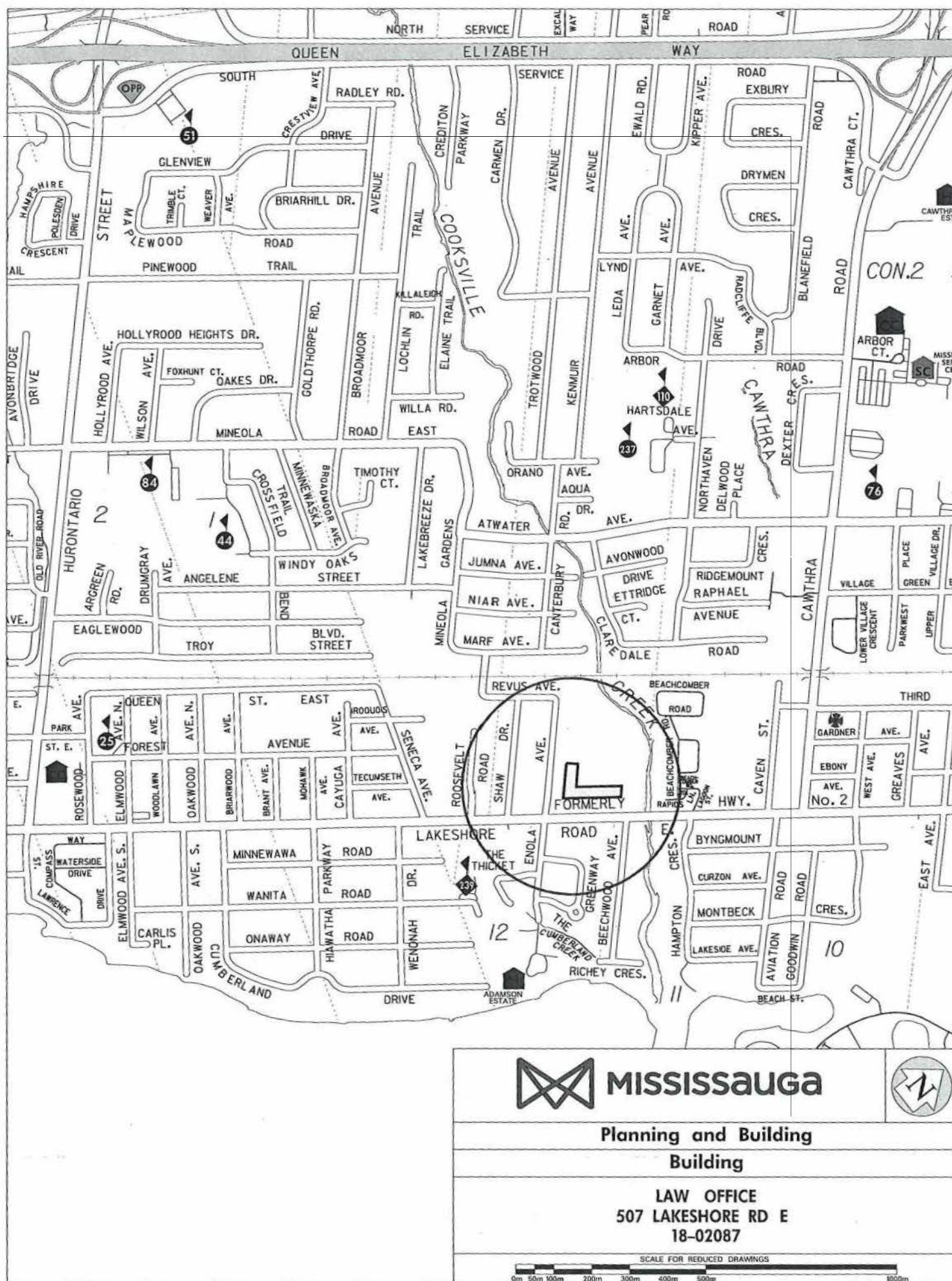
Appendix 1: Location, elevations of proposed fascia sign



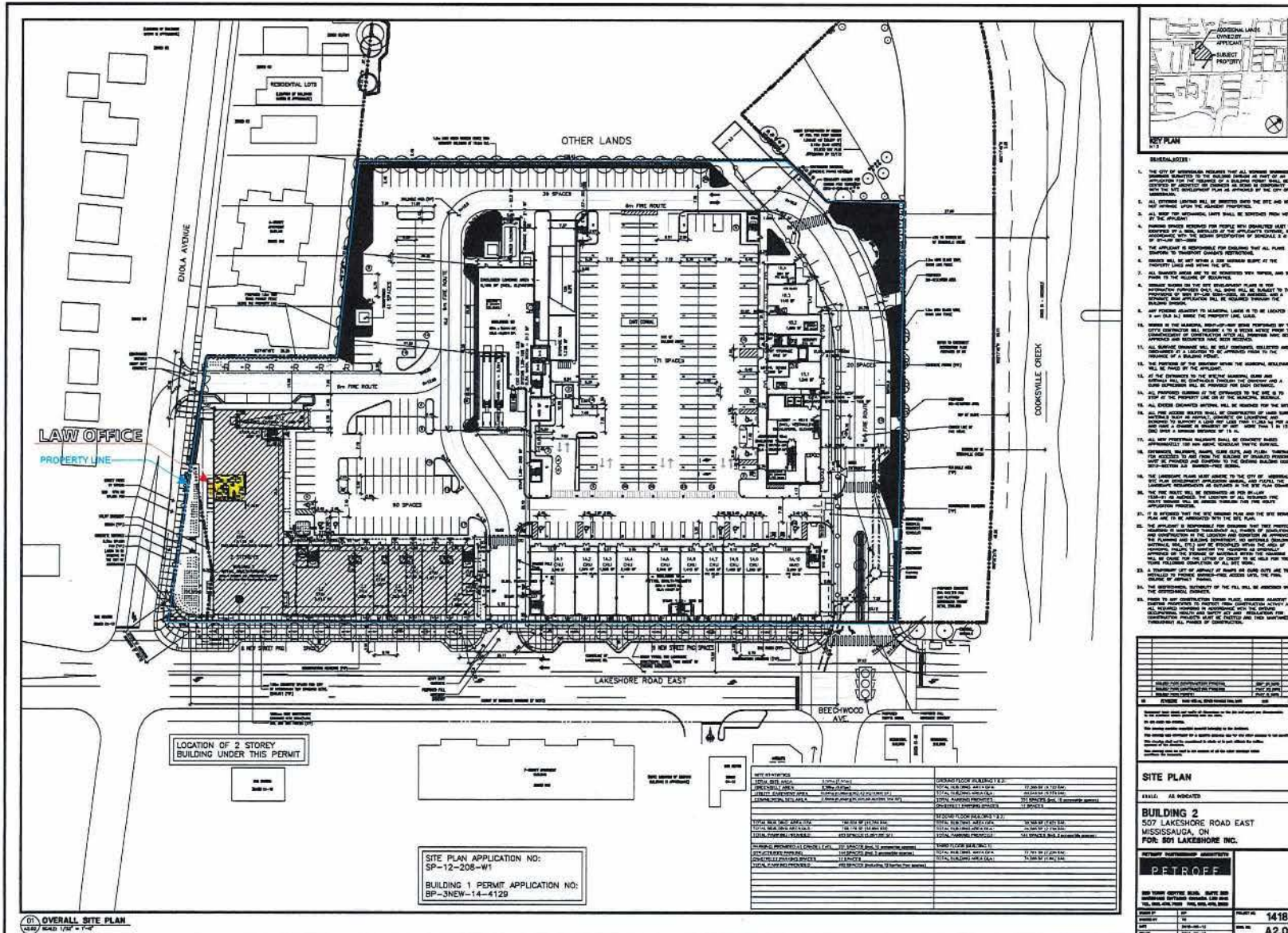
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Ezio Savini, P. Eng, Chief Building Official

Prepared by: Darren Bryan, Supervisor Sign Unit







Customer:  
**Hennessy, John:**  
**Law Office**  
Address:  
501 Lakeshore Road East  
suit 2  
Mississauga ON

Date: Feb. 13/18  
Scale: as shown

File Name:  
12018A-ZHHennessy, John Law  
Office/Hennessy, John Law Office  
.cdr

Designer: bl  
Sales: Dan Bovair

Revision: .

Page: 3 of 3

☐ Conceptual artwork  
☒ Site check completed  
☒ Production artwork

Production Approval:  
Signature

Date

**JONES**  
neon displays  
Since 1964

The LED Specialists Across Canada.

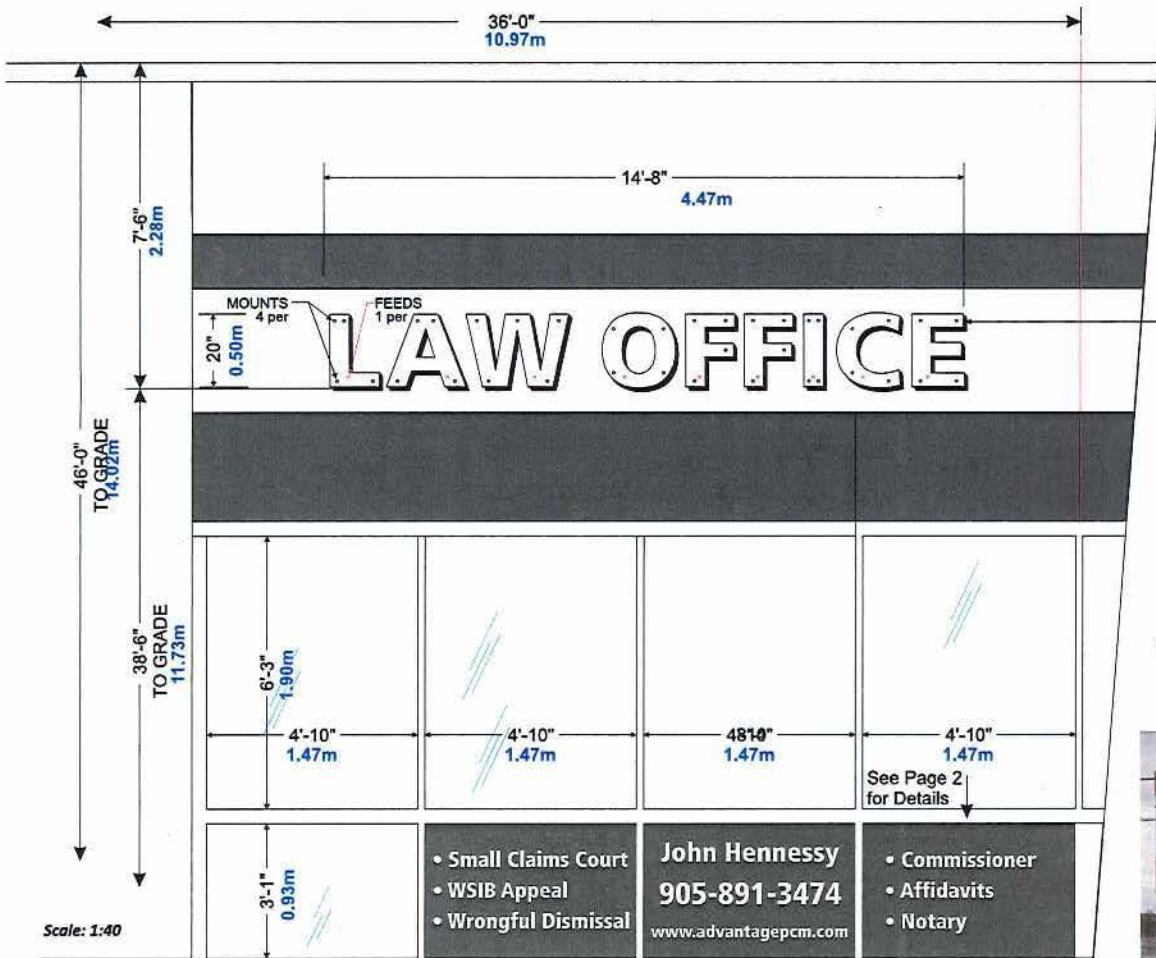
1140 Blue Road, Burlington, ON L7M 1K4

e: info@jonesneonsigns.com

w: www.jonesneonsigns.com

t: 905.336.6964 | f: 905.335.2732





GREY Pantone 485-C  
to match 3M 7725-41

Customer: **Hennessy, John: Law Office**  
Address: 501 Lakeshore Road East  
suit 2  
Mississauga ON

Date: Feb. 13/18  
Scale: as shown  
Designer: bl  
Sales: Dan Bovair  
File: V2018\A-Z\H\Hennessy, John Law Office\Hennessy, John Law Office.cdr

Revision:  
May 31/18: VN revise tenant location  
Mar. 27/18: edit window graphic  
remove secondary message  
May 11/18: Added Banner  
Page: 1 of 2

- |                                     |                      |
|-------------------------------------|----------------------|
| <input checked="" type="checkbox"/> | Permit Required      |
| <input checked="" type="checkbox"/> | Conceptual artwork   |
| <input type="checkbox"/>            | Production artwork   |
| <input type="checkbox"/>            | Site check completed |
| <input type="checkbox"/>            | Indoor               |
| <input checked="" type="checkbox"/> | Outdoor              |

**Production Approval:**  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**JONES**  
neon displays

1140 Blair Road, Burlington, ON L7M 1K9  
e: [info@jonesneconsigns.com](mailto:info@jonesneconsigns.com)  
t: 905.335.6564 | f: 905.335.2712



CONFIRM POSITION OF ROOF  
AND VERTICAL STEEL STRUCTURE KEEP FEEDS LOW  
FEEDS WILL BE CONCEALED ABOVE DROP CEILING

**1**  
— **INDIVIDUAL ILLUMINATED LETTERS**  
WHITE 7328 FACES  
with BLACK 1" TRIMCAP RETAINER  
PRE-COAT BLACK 5" ALUMINUM  
.040 COIL RETURNS  
ILLUMINATED by WHITE LED MODULES

SECURED TO EXISTING MASONRY WALL  
PASS LOW VOLTAGE WIRING THROUGH WALL  
TO POWER SUPPLIES MOUNTED BEHIND WALL  
POWER SUPPLIES ARE MOUNTED INSIDE  
TRANSFORMER BOX

120 VOLT ELECTRIC SERVICE IS PROVIDED  
TO THE TRANSFORMER BOX by OTHERS

**AREA**  
 Sign 1:  $24.44^2 = 2.2\text{m}^2$   
 Sign 2:  $14.95^2 = 1.3\text{m}^2$   
 Sign 3:  $14.95^2 = 1.3\text{m}^2$   
 Sign 4:  $14.95^2 = 1.3\text{m}^2$   
 Total:  $69.14^2 = 6.1\text{m}^2$



18-2087 VAR



# City of Mississauga

# Corporate Report



<p>Date: 2018/11/09</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Ezio Savini, P. Eng, Chief Building Official</p>	<p>Originator's files: BL.03-SIG (2018)</p> <hr/> <p>Meeting date: 2018/12/10</p>
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## Subject

**Sign Variance Application 16-3821 (Ward 9) - Sign By-law 0054-2002, as amended**

## Recommendation

That the following Sign Variances **not be granted**:

Sign Variance Application 16-3821 (Ward 9)  
CVL Group  
2757 Battleford Rd.

To permit the following:

- (a) A second ground sign fronting Battleford Rd.
- (b) One (1) ground sign displaying commercial advertising
- (c) One (1) ground sign having a total sign area of 3.3m<sup>2</sup>

## Report Highlights

- None

## Background

The applicant has requested a variance to the Sign By-law to locate a second ground sign fronting at the northeast corner of Battleford Road. and Glen Erin Drive. This would result in two ground signs fronting Battleford Road., whereas Sign By-law 54-2002 only permits one ground sign per street front. In addition, the proposed sign exceeds the maximum area, contains commercial advertising and displays a municipal address of the adjacent property, 164m north on Glen Erin Drive.

Staff have met with the applicant and requested that the second address of 6599 Glen Erin Drive be deleted from the ground sign.

The applicant has found this request unacceptable and has requested to appeal the decision to Planning and Development Committee.

## Comments

With regard to the proposed ground sign located at on 2757 Battleford Road at the northeast corner of Battleford Road and Glen Erin Drive, staff advised the applicant that only the address of the property upon which the ground sign is located should be displayed on the ground sign.

The address of another property (6599 Glen Erin Dr.) with no interconnected vehicular access from the subject property shall not be displayed on the proposed ground sign as this may cause confusion with regard to wayfinding for emergency services.

The applicant has rejected this recommendation and has request an appeal to Planning and Development Committee.

## Financial Impact

The recommendation contained herein does not have any financial impact to the City of Mississauga.

## Conclusion

That the request for a second ground sign fronting Battleford Road be denied.

## Attachments

Appendix 1: Location, elevations of proposed fascia sign



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Ezio Savini, P. Eng, Chief Building Official

Prepared by: Darren Bryan Supervisor Sign Unit



## LOCATION DETAILS

### PROJECT:

Replace Existing  
Pylon Sign

Existing Power

Monument Base

Double Sided

Aluminum Sign Face

LED lit Acrylic Letters

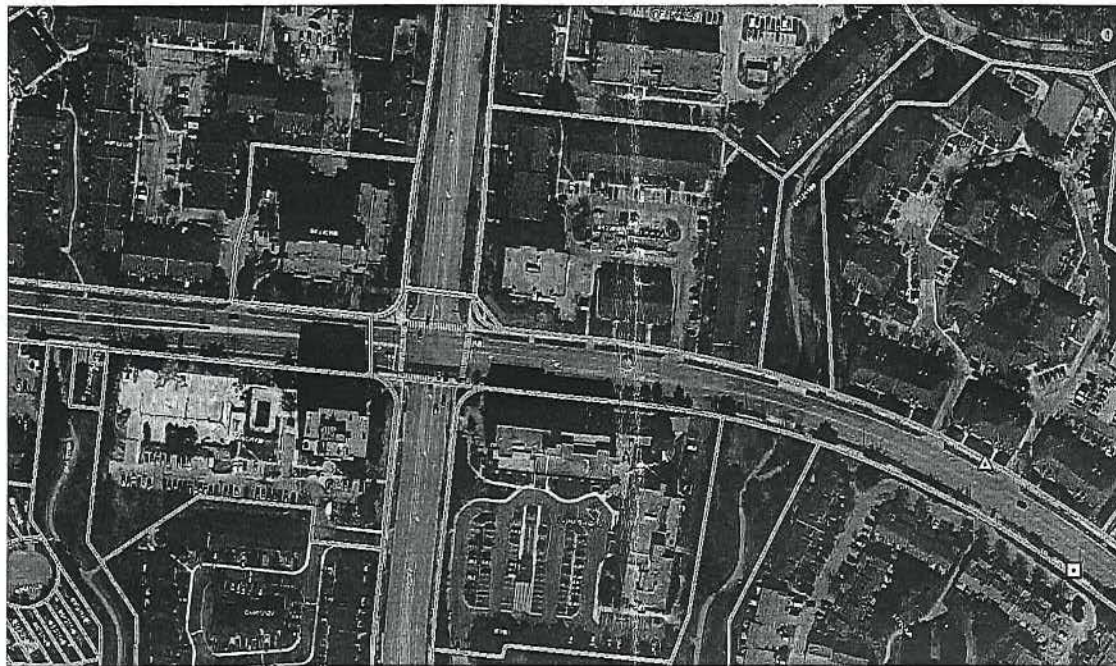
Welded Aluminum  
Internal Frame

Architectural  
Stone Veneer Base

6599 Glen Erin Road.  
Mississauga, ON L5N 3A8  
Corner of Glen Erin Rd  
and Battleford Rd.

Parallel to Triangle  
of Sidewalk.

3m from property line  
indicated in yellow



© Copyright Hawley Signs 2018

### LOCATION:

6599 Glen Erin Road.  
Mississauga, ON L5N 3A8

### OWNER:

CLV Group  
485 Bank Street, Suite 200  
Ottawa, ON K2P 1Z2 613-728-2000  
Contact: Jeff Gordon



613.822.7092  
[www.hawleysigns.ca](http://www.hawleysigns.ca)  
12 Grenfell Cres., Unit C  
Ottawa, ON K2G 0G2



## SITE PLAN DETAILS

### PROJECT:

Replace Existing  
Pylon Sign

Existing Power

Monument Base

Double Sided

Aluminum Sign Face

LED lit Acrylic Letters

Welded Aluminum  
Internal Frame

Architectural  
Stone Veneer Base

6599 Glen Erin Road, Mississauga, ON L5N 3A8  
Corner of Glen Erin Rd and Battleford Rd.

Parallel to Triangle of Sidewalk.  
Property line indicated in yellow



### LOCATION:

6599 Glen Erin Road.  
Mississauga, ON L5N 3A8

### OWNER:

CLV Group  
485 Bank Street, Suite 200  
Ottawa, ON K2P 1Z2 613-728-2000  
Contact: Jeff Gordon



613.822.7092  
www.hawleystsigns.ca  
12 Grenfell Cres., Unit C  
Ottawa, ON K2G 0G2

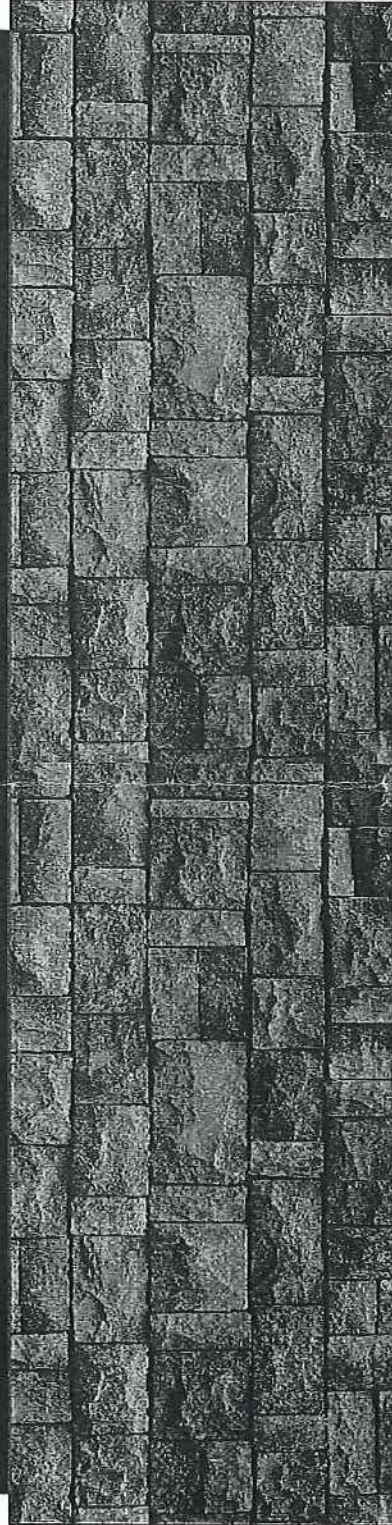


**lakeshore**  
—apartments—

**2757** ▲  
BATTLEFORD ROAD  
**6599** ▲  
GLEN ERIN ROAD



**416-371-8739**





City of Mississauga

# Corporate Report



Date: 2018/11/20

To: Chair and Members of Planning and Development Committee

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

Originator's files:  
CD.21-INT

Meeting date:  
2018-12-10

## Subject

**RECOMMENDATION REPORT (Wards 1, 3 & 6)**

**Amendments to Zoning By-law 0225-2007, as amended, RE: Interim Control By-law 0012-2017, as amended**

**File: CD.21-INT**

## Recommendation

That the amendments to Zoning By-law 0225-2007, as amended, proposed in this report, dated November 20, 2018 from the Commissioner of Planning and Building, be approved.

## Report Highlights

- Interim Control By-law 0012-2017, as amended, expires on February 5, 2019
- Twelve uses are identified as incompatible with the proposed vision for the Dundas Corridor
- Two oral and two written submissions were received regarding the proposed zoning by-law amendments
- The proposed zoning by-law amendments to prohibit 12 uses on the lands subject to the interim control by-law is consistent with and conforms to provincial, regional and City policy, and represents good planning

## Background

Interim Control By-law 0012-2017, as amended (ICBL), enacted by City Council on February 5, 2017, and expires on February 5, 2019. The ICBL placed a 'freeze' on applications for a specified list of industrial uses in the Dixie Employment Area and certain lands in the Mavis-Erindale Employment Area. A land use compatibility assessment was undertaken to assess the

listed ICBL uses and recommended that the Zoning By-law be amended to restrict the following 12 uses which were considered incompatible with the proposed vision for the Dundas Corridor:

- asbestos products manufacturing
- cement manufacturing
- composting facility
- gypsum or limestone processing and by-product manufacturing
- oil-based paints, oil-based coatings, solvent-based adhesives and resin, and natural or synthetic rubber manufacturing
- petroleum and coal refining and by-product manufacturing
- phosphate or sulphur products and manufacturing
- smelting or foundry operations
- solvent manufacturing
- tannery
- tar and asphalt manufacturing
- motor vehicle wrecking yard<sup>1</sup>

On June 11, 2018, a public meeting of the Planning and Development Committee (PDC) was held to consider proposed amendments to the Zoning By-law. The public meeting report is attached as Appendix 1. Two oral submissions were made and two written submissions were received regarding the proposed amendments.

## Comments

The two oral submissions from Philip Stewart, Pound & Stewart and David Tang, Miller Thomson LLP, representing Mother Parkers Coffee and Tea, supported the recommendations (see Appendix 2). The written comments are attached as Appendix 3. A summary of the written submissions and the staff response are provided below.

### Comment dated June 7, 2018 from Philip Stewart, Pound & Stewart Planning Consultants

Concerned that mapping in the PDC Information Report dated April 6, 2018, excludes a property located at 510 Hensall Circle. Report mapping should align with Figures in the Dundas Connects Master Plan that include the entirety of the subject property within the Cawthra Focus Area.

### *Response:*

The PDC report map was intended for information purposes only. Mapping in the final version of the Dundas Connects Master Plan was updated to include the subject property.

No change to the proposed zoning by-law amendment is recommended.

### Comment dated April 30 and June 11, 2018 from Richard Domes GWD Gagnon Walker Domes Professional Planners

<sup>1</sup> Proposed new prohibited use, not currently on ICBL prohibited uses list



Recommendations resulting from the Dundas Connects Master Plan and the ICBL study, which call for the prohibition of certain as-of-right employment permissions, do not represent good planning as they fail to align with matters of provincial interest and fail to conform to (or not conflict with) the Provincial, Regional and City Plans.

Concerns include:

- negative impact on client's existing operations, immediate and future expansion plans, and any future potential redevelopment
- land use incompatibility
- employment land and use protection
- employment use displacement

Response:

The Dundas Connects Master Plan (DCMP) is a Council approved vision for the Dundas Street corridor that balances Provincial and Regional policies and plans that direct municipalities to intensify and plan for transit supportive development and to protect employment land uses.

In support of the higher order transit envisioned for the Dundas Street corridor, increased densities and a mix of uses including office, retail and residential, are proposed for some lands subject to the ICBL. Other lands within the study area are to remain protected for employment uses. The ICBL study was undertaken to address the issue of compatibility and proposed that employment uses incompatible with residential and other sensitive land uses be restricted.

The proposed zoning changes would not allow for new incompatible employment uses to establish, however, existing businesses on the proposed prohibited use list can remain in place. The onus of mitigation would be on the proposed new or expanding use (e.g. a new residential use in proximity to an existing business; an addition to an existing prohibited use.)

Only two businesses that are on the prohibited list have been identified as currently operating in the ICBL area. These businesses will continue to be permitted to operate and have not expressed concern with the proposed by-law changes. Should a residential or other sensitive land use be proposed in the influence area of one of these existing businesses, the onus of mitigation would be on the proposed use and it would not be permitted unless the impacts of the employment use could be satisfactorily mitigated.

No change to the proposed zoning by-law amendment is recommended.

#### Land Use Policies and Regulations

The proposed zoning is consistent with the *Provincial Policy Statement*, *Growth Plan for the Golden Horseshoe*, *Region of Peel Official Plan*, and *Mississauga Official Plan*. The *Greenbelt Plan* and *Parkway Belt West Plan* policies do not apply. Additional information and details are found in Appendix 4.

## Financial Impact

There are no financial impacts resulting from the recommendations in this report.

## Conclusion

The proposed zoning by-law amendments prohibit 12 uses in the Dixie Employment Area and certain lands in the Mavis-Erindale Employment Area that would not be compatible with the DCMP vision. The proposed amendments to the zoning by-law should be approved.

## Attachments

Appendix 1: Public Meeting Report to PDC dated May 18, 2018

Appendix 2: June 11, 2018, PDC Minutes, Item 4.6, record of two oral submissions

Appendix 3: Written submissions

Appendix 4: Consistency and Conformity Analysis



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

Prepared by: Sharleen Bayovo, Planner, MCIP, RPP



City of Mississauga

# Corporate Report



Date: 2018/05/18

To: Chair and Members of Planning and Development Committee

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

Originator's files:  
CD.21-INTMeeting date:  
2018/06/11

## Subject

**PUBLIC MEETING (Wards 1, 3 & 6)****Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended****File: CD.21-INT**

## Recommendation

1. That the submissions made at the public meeting held on June 11, 2018, to consider the report titled "Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended", dated April 6, 2018, from the Commissioner of Planning and Building, be received
2. That staff report back to Planning and Development Committee on the submissions made with respect to the report titled "Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended", dated April 6, 2018, from the Commissioner of Planning and Building

## Background

On May 9, 2018, City Council approved recommendation PDC-0031-2018, which reads:

"That a public meeting be held to consider proposed amendments to Zoning By-law 0225-2007, as amended, as recommended in this report".

The report is attached as Appendix 1.

## Comments

The purpose of the public meeting is to receive comments on the proposed approach to amend Zoning By-law 0225-2007 (Zoning By-law), as amended, to prohibit the following 12 identified high impact uses in the Interim Control By-law (ICBL) area:

- asbestos products manufacturing
- cement manufacturing<sup>1</sup>
- composting facility
- gypsum or limestone processing and by-product manufacturing
- oil-based paints, oil-based coatings, solvent-based adhesives and resin, and natural or synthetic rubber manufacturing
- petroleum and coal refining and by-product manufacturing
- phosphate or sulphur products and manufacturing
- smelting or foundry operations
- solvent manufacturing
- tannery
- tar and asphalt manufacturing
- motor vehicle wrecking yard

These uses are considered incompatible with the proposed vision for the Dundas Corridor as an intensified mixed use area, including residential and other sensitive land uses, in conjunction with higher order transit.

It is proposed that the Zoning By-law be amended to restrict the expansion of existing high impact uses and to prohibit new high impact uses from establishing on lands subject to Interim Control By-law 0012-2017, as amended.

Following the public meeting, a report on comments will be prepared for consideration by Planning and Development Committee, which will address comments received from the public and, where appropriate, recommend changes to the proposed approach to amend the Zoning By-law.

## Financial Impact

There are no financial implications at this time.

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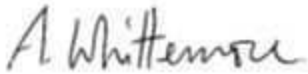
<sup>1</sup> Appendix 5 of the report titled "Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended", dated April 6, 2018, as well as the staff presentation at the April 30, 2018, Planning and Development Committee meeting, incorrectly listed "concrete batching plant" as a proposed prohibited use, following "cement manufacturing"

## Conclusion

Following the statutory public meeting, a report will be prepared for consideration by the Planning and Development Committee to address comments received from the public and other stakeholders.

## Attachments

Appendix 1: Corporate Report dated April 6, 2018: Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended



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

Prepared by: Sharleen Bayovo, Planner

City of Mississauga

# Corporate Report



Date: 2018/04/06

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, Commissioner of Planning and Building

Originator's files:  
CD.21-INT

Meeting date:  
2018/04/30

## Subject

**INFORMATION REPORT (Wards 1, 3 and 6)**

**Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended**

**File: CD.21-INT**

## Recommendation

1. That the report titled "Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended" dated April 6, 2018, from the Commissioner of Planning and Building, be received
2. That the Dundas Connects Study consider the proposed approach outlined in this report for its implementation phase
3. That a public meeting be held to consider proposed amendments to Zoning By-law 0225-2007, as amended, as outlined in this report
4. That Interim Control By-law 0012-2017, as amended, be amended to include only those uses identified in this report as being incompatible with residential and other sensitive land uses
5. That a city-wide review of Employment zoned properties that are in close proximity to residential areas be conducted, to prohibit uses identified in this report as being incompatible with residential and other sensitive land uses

## Report Highlights

- An Interim Control By-law (ICBL) was passed on February 8, 2017 and subsequently extended for one year to allow time to conduct a study to assess if certain uses permitted within the Dixie and Mavis-Erindale Employment Character Areas were compatible with

the emerging vision for the Dundas Corridor as an intensified mixed use area with higher order transit

- The ICBL Study analyzed land use, market and environmental matters and concluded that while most of the existing businesses and uses permitted in the zoning by-law had no impact or impacts that could be appropriately mitigated to allow for non-employment uses (i.e. residential and other sensitive land uses), there are some uses that are not compatible
- The ICBL Study identified 12 employment uses that should be prohibited from establishing or expanding. There are two existing businesses on lands subject to the ICBL that potentially would be affected by this proposal
- The ICBL should be amended to remove uses not identified by the ICBL Study to have a high impact rating and that could be compatible with the emerging vision for the Dundas Corridor
- A city-wide review of Employment zoned properties in close proximity to residential areas should be undertaken to prohibit uses identified in the ICBL Study as incompatible with residential and other sensitive land uses

## Background

On February 8, 2017 City Council enacted Interim Control By-law (ICBL) 0012-2017 to prohibit a specified list of industrial uses in the Dixie Employment Area Character Area (Employment Area<sup>1</sup>) and certain lands in the Mavis-Erindale Employment Area (Appendix 1). On January 24, 2018 Council amended the by-law to extend the ICBL effective date for one year (Appendix 2). The one year extension continues to prohibit the original specified list of manufacturing uses in the study area. The ICBL has been appealed to the Ontario Municipal Board, now the Local Planning Appeal Tribunal, by five property owners in the Dixie Employment Area.

The ICBL was enacted to allow staff to assess if certain industrial land uses were compatible with the emerging vision for the Dundas Corridor. The draft Dundas Corridor Master Plan<sup>2</sup> (Dundas Connects Study) is proposing higher density uses including residential and other sensitive land uses in conjunction with higher order transit.

The consulting firm SvN was retained to assess land use compatibility. In addition, Hemson Consulting and Dillon Consulting were retained as sub-consultants to undertake market and environmental analyses. The completed study, "Dixie and Mavis-Erindale Employment Land

<sup>1</sup> Mississauga Official Plan City Structure divides the City into Character Areas. For the purpose of this report, the Dixie and Mavis-Erindale Employment Area Character Areas will be called Employment Areas

<sup>2</sup> The study background for the Dundas Corridor Master Plan can be found at: [www.dundasconnects.ca](http://www.dundasconnects.ca)

Use Study” (ICBL Study), is available on-line<sup>3</sup>. The findings and recommended approach are presented in this report.

The ICBL Study was undertaken to assess land use compatibility between the proposed non-employment uses (i.e. residential and other sensitive land uses) for Dundas Corridor and employment uses, with a focus on industrial uses. The study helped to understand the types of existing employment uses in the Dixie and Mavis-Erindale Employment Areas and their compatibility with non-employment uses. The ICBL Study also reviewed if any of the uses listed in the ICBL should be limited or prohibited, thus preventing identified uses from expanding or newly establishing in the future.

## Comments

Planning for a new residential mixed use community in a transitioning employment area located next to a stable industrial area, requires attention to the compatibility of uses as this transition evolves. Dundas Corridor, which has been identified as a priority for residential intensification, is planning for mixed use communities in areas along the corridor that interface with employment areas. While the Dundas Connects project studied and offers a new vision for Dundas Street, supported by higher order transit, as the street changes it is important to mitigate any potential conflicts between new residential and existing employment uses, particularly industrial uses.

The Dixie and Mavis-Erindale Employment Areas are older, stable employment nodes that are undergoing a slow but steady shift away from manufacturing and industrial activities to service sector activities. The transition to new uses will be a gradual process that will take decades to realize.<sup>4</sup> Redevelopment that introduces non-industrial uses along the Dundas Corridor will need to be mindful of the existing neighbouring industrial land use context.

To better understand the risk profile of existing industrial businesses in the Dixie and Mavis-Erindale<sup>5</sup> Employment Areas as well as that of potential new uses listed in the ICBL, the ICBL Study undertook a comprehensive risk assessment based on air quality, noise, vibration, and odour impacts, and categorized uses as having no impact, or low, medium or high impacts (see Appendix 3). The analysis included reviews of environmental regulations and guidelines and municipal best practices.

<sup>3</sup> [www.dundasconnects.ca](http://www.dundasconnects.ca) – Resources Tab

<sup>4</sup> ICBL Study, Section 3.0 Market Analysis

<sup>5</sup> The risk assessment study area encompasses the entire Mavis-Erindale Employment Area, going beyond the area identified in the ICBL

Generally, low and medium impacts can be mitigated to allow for compatibility between employment and industrial land uses and sensitive land uses<sup>6</sup>. Typically, mitigating for high impact uses can be prohibitive from a technical and cost perspective.

The impact rating of businesses in the study area was based on review of available data. Notwithstanding, the determination of impact from these businesses will ultimately be made by the Ministry of Environment and Climate Change (MOECC) through its review processes.

### **Study Findings and Proposed Approach**

Below are the risk assessment conclusions for existing and future businesses/uses, followed by a proposed approach for addressing existing and future, low, medium and high risk uses. The approach is divided into three areas of applicability, dependant on the location of the use in the ICBL Study area:

- Areas where non-employment uses are proposed (Conversion Areas<sup>7</sup>)
- Areas that are to remain employment (Non-Conversion Areas)
- Entire ICBL study area (Conversion and Non-Conversion Areas)

See Appendix 4 maps for areas proposed for conversion and non-conversion areas.

### **Existing and New Businesses/Uses**

The vast majority of existing businesses in the Dixie and Mavis-Erindale Employment Areas<sup>8</sup> have no impact, or low or medium impacts that can be mitigated to allow for non-employment uses along the Dundas Corridor. Three businesses were identified with a high impact rating<sup>9</sup>, but only one of these is within the ICBL area.

Existing businesses and their current operations within the ICBL area may continue as-of-right and will not be subject to any immediate restrictions. The proposed approach for expansion to existing uses and new uses of low, medium and high impact is outlined below:

<sup>6</sup> For residential and other sensitive land uses, subject to land use compatibility assessment and recommended mitigation; for industrial land uses, subject to MOECC approvals and mitigation requirements

<sup>7</sup> Conversion Areas are based on the proposed land use recommendations in the Dundas Connects Study: see ICBL Study, Section 2.3.3 Dundas Connects Study, pages 54-56

<sup>8</sup> Total of 2271 businesses were assessed: 1699 in Dixie Employment Area and 572 in Mavis-Erindale Employment Area

<sup>9</sup> The high impact classification is based on a combination of information sources, including, the North American Industry Classification System (NAICS) code business description of activities/operations, the scale of the operation, publicly available information (e.g. provincial environmental approvals, annual emission reports), relevant regulations and guidelines, and the consultant's industry knowledge

*Conversion Areas*

The proposed approach for the conversion areas that is to be addressed at a later date as part of the implementation of the Dundas Connects Study is:

- Recognize existing low and medium impact industrial uses, but prohibit new such uses
- Require land use compatibility assessments and mitigation for new residential and other sensitive land uses

*Non-Conversion Areas*

- Existing low and medium impact industrial uses will be permitted as-of-right. Expansions will be subject to MOECC approvals and must mitigate, if required, for compatibility with residential and other sensitive land uses
- Permit new low and medium impact industrial uses as-of-right. Uses will be subject to MOECC approvals and must mitigate, if required, for compatibility with residential and other sensitive land uses

*Entire ICBL Study Area (Conversion and Non-Conversion Areas)*

- The onus of mitigation, if required, rests with the new or expanding use. New mixed-uses and residential uses would be required to address environmental impacts associated with existing and proposed businesses. New or expanding low and medium impact businesses would be required to meet Ministry of Environment and Climate Change (MOECC) requirements, and mitigate impacts on non-employment uses accordingly<sup>10</sup>

**High Impact Businesses/Uses**

The risk assessment concludes that the following uses are high impact and inappropriate next to sensitive land uses, and should therefore be prohibited in the ICBL area<sup>11</sup>:

- asbestos products manufacturing
- cement manufacturing
- composting facility
- gypsum or limestone processing and by-product manufacturing
- oil-based paints, oil-based coatings, solvent-based adhesives and resin, and natural or synthetic rubber manufacturing
- petroleum and coal refining and by-product manufacturing

<sup>10</sup> Employment uses must comply with MOECC requirements. Based on the type of facility and operations, a facility may be required to complete site-specific assessments for air quality impact, noise impact, vibration impact and/or odour impact. The studies are provided to the MOECC for review and issuance of an Environmental Compliance Approval

<sup>11</sup> The proposed prohibited use list does not include all the uses presently restricted in the ICBL (see Appendix 5)



- phosphate or sulphur products and manufacturing
- smelting or foundry operations
- solvent manufacturing
- tannery
- tar and asphalt manufacturing
- motor vehicle wrecking yard<sup>12</sup>

There are some uses permitted in Zoning By-law 0225-2007 (Zoning By-law) that were identified as high impact where mitigation to allow for residential uses is not expected to be achievable.<sup>13</sup> For these uses the ICBL Study recommends restricting the expansion of existing businesses and prohibiting new businesses from establishing.

There may be existing businesses in the ICBL area that have one or more of the identified prohibited uses as a primary or secondary component of their business operations. Existing uses would be permitted to continue; however, should they wish to expand, the onus would be on the business to demonstrate to the City that their use, including any secondary use, does not fall within the prohibited use list.

The proposed approach for new and existing high impact businesses is:

- Amend the Zoning By-law to prohibit new high impact uses within the lands subject to the ICBL as identified in Appendix 1
- Recognize in the Zoning By-law existing high impact uses within the lands subject to the ICBL and prohibit expansions. Applications for expansion may be permitted if they are minor and do not exacerbate impacts on residential and other sensitive land uses

### **Employment Land Conversion**

The Dundas Connects Study recommends the conversion of employment land to permit non-employment uses along the Dundas Corridor in both the Dixie and Mavis-Erindale Employment Areas, shown as the “proposed conversion area” in Appendix 4. The findings of the ICBL Study support these conversions.

In the Dixie Employment Area, the proposed conversion area applies mainly to lands currently designated Mixed Use, with a majority of the Business Employment designated lands remaining unchanged. In the Mavis-Erindale Employment Area, no existing Business Employment designated lands are proposed for conversion.

<sup>12</sup> Proposed new prohibited use, not currently on ICBL prohibited uses list

<sup>13</sup> All high impact uses that are identified as “manufacturing” currently fall under Zoning By-law definition “Manufacturing Facility”.

Although employment land conversion is supported, it must be in recognition of the continuing adjacent employment land use context. New non-employment uses would be required to address environmental impacts of employment uses and mitigate accordingly.

### **Recommendations**

1. That the Dundas Connects Study consider the proposed approach outlined in this report for its implementation phase
2. That a public meeting be held to consider proposed amendments to the Zoning By-law, as outlined in this report
3. That based on the results of the ICBL Study, the ICBL prohibited use list be amended to remove uses not identified as high impact, so as not to impact the operation of such businesses for the remainder of the ICBL effective time period<sup>14</sup> (see Appendix 5)
4. That a city-wide review of Employment zoned properties that are in close proximity to residential areas be conducted, to prohibit uses identified in this report as being incompatible with residential and other sensitive land uses. Properties identified as high impact in the Mavis-Erindale Employment Area but are located outside of the ICBL study area would be part of this review

## **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **Conclusion**

The ICBL Study identified that there were 12 uses permitted in the Zoning By-law that would not be compatible with the emerging vision for the Dundas Corridor as an intensified mixed use area with higher order transit. It is recommended that the Zoning By-law be amended to prohibit these uses from establishing or expanding on lands subject to the ICBL. Further, it is recommended that a city-wide review of Employment zoned properties in close proximity to residential areas should be undertaken to prohibit uses identified in the ICBL Study as incompatible with residential and other sensitive land uses.

The ICBL Study also contains a proposed approach for areas in the Dundas Corridor where land use permissions are proposed to be amended to allow for residential and other sensitive land uses. The approach will be addressed as part of the implementation of the Dundas Connects Master Plan.

<sup>14</sup> Upon amending ICBL 0012-2017 to remove uses from the list of Uses Not Permitted, the ICBL remains in effect until February 8, 2019, per By-law 0002-2018

The ICBL should be amended to remove uses not identified by the ICBL Study as being acceptable with the emerging vision for the Dundas Corridor.

## Attachments

Appendix 1: Interim Control By-law 0012-2017

Appendix 2: Interim Control By-law 0002-2018

Appendix 3: Impact Rating Criteria for Existing Businesses within the Dixie and Mavis-Erindale Employment Areas

Appendix 4: MAPS: Non-conversion and Proposed Conversion Areas (Dixie and Mavis-Erindale Employment Areas)

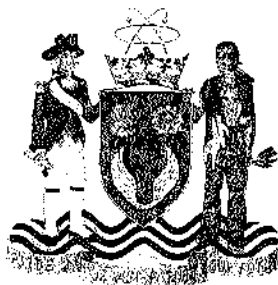
Appendix 5: Proposed Prohibited Uses in ICBL area and Uses to be Removed from ICBL list



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Andrew Whitemore, Commissioner of Planning and Building

Prepared by: Sharleen Bayovo, Planner, City Planning Strategies



## THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0012-2017

An Interim Control By-law

under section 38 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

WHEREAS authority is given to Council by Section 38 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law, for a period of time which shall not exceed one year from the date of passage of the By-law,

AND WHEREAS the Council of The Corporation of the City of Mississauga has directed by resolution that a study be undertaken to examine land use policies and zoning provisions for certain lands surrounding the Dundas Street Intensification Area and Higher Order Transit Corridor;

AND WHEREAS the Council of The Corporation of the City of Mississauga has directed by resolution that an interim control by-law be enacted for a period of one year for certain lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas, pursuant to Section 38 of the *Planning Act*;

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

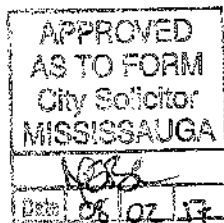
1. Lands within the Dixie Employment Area Character Area as shown on Schedule "A" to this By-law, and lands within the Mavis-Erindale Employment Area Character Area as shown on Schedule "B" to this By-law, shall not be used for any use listed on Schedule "C" to this By-law, except where such uses were legally existing on the date of passing of this By-law.
2. In addition to paragraph 1 of this By-law, the enlargement or replacement of uses listed on Schedule "C" to this By-law which were legally existing on the date of the passing of this By-law shall not be permitted.

3. This By-law expires one year from date of its enactment and passage by Council.

ENACTED and PASSED this 8 day of February 2017.

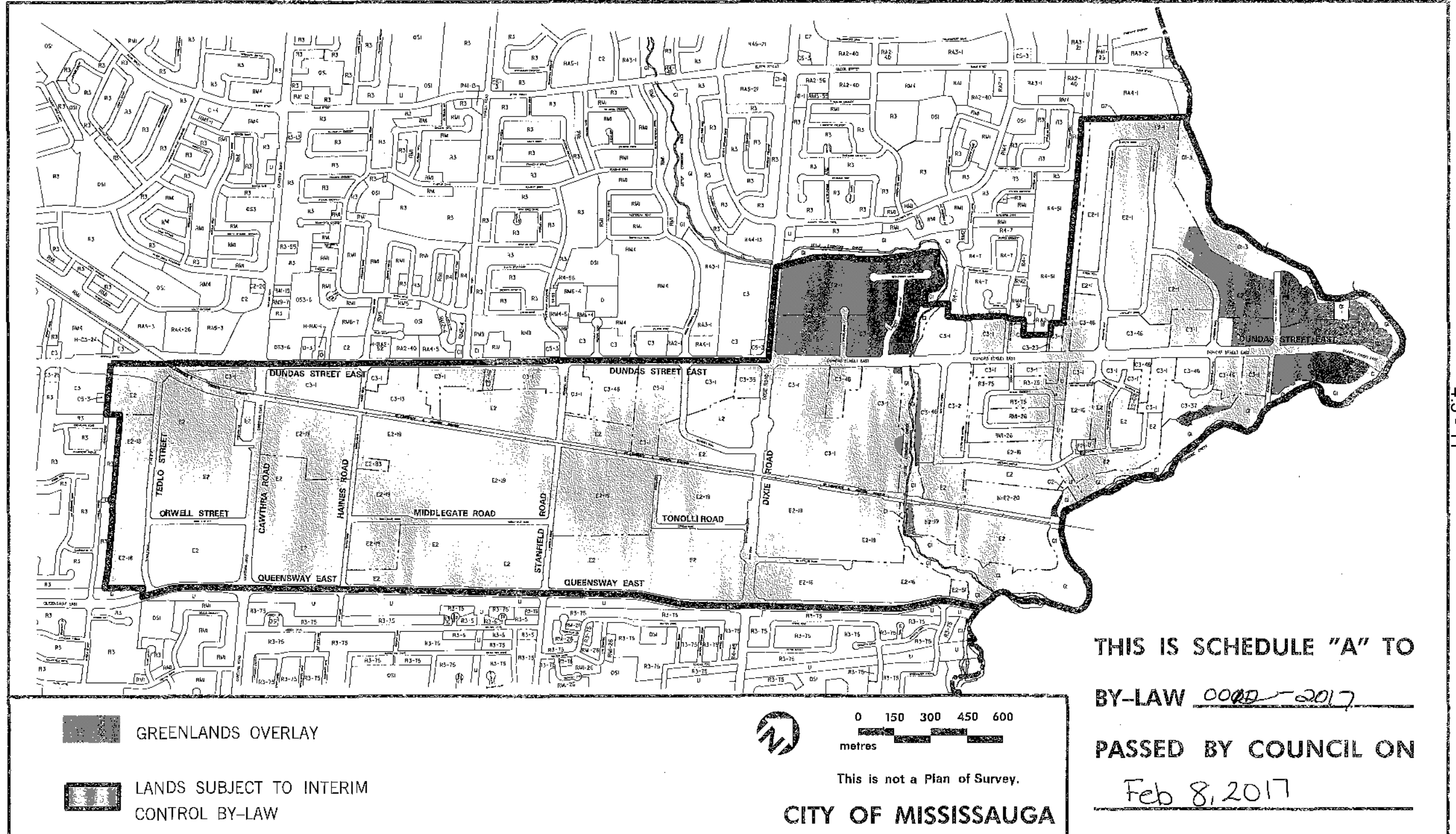
*Bonnie Crombie*

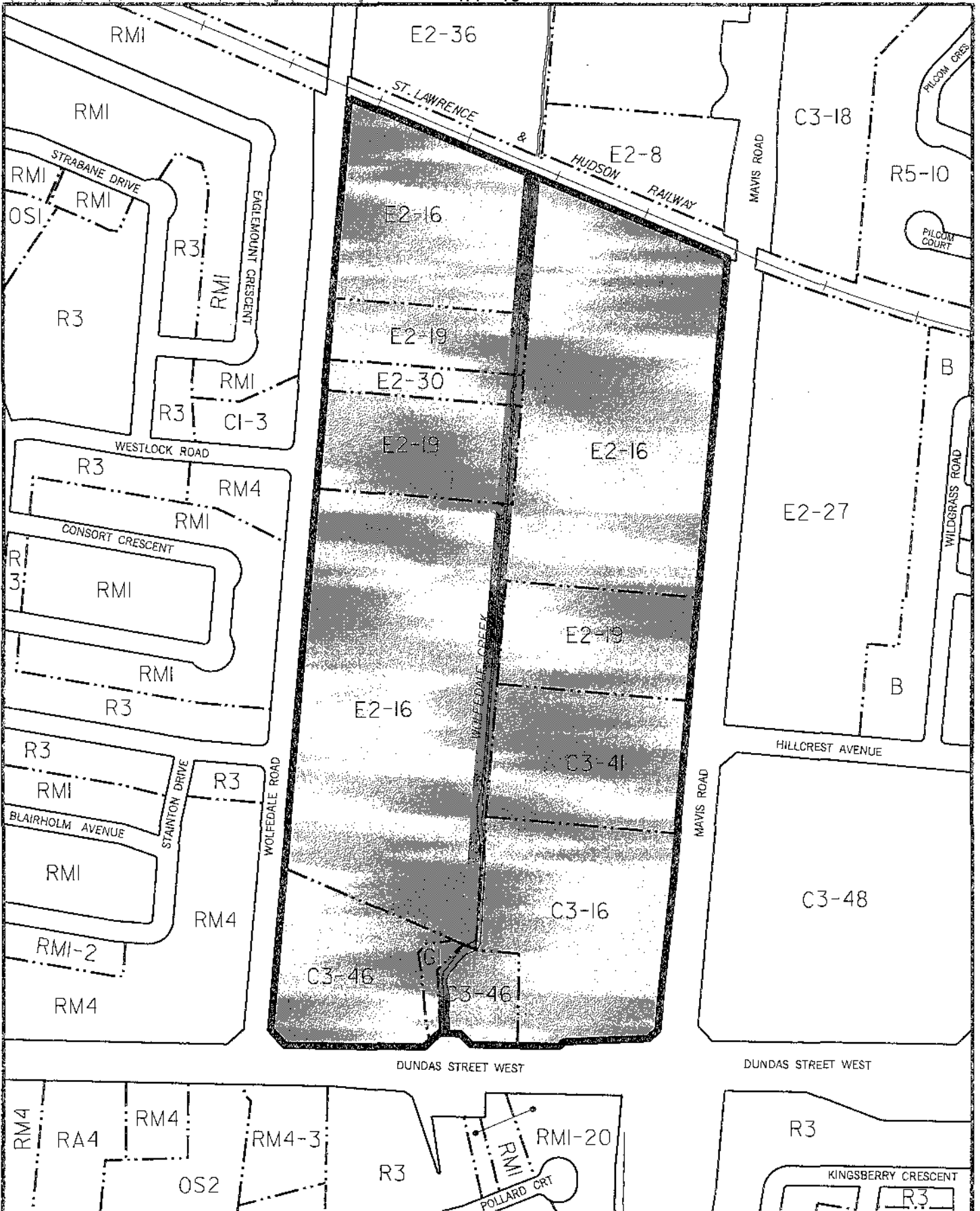
MAYOR



*Crystal Green*

CLERK





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GREENLANDS OVERLAY



LANDS SUBJECT TO INTERIM  
CONTROL BY-LAW

**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "B" TO**

**BY-LAW 0012-2017**

**PASSED BY COUNCIL ON**

**Feb 8, 2017**

### Uses Not Permitted under this By-law

- abattoir or rendering of animals and animal by-products
- ammunition, firearms or fireworks manufacturing
- asbestos products manufacturing
- battery manufacturing
- beverage distillation and manufacturing
- cement manufacturing or concrete batching plant
- chemical manufacturing and processing
- composting facility
- dry cleaning plant
- explosives manufacturing and storage
- fish products manufacturing, oil extraction from fish and animal matter
- gypsum or limestone processing and by-product manufacturing
- hazardous materials processing or manufacturing
- industrial gas manufacturing
- manufacturing and storage of fertilizers or pesticides
- medicinal product manufacturing
- milling operations
- oil-based paints, oil-based coatings, adhesives, resin, and natural or synthetic rubber manufacturing
- outdoor storage
- petroleum and coal refining and by-product manufacturing
- phosphate or sulphur products manufacturing
- plastics manufacturing
- science and technology facility related to any prohibited use
- smelting or foundry operations
- solvent manufacturing
- sugar refinery
- tannery
- tar and asphalt manufacturing
- textile manufacturing and processing
- truck terminal
- waste processing station
- waste transfer station
- wood treating and preservative facility

THIS IS SCHEDULE "C" TO

BY-LAW 0012-2017

PASSED BY COUNCIL ON

Feb 8, 2017



**APPENDIX "A" TO BY-LAW NUMBER 0012-2017**

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

This By-law restricts the use of certain lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas for a period of one year, pending the completion of a review of Mississauga Official Plan policies and zoning regulations for lands in the Dundas Intensification Area and Higher Order Transit Corridor.

This By-law does not prevent the continuation of any use as it legally existed on the date of the passing of this By-law, but the expansion or replacement of a restricted use is not permitted.

**Location of Lands Affected**

Lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas as shown on the attached maps designated as Schedules "A" and "B".

Further information regarding this By-law may be obtained from Gaspare Annibale of the City Planning and Building Department at 905-615-3200 ext. 3127.

[http://teamsites.mississauga.ca/sites/18/Bylaws/CBDixie\\_MavisErindale.ga.doc](http://teamsites.mississauga.ca/sites/18/Bylaws/CBDixie_MavisErindale.ga.doc)



## THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER ~~0002~~ - 2018

A by-law to amend Interim Control By-law 0012-2017, being an Interim Control By-law under section 38 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

WHEREAS the Council of the Corporation of the City of Mississauga ("Council") passed Interim Control By-law 0012-2017 ("By-law 0012-2017") respecting all lands within the Dixie Employment Area Character Area and those lands in the Mavis-Erindale Employment Area Character Area south of the Canadian Pacific Railway on February 8, 2017, in accordance with section 38 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS Council directed by resolution that a study be undertaken to examine land use policies and zoning provisions for certain lands surrounding the Dundas Street Intensification Area and Higher Order Transit Corridor;

AND WHEREAS the study to examine future uses in these Employment Areas is on-going;

AND WHEREAS Council considers it to be appropriate to extend the time period during which By-law 0012-2017 will be in effect, pursuant to subsection 38(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to complete the study and assess any recommendations which may arise therefrom with respect to land use policies and zoning provisions for the subject lands;

AND WHEREAS an interim control by-law, in accordance with section 38 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, can be extended provided the total period of time it is in effect does not exceed two years from the date of its passing;

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

1. By-law 0012-2017, being a City of Mississauga Interim Control By-law, is hereby amended by adding the following section:
  
4. . The period of time during which this By-law is in effect is extended from the original expiry date of February 8, 2018 to February 8, 2019.

ENACTED and PASSED this 24 day of January 2018.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MEM			
Date	2018	01	15

*Bonnie Cronin*

MAYOR

*W. J. Brown*

CLERK

APPENDIX "A" TO BY-LAW NO. 0062-2018

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

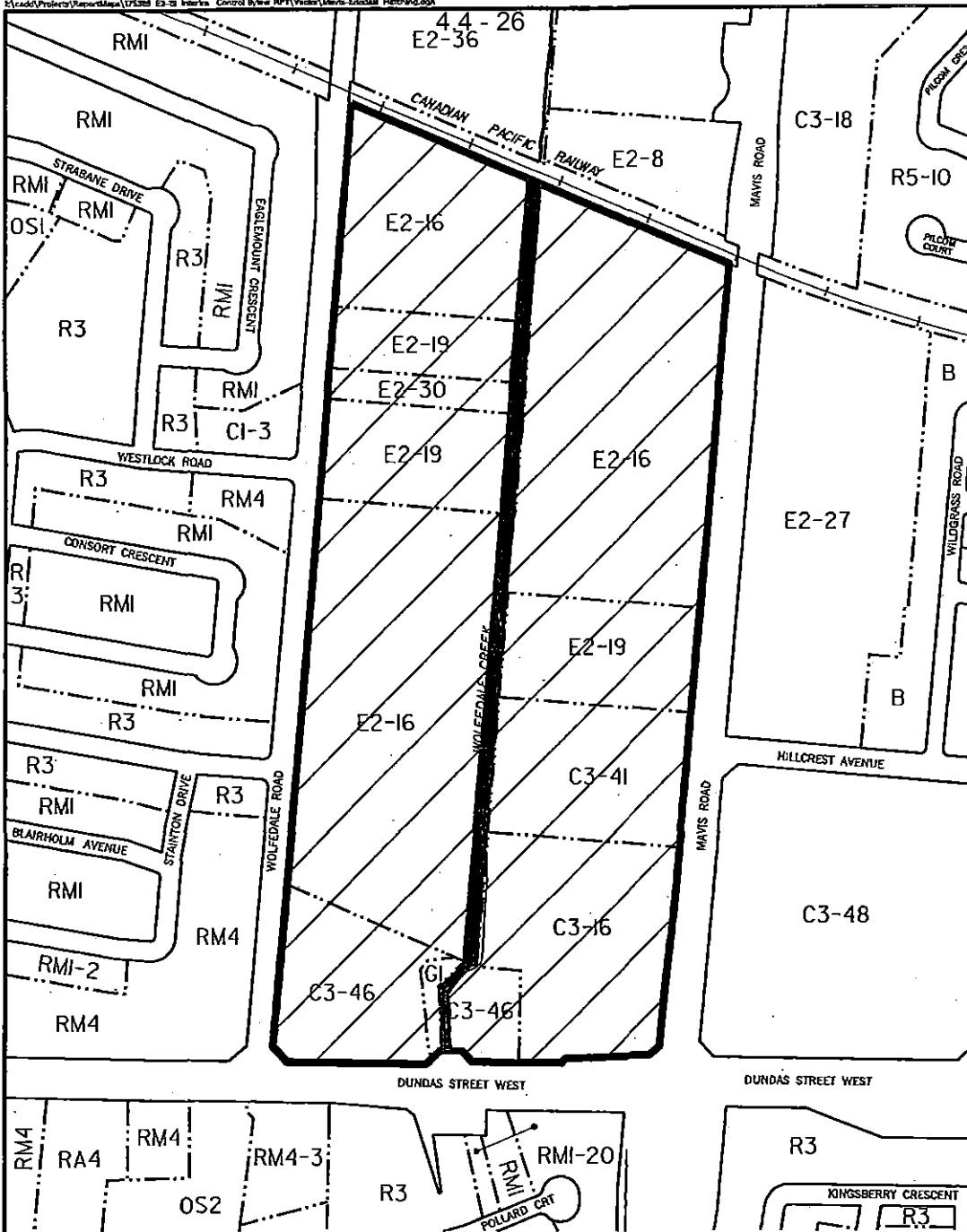
The purpose of this By-law is to amend the Interim Control By-law for the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas to restrict the use of lands, buildings and structures for an additional one year period.

**Location of Lands Affected**

Lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas as shown on the attached maps designated as Appendices "B" and "C".

Further information regarding this By-law may be obtained from Gaspare Annibale of the City of Mississauga Planning and Building Department at 905-615-3200 ext. 3127.





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GREENLANDS OVERLAY



LANDS SUBJECT TO INTERIM  
CONTROL BY-LAW

**CITY OF MISSISSAUGA**

**THIS IS APPENDIX "C" TO**

**BY-LAW 0002-2018**

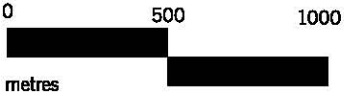
**PASSED BY COUNCIL ON**

**January 24, 2018**

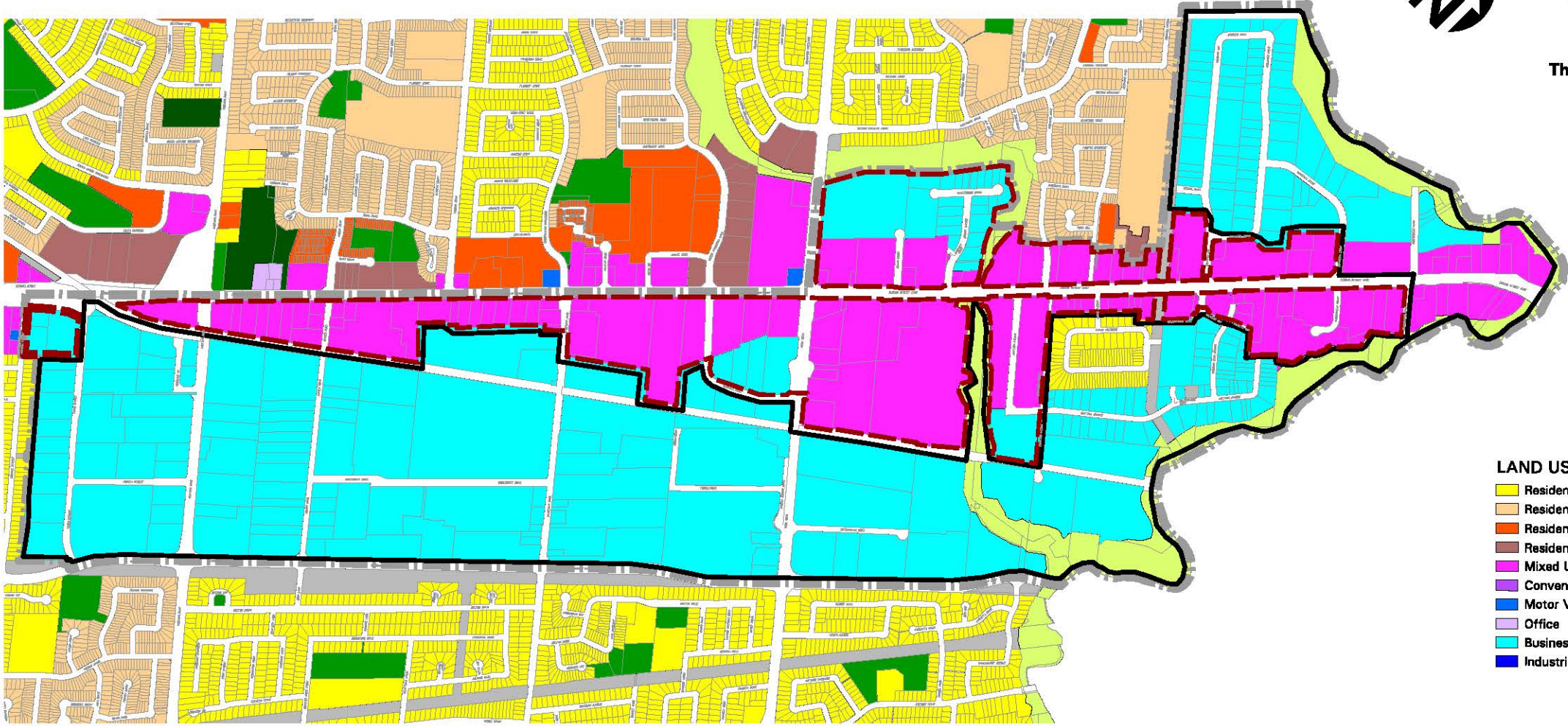
*Impact Rating Criteria for Existing Businesses within the Dixie and Mavis-Erindale Employment Areas*

Emissions	Rating Criteria				Information Source
	Not Applicable (NA)	Low (L)	Medium (M)	High (H)	








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

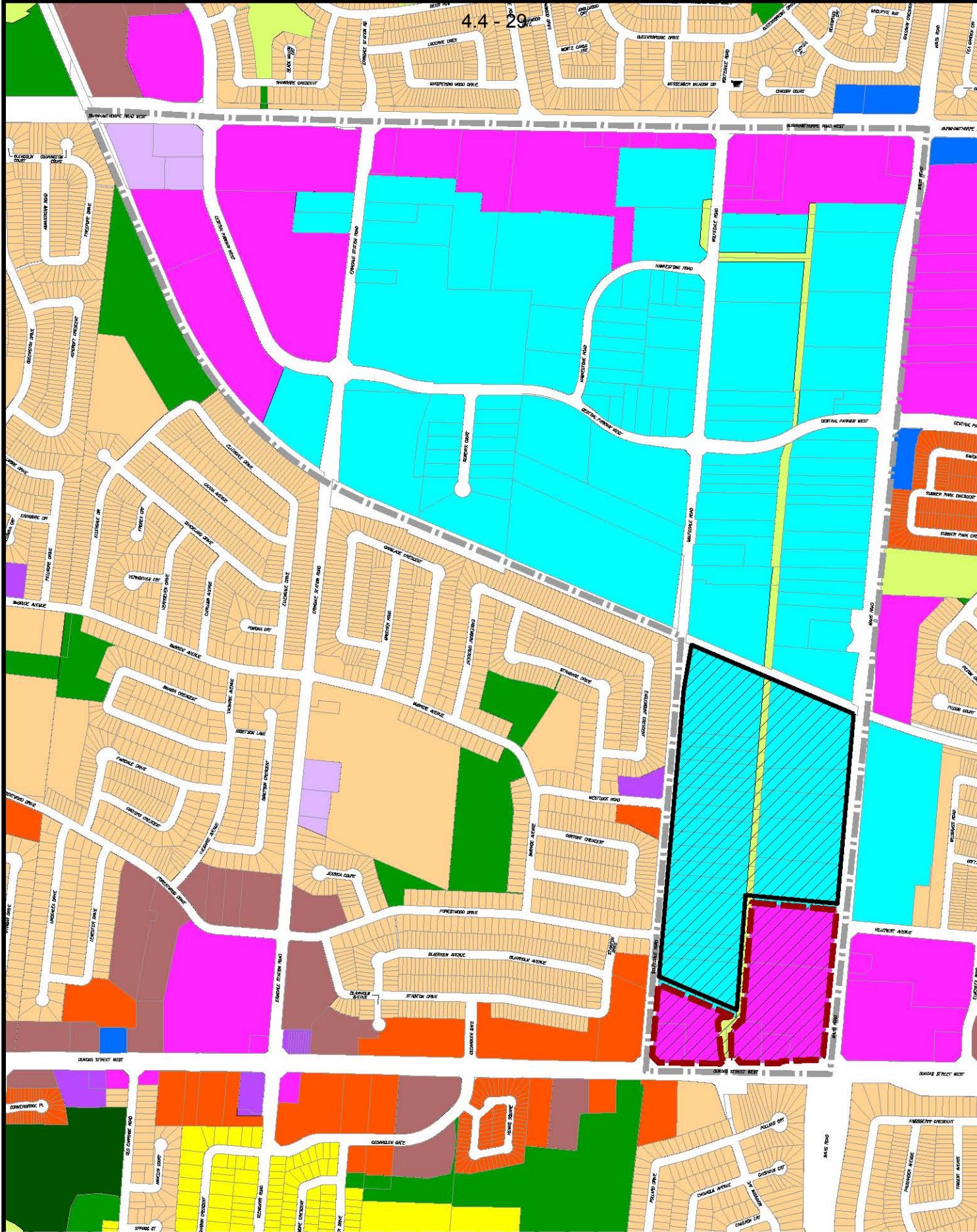
-  **INTERIM CONTROL BY-LAW (ICBL) STUDY AREA AND AREA SUBJECT TO ICBL**
-  **PROPOSED CONVERSION AREA – LANDS TO PERMIT NON-EMPLOYMENT USES**
-  **NON-CONVERSION AREA – LANDS TO BE RETAINED FOR EMPLOYMENT USES ONLY**

**NON-CONVERSION AND  
PROPOSED CONVERSION  
AREAS – DIXIE EMPLOYMENT  
AREA**

**CITY OF MISSISSAUGA**



4.4 - 29



0 100 200  
SCALE



INTERIM CONTROL BY-LAW STUDY AREA



AREA SUBJECT TO INTERIM CONTROL BY-LAW



PROPOSED CONVERSION AREA - LANDS  
TO PERMIT NON-EMPLOYMENT USES



NON-CONVERSION AREA - LANDS TO BE  
RETAINED FOR EMPLOYMENT USES ONLY

#### LAND USE DESIGNATIONS

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

This is not a Plan of Survey.

**CITY OF MISSISSAUGA**

**NON-CONVERSION AND  
PROPOSED CONVERSION  
AREAS - MAVIS-ERINDALE  
EMPLOYMENT AREA**

**Proposed Prohibited Uses in Interim Control By-law (ICBL) area:**

- asbestos products manufacturing
- cement manufacturing or concrete batching plant
- composting facility
- gypsum or limestone processing and by-product manufacturing
- oil-based paints, oil-based coatings, adhesives, resin, and natural or synthetic rubber manufacturing
- petroleum and coal refining and by-product manufacturing
- phosphate or sulphur products manufacturing
- smelting or foundry operations
- solvent manufacturing
- tannery
- tar and asphalt manufacturing
- *motor vehicle wrecking yard*<sup>1</sup>

**Uses to be removed from ICBL 0012-2017 Prohibited Use List:**

- abattoir or rendering of animals and animal by-products
- ammunition, firearms or fireworks manufacturing
- battery manufacturing
- beverage distillation and manufacturing
- chemical manufacturing and processing
- dry cleaning plant
- explosives manufacturing and storage
- fish products manufacturing, oil extraction from fish and animal matter
- hazardous materials processing or manufacturing \*
- industrial gas manufacturing
- manufacturing and storage of fertilizers or pesticides
- medicinal product manufacturing
- milling operations
- outdoor storage \*
- plastics manufacturing
- science and technology facility related to any prohibited use \*
- sugar refinery
- textile manufacturing and processing
- truck terminal
- waste processing station
- waste transfer station
- wood treating and preservative facility

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<sup>1</sup> Proposed new prohibited use, not currently on ICBL prohibited uses list

\*These categories are quite broad and as such no qualitative or quantitative assessment of environmental impacts can be undertaken (Source: Dixie and Mavis-Erindale Employment Land Use Study, page 136)



**Planning and Development Committee****2018/06/11****6**

Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (10-2(Absent)-0)

**4.6. PUBLIC MEETING INFORMATION REPORT (WARDS 1, 3 & 6)**

Land Use Compatibility Assessment Results and Proposed Approach RE: Interim Control By-law 0012-2017, as amended - File: CD.21-INT

The following addressed the Committee citing support for the recommendations:

1. Phil Stewart, Pound and Sterling, respecting 510 Hensall Circle;
2. David Tang, Miller Thomson LLP, representing Mother Parkers Coffee and Tea.

Councillor Starr moved the following motion, which was voted on and carried:

**RECOMMENDATION**

PDC-0039-2018

1. That the submissions made at the public meeting held on June 11, 2018, to consider the report titled "Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended" dated April 6, 2018, from the Commissioner of Planning and Building, be received.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the report titled "Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended" dated April 6, 2018, from the Commissioner of Planning and Building.
3. That two oral submissions be received.  
File: CD.21-INT

**RECEIVED** (Councillor R. Starr)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor B. Crombie	X			
Councillor D. Cook	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			

Councillor R. Starr				X
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (10-1(Absent)-1(Abstain))

4.3

**REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 5)**

Application to remove the "H" Holding Symbol to permit a warehouse and distribution centre with accessory two storey office, 6775 Maritz Drive

Owner: Blum Canada Limited

File: H-OZ 17/003 W5 □ Bill 139

Councillor Parrish moved the following motion, which was voted on and carried:

**RECOMMENDATION**

PDC-0040-2018

That the report dated May 18, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 17/003 W5, Blum Canada Limited, 6775 Maritz Drive, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

File: H-OZ 17/003 W5

**APPROVED** (Councillor C. Parrish)

<b>RECORDED VOTE</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor D. Cook	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11-1(Absent)-0)



June 7, 2018

**BY EMAIL & DELIVERED**

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

Attn: Chairman G. Carlson, Madame Mayor B. Crombie & Members of Committee

**Re: Item 4.6 – ‘Land Use Compatibility Assessment Results and Recommendations RE:  
 Interim Control By-law 0012-2017, as amended’ (PDC June 11, 2018)  
 510 Hensall Circle – Cooksville Steel Ltd.  
 City of Mississauga  
 Our File No. 1812**

We are the Planners of Record writing on behalf of Hensall Landholdings c/o Cooksville Steel Ltd., the registered owner of 510 Hensall Circle (herein referred to as the ‘property’), with respect to the above item. This property is 2.4 ha. (6.0 acres) in land area and is completely located within the boundary of the ‘Cawthra Focus Area’ as set out in the ‘Dundas Connects Master Plan’.

We are commenting with respect to the ‘Land Use Compatibility Assessment Results and Recommendations Re: Interim Control By-law 0012-2017, as amended’ as it relates to the final ‘Dundas Connects Master Plan’ (dated May 24, 2018) in terms of this property.

Please note City Staff have revised the following Figures in the ‘Dundas Connects Master Plan’ to include all of the property per our April 30, 2018 letter submission to PDC:

- **Figure 5-10** *Cawthra Focus Area Proposed Uses Overlayed on Mississauga Official Plan Schedule 10 (2017 Consolidation)* has been revised to include all of the 510 Hensall Circle property as ‘*Employment Area Mixed Use*’.
- **Figure 5-11** *Cawthra Focus Area Framework Plan* has been revised to include all of the 510 Hensall Circle property as ‘*Potential Redevelopment (Conceptual)*’ with ‘*Office Priority*’.
- **Figure 5-31** *Built Form Concept Plan* has been revised to include all the 510 Hensall Circle property as ‘*Minimum 3 Storeys, Maximum 12 Storeys*’.

POUND & STEWART ASSOCIATES LIMITED



Given the timing of these recent modifications to the 'Dundas Connects Master Plan', the above captioned 'ICBL' documents have not, as of yet, been revised to reflect these modifications. As shown on our attached Figure 1, regarding Appendix 4 of the ICBL Corporate Report, approximately 70% of the 510 Hensall Circle property is identified as *"Proposed Conversion Area – Lands to Permit Non-Employment Uses"*. This leaves approximately 30% of the property excluded and identified as *"Non-Conversion Area – Lands to be Retained for Employment Uses Only"*.

The entire 510 Hensall Circle property should be identified as *"Proposed Conversion Area – Lands to Permit Non-Employment Uses"* as it is a registered parcel of land and should be treated in a complete manner in terms of land use. Being designated as *"Proposed Conversion Area – Lands to Permit Non-Employment Uses"* is important as the ICBL is a regulatory development control document, supporting the 'Dundas Connects Master Plan'. This designation will provide for cohesiveness in terms of future land use. More specifically, Figure 1, as attached, highlights our requested modification, showing a close-up of the existing ICBL Report Appendix 4, focusing on the 510 Hensall Circle property, and our recommended modification to Appendix 4.

#### **Recommendation**

We recommend a relatively minor modification to Appendix 4 of the ICBL, which in our opinion will align the ICBL designation of the 510 Hensall Circle property in terms of the 'Dundas Connects Master Plan'.

Thank-you of the opportunity to provide our submission.

Yours truly,

Pound & Stewart Associates Limited



Philip Stewart, MCIP, RPP

la/

1812ltr\_Mississauga.PDC.Item4.6.Jun.11.18

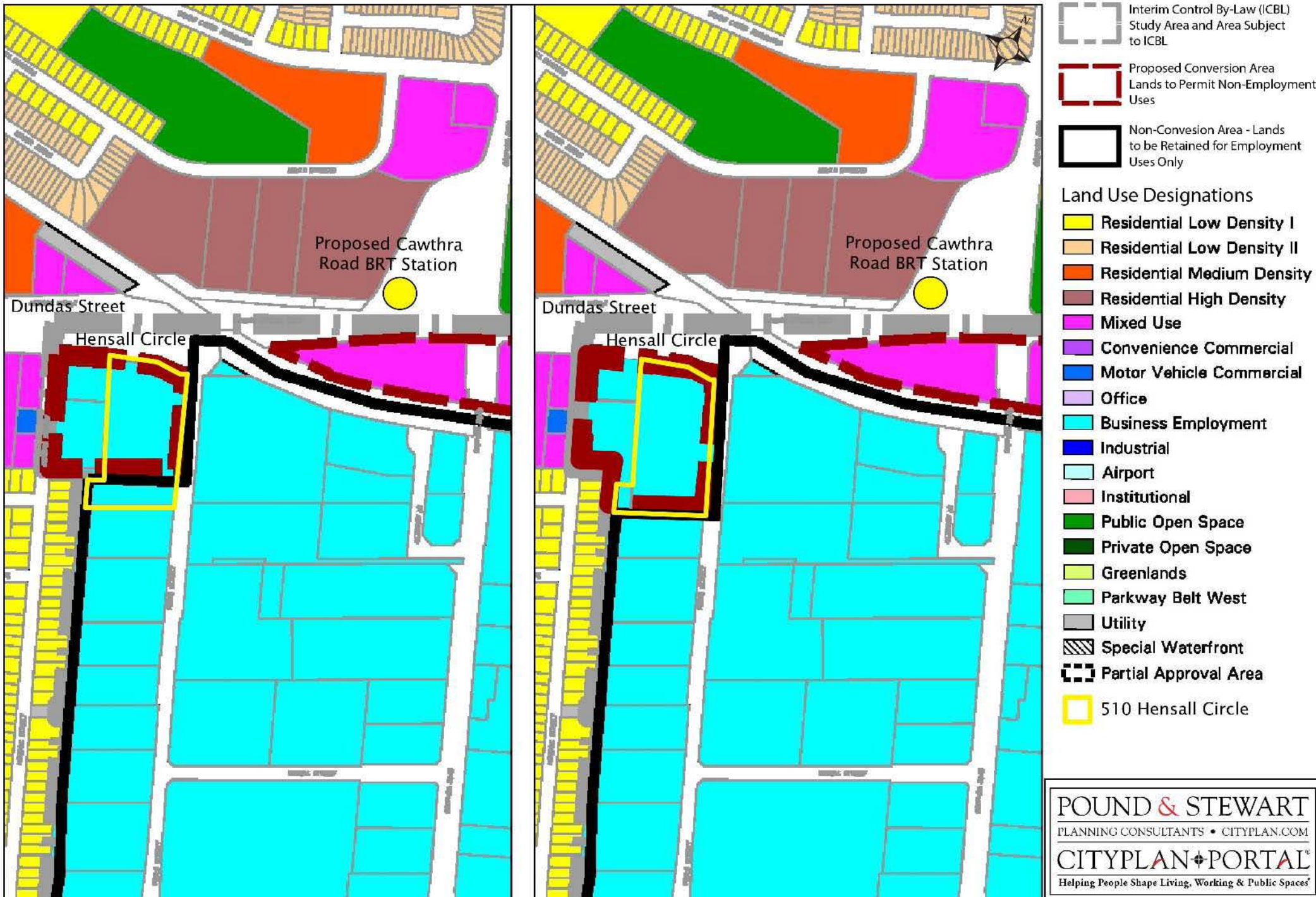
Attachments: As noted herein

- cc. Ms. M. Alikhan, Legislative Coordinator, City of Mississauga
- cc. Ms. D. Rusnov, City Clerk, City of Mississauga
- cc. Mr. A. Whittemore, Commissioner of Planning & Building, City of Mississauga
- cc. Ms. S. Bayovo, Planner, City of Mississauga
- cc. Client

POUND & STEWART ASSOCIATES LIMITED









Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

**June 11, 2018**

**The Corporation of the City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1**

**Attention: Chair and Members of Planning and Development Committee**

**-AND-**

**Andrew Whittemore, Commissioner of Planning and Building**

**Re: FORMAL PUBLIC INPUT - O.T.P Properties Limited, RHenderson Inc.  
and 1409795 Ontario Inc. (955 Middlegate Road, 2493 Haines Road,  
2485 Haines Road and 2520 Haines Road, City of Mississauga)**

**PUBLIC MEETING INFORMATION REPORT □ Land Use Compatibility  
Assessment Results and Recommendations Re: Interim Control By-  
law 0012-2017 (City File CD.21-INT) □ Item 4.6**

**-AND-**

**RECOMMENDATION REPORT - DUNDAS CONNECTS MASTER PLAN  
(City File CD.04-DUN) □ Item 4.8**

**Dear Councillors and Mr. Whittemore:**

Gagnon Walker Domes Ltd. (GWD) represents O.T.P properties Limited (OTP), RHenderson Inc. (RHenderson) and 1409795 Ontario Inc., respectively the owners of the properties municipally known as 955 Middlegate Road and 2493 Haines Road, 2485 Haines Road, and 2520 Haines Road (collectively the Properties).

The Properties are located within the Dixie Employment Area, are within the limits of the lands subject to Interim Control By-law 0012-2017 (ICBL) and are part of the City of Mississauga's Dixie and Mavis-Erindale Employment Lands Use Study (ICBL Study). The Properties are also within the Dundas Street corridor that has been studied as part of the Dundas Connects Master Plan.

Further to the correspondence previously provided to the City of Mississauga on behalf of our clients on April 30, 2018 (attached), this letter reiterates our clients concerns with the ICBL Study and Dundas Connects Master Plan as they affect the Properties.

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**GAGNON WALKER DOMES LTD.**

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3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556  
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In our opinion the City Staff's recommendations resulting from the Dundas Connects Master Plan Study and ICBL Study, which call for the prohibition of certain as-of-right employment permissions on the Properties, do not align with matters of provincial interest and do not conform to the Provincial Plans or Region of Peel and City of Mississauga Official Plans. On this basis, the City Planning and Development Committee and Council should **refuse** the Staff Recommendation to consider any future proposed amendments to the City of Mississauga Official Plan and Zoning By-law..

The reasons for our client's concerns include, but are not limited to, the following:

**Recommendations Fail to Align with Matters of Provincial Interest as it Fails to Conform with Provincial Policy Statements and Provincial Plans**

The Ontario Planning Act, R.S.O. 1990, c. P.13, states that "a decision of the council of a municipality...in respect of the exercise of any authority that affects a planning matter, (a) shall be consistent with the policy statements...; and (b) shall conform with the provincial plans..., or shall not conflict with them, as the case may be" (S.3(5)).

It is therefore a requirement of good planning to have regard to matters of provincial interest, and, amongst other things, this includes the consideration of the creation/maintenance of healthy communities and the adequate provision of current and future employment opportunities.

Both the PPS and the Growth Plan heavily emphasize economic development and employment retention as significant planning objectives. For example, the PPS states that planning authorities shall "promote economic development and competitiveness," and "plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs"(Policies 1.3.1 and 1.3.2.1).

Similarly, the Growth Plan states that it is "critical that we understand the importance of regionally significant employment areas"(Section 2.1), and that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- c) planning to better connect areas with high employment densities to transit; and
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment (Section 2.2.5).

The introduction of sensitive land uses within proximity of the Properties and the recommended removal of as-of-right employment uses on lands that are proposed to remain designated and zoned for employment within Dixie Employment Area, south of





the rail corridor, does not conform with either the Provincial Policy Statement or the Growth Plan, as it would negatively impact our client's existing operations, their immediate and future expansion plans, and any future potential redevelopment of the Properties for the range of employment permissions that have been availed to them since their respective ownership. In our opinion this would result in a negative impact to a significant Employment Area and serve to inhibit economic development within the City.

### **Recommendations Fail to Conform to the Region of Peel and City of Mississauga Official Plans**

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

Pursuant to the Region of Peel Official Plan, the Region's Employment Areas are key centres of activity that are important for the Region to maintain a healthy economy. The Region's Employment Areas are planned to accommodate a range of employment uses such as manufacturing, warehousing, offices and associated ancillary facilities (Section 5.6).

It is the objective of the Region of Peel to:

- provide sufficient lands in Employment Areas in the Region of Peel to support a vibrant sustainable economy, to further the economic development goals of the area municipalities and to contribute to complete communities (Section 5.6.1.1);
- attract and retain a range of employment types in the Region of Peel (Section 5.6.1.4); and
- plan for, protect and preserve Employment Areas for employment uses (Section 5.6.1.6).

Further to these objectives the Region of Peel Official Plan outlines a policy framework that serves to protect and maintain the function and long term viability of Employment Areas including, but not limited to, the following:

- require that area municipalities include a range of employment designations in their Official Plans for Employment Areas to achieve the employment forecasts and to accommodate a variety of employment uses in accordance with the locational and market requirements of these uses (Policy 5.6.2.2); and
- protect and support Employment Areas for employment uses (Policy 5.6.2.6).

#### **City of Mississauga Official Plan**

The Properties are designated 'Business Employment' in the City of Mississauga's Official Plan, which permits a variety of commercial and industrial uses. Similar to the Regional Official Plan, the City of Mississauga Official Plan directs that employment lands are to be protected to ensure an adequate supply of lands suitable for a diversity of employment uses.



The City's Official Plan professes that Mississauga is an economically strong city where people and businesses thrive and that the City's economic success is based on its ability to attract and retain a diversity of business operations. The Urban System supports the business community by promoting office and employment uses within Intensification Areas, while preserving lands for a variety of activities and extensive employment functions (Section 10.1).

City of Mississauga Official Plan policy identifies and protects lands for a diversity of employment uses to meet current and future needs. These policies include but are not limited to:

- providing an adequate supply of lands for a variety of appropriate employment uses that will be maintained to accommodate the City's growth forecasts (Policy 10.1.3);
- protecting lands within Employment Areas for industrial uses (Policy 10.3.2);
- minimizing land use conflicts between industrial uses and sensitive land uses (Policy 10.3.3);
- supporting the continued operation of existing industrial uses and discourage employment uses and sensitive land uses in the vicinity of existing industrial land uses that would:
  - require industrial uses to significantly modify their operations;
  - cause industrial uses to be in non-compliance with pertinent standards; and
  - inhibit the development of designated industrial lands for the purposes permitted by the Official Plan (Policy 10.3.4).

### Conversion of Employment Lands

The City of Mississauga and Region of Peel Official Plans include policies regarding the conversion of Employment Areas. The conversion of lands located within Employment Areas to permit non-employment uses is prohibited unless considered through a municipal comprehensive review, which shall demonstrate that:

- there is a need for the conversion;
- the City and Region will meet their employment forecasts;
- the conversion will not adversely affect the overall viability of the Employment Area and achievement of the intensification target, density targets and other policies of the Official Plans;
- there is existing or planned infrastructure to accommodate the proposed conversion;
- the lands are not required over the long term for employment purposes; and
- cross jurisdictional issues have been considered.



Consideration shall also be provided for:

- alternative locations for displaced employment uses;
- land use options that result in a similar or greater number of employment opportunities;
- compatibility with surrounding land uses;
- infrastructure capacity, needs and costs; and
- municipal benefits to be realized through land conversion.

The proposed restrictions on existing employment lands and removal of current as-of-right permissions on the Properties does not conform to the Regional or City Official Plans as they relate to the protection of Employment Areas and the fostering of a diverse employment base; which shall include industrial employment uses. The proposed conversion of employment lands within the Dixie Employment Area, north of the rail corridor, does not appropriately consider how the conversion of lands may adversely affect the overall viability of the Dixie Employment Area, future land use incompatibility related to the Properties, nor does it suitably consider alternative locations for the displaced employment uses that are proposed to be removed from the as-of-right zoning of the Properties.

### **Closing Remarks**

The potential mixed use intensification areas proposed through the Dundas Connects Master Plan are located directly adjacent to existing employment uses within the Dixie and Mavis-Erindale Employment Areas. The ICBL Study acknowledges that in order to ensure land use compatibility, efforts must be made to avoid, mitigate or minimize potential negative impacts, while maintaining the stability of existing employment uses. However, it is also acknowledged by the ICBL Study that the introduction of residential uses and the conversion of lands to non-employment uses have the potential to create incompatibility with existing employment uses that are not proposed for conversion.

The Dixie Employment Area is recognized as one of the oldest Employment Areas in the City and like other Employment Areas is considered a "stable" area pursuant to the City's Official Plan that should be protected from incompatible development. According to the Market Analysis conducted as part of the ICBL Study the Dixie Employment Area has maintained steady growth and remains a viable Employment Area.

While the Dundas Connects Master Plan and ICBL Study includes policy recommendations that would require compatibility assessments to determine how future residential proposals may be mitigated to assess land use compatibility matters, the primary mechanism recommended through the Dundas Connects Master Plan and ICBL Study to deal with adjacency issues is the prohibition of a series of as-of-right industrial permissions; as outlined in the ICBL. This approach unfairly places the primary and immediate onus on existing landowners and businesses in the Employment Area, which have existed as part of the community for many years.



Our clients are in opposition to any policy direction recommended through the ICBL Study or Dundas Connects Master Plan that would prohibit the use, or restrict the operation and/or expansion, of any permitted industrial employment use permitted as-of-right within the E2-19 and E2-83 Zones as they apply to the Properties.

While it is acknowledged by the City Staff and its consultant that the primary employment function of the lands within the ICBL boundary located south of the rail corridor be preserved, the prohibition of existing as-of-right uses and the restrictions on the expansion of existing permitted uses will have the effect of undermining the function and viability of the employment lands south of the rail corridor.

It is our opinion that the recommendations of the ICBL and vision of the Dundas Connects Master Plan do not represent good planning as they fails to align with matters of Provincial interest and fail to conform to (or not conflict with) Provincial, Regional and City plans.

Pursuant to the Staff Recommendations contained within the Pubic Meeting Information Report in connection with the ICBL Study all submissions made from the public shall be received and that Staff are to report back to Planning and Development Committee at a future meeting. We ask that this submission, as well as the submission made on behalf of our clients on April 30, 2018, be received and considered prior to Staff reporting back to Planning and Development Committee.

We reserve the right to provide additional comments on the Dundas Connects Master Plan and ICBL Study. We also ask to be informed of any and all future public correspondence and meetings in relation thereto.

**Regards,**

**Richard Domes  
Principal Planner**

C.C: M. Flynn-Guglietti, McMillan LLP  
M. Gagnon, Gagnon Walker Domes Ltd.  
O.T.P properties Limited  
RHenderson Inc.  
1409795 Ontario Inc.



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

**April 30, 2018**

**The Corporation of the City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1**

**Delivered by Email**

**Attention: Chair and Members of Planning and Development Committee**

**-AND-**

**Andrew Whittemore, Commissioner of Planning and Building**

**Re: FORMAL PUBLIC INPUT - O.T.P Properties Limited, RHenderson Inc. and 1409795 Ontario Inc. (955 Middlegate Road, 2493 Haines Road, 2485 Haines Road and 2520 Haines Road, City of Mississauga)**

**INFORMATION REPORT □ Land Use Compatibility Assessment  
Results and Recommendations Re: Interim Control By-law 0012-2017  
(City File CD.21-INT)  
DUNDAS CONNECTS MASTER PLAN (City File CD.04-DUN)**

**Dear Chair and Members of Planning and Development Committee and Mr. Whittemore:**

Gagnon Walker Domes Ltd. (□GWD□) represents O.T.P properties Limited (□OTP□), RHenderson Inc. (□Henderson□) and 1409795 Ontario Inc., respectively the owners of the properties municipally known as 955 Middlegate Road and 2493 Haines Road, 2485 Haines Road, and 2520 Haines Road, in the City of Mississauga (collectively the □Properties□).

The Properties are generally located south of the Canadian Pacific Railway, north of Middlegate Road, east of Cawthra Road and west of Stanfield Road (see attached location map). The Properties are located within the Dixie Employment Area, are within the limits of the lands subject to Interim Control By-law 0012-2017 (□ICBL□) and are part of lands within the City of Mississauga's Dixie and Mavis-Erindale Employment Lands Use Study (□ICBL Study□).

Please accept this correspondence as part of the public record in connection with the above noted matters which highlights our clients' general concerns with the Dundas

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Connects Master Plan and the very recently released ICBL Study, particularly as they impact the Properties.

## **Background**

### **Official Plan and Zoning By-law**

As noted above, the Properties are located within the Dixie Employment Area. The Properties are also designated 'Business Employment' in the City of Mississauga's Official Plan and zoned 'Business Employment Exception 19' (E2-19) and 'Business Employment Exception 83' (E2-83) in the City of Mississauga Zoning By-law 0225-2007. A range of industrial uses are permitted as-of-right.

### **ICBL**

On February 8, 2017 City Council approved the ICBL which has the effect of prohibiting the enlargement, replacement or new development of over thirty (30) employment uses that are currently permitted within the Official Plan's Business Employment designation and Zoning By-law. The ICBL was passed by Council to allow the City and its consultants to undertake a study to examine land use policies and zoning provisions for land use compatibility between existing employment uses in the Dixie and Mavis-Erindale Employment Areas and the emerging vision for the Dundas Street corridor as contemplated through the Dundas Connects Master Plan Study. The ICBL was extended for a further period of one year on January 24, 2018. Our clients are appellants to the ICBL.

### **Dundas Connects Master Plan**

The Dundas Connects Master Plan is the culmination of a multi-phase process initiated by the City of Mississauga in 2016. The recently released final Dundas Connects Master Plan provides recommendations for the implementation of rapid transit, land use change and intensification, as well as streetscape modifications along the Dundas Street corridor (including within the Dixie Employment Area).

The recommendations of the Dundas Connects Master Plan include the conversion of employment lands and introduction of sensitive land uses (i.e. mixed use, residential) within those portions of the Dixie Employment Area located along Dundas Street as well as in identified □Focus Areas□

The Dundas Connects Master Plan also serves as the second phase of the City's Municipal Comprehensive Review process for its Employment Lands Review.

### **ICBL Study**

The ICBL Study has been undertaken by the City of Mississauga to assess the land use compatibility between existing employment uses in the Dixie and Mavis-Erindale Employment Areas and inform the potential introduction of residential and other sensitive land uses along, and/or within direct proximity to Dundas Street. The ICBL





Study is intended to be utilized as a tool to consider proposed amendments the City's Zoning By-law to restrict certain employment use permissions within the Dixie and Mavis-Erindale Employment Areas.

### **Dundas Connects Master Plan Study**

The Dundas Connects Master Plan seeks to create a more intensive, transit supportive corridor that will accommodate future growth projections and a mix of land uses along Dundas Street and within identified Focus Area nodes.

#### **Cawthra Focus Area**

The Properties are located within direct proximity of the Cawthra Focus Area and the Dundas Street corridor.

Figure 5-11 (Cawthra Focus Area Framework Plan) and 5-31 (Built Form Concept Plan) of the Dundas Connects Master Plan identifies lands located south of Dundas Street bound by the Canadian Pacific Railway to the west and south and Haines Road to the east as being considered for "Potential Redevelopment" up to a maximum of twelve (12) storeys for the purposes of "Mixed Use Frontages" and "Retail Priority Frontages" which may include the inclusion of residential and other sensitive land uses.

- *Our clients are in opposition to any policy direction recommended through the Dundas Connects Master Plan that would introduce residential land uses (or any other sensitive land use) which could have the effect of restricting the operation and/or expansion of any industrial employment use permitted as-of-right within the E2-19 and E2-83 Zones as they apply to the Properties.*

### **ICBL Study**

The Dixie and Mavis-Erindale Employment Land Use Study has been undertaken to address potential impacts resulting from recommended policy changes to Mixed Use Areas along the length of Dundas Street, as well as the recommended conversion of employment lands to permit non-employment uses (i.e. residential uses), which have emerged through the Dundas Connects Study.

The City of Mississauga's purpose in completing the ICBL Study was to undertake a planning, market and environmental review and analysis of all lands located within the Dixie and Mavis-Erindale Employment Areas, with a particular focus on those lands located within the boundaries of ICBL. Based on these findings, the ICBL Study established a set of policy recommendations, which in the opinion of Planning Staff, optimizes land use compatibility between employment uses and adjacent residential and other sensitive uses.

#### **Land Use Compatibility**

The potential mixed use intensification areas proposed through the Dundas Connects Master Plan are located directly adjacent to existing employment uses within the Dixie



and Mavis-Erindale Employment Areas. The ICBL Study acknowledges that in order to ensure land use compatibility, efforts must be made to avoid, mitigate or minimize potential negative impacts, while maintaining the stability of existing employment uses. However, it is also acknowledged by the ICBL Study that the introduction of residential uses and the conversion of lands to non-employment uses have the potential to create incompatibility with existing employment uses that are not proposed for conversion.

The Dixie Employment Area is recognized as one of the oldest Employment Areas in the City and like other Employment Areas is considered a "stable" area pursuant to the City's Official Plan that should be protected from incompatible development. According to the Market Analysis conducted as part of the ICBL Study, the Dixie Employment Area has maintained steady growth and remains a viable Employment Area.

While the Dundas Connects Master Plan and ICBL Study includes policy recommendations that would require compatibility assessments to determine how future residential proposals may be mitigated to assess land use compatibility matters, the primary mechanism recommended through the Dundas Connects Master Plan and ICBL Study to deal with adjacency issues is the prohibition of a series of as-of-right industrial permissions; as outlined in the ICBL. This approach unfairly places the sole and immediate onus on existing landowners and businesses in the Employment Area, which have existed as part of the community for many years.

- *Our clients are in opposition to any policy direction recommended through the ICBL that would prohibit the use, or restrict the operation and/or expansion, of any industrial employment use permitted as-of-right within the E2-19 and E2-83 Zones as they apply to the Properties.*

### Environmental Effects Analysis

The ICBL Study indicates that a qualitative review of potential air quality, noise, vibration, and odour impacts from the existing businesses within the entire Dixie and Mavis-Erindale Employment Areas on the existing and potential future sensitive land uses within the Dundas Connects Master Plan was undertaken. The purpose of the review was to determine whether any uses that are currently proposed to be prohibited (ICBL list of uses) or permitted (existing employment uses) pose potential compatibility concerns for future sensitive land uses in the area.

The Environmental Effects Analysis consisted of a high level qualitative review of businesses within the Employment Areas and the list of prohibited uses under the ICBL. The analysis was completed based on theoretical expected environmental impacts associated with typical operations and the potential to mitigate those impacts. It is not clear what assumptions were made by the City's consultant as they relate to the Properties, surrounding sensitive receptors, or any potential mitigation measures assessed as a means for the City to determine the identified incompatibility of those prohibited and restricted uses.

- *Please provide the consultant's full environmental effects analysis for our review and further comment prior to any future Public Meeting.*

**Information Report □ Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017**

The Information Report entitled □ Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended □ includes a series of Staff Recommendations pursuant to the direction of the ICBL Study. The Staff Report Recommendations include the immediate consideration of the ICBL Study in the implementation stage of the Dundas Connects Master Plan Study (Recommendation 2) and that the ICBL be further amended to include those additional uses that have been identified in the ICBL Study as being incompatible with the sensitive land uses envisioned in the Dundas Connects Master Plan (Recommendation 4).

It is further recommended in the Information Report that a public meeting be held to consider proposed amendments to the City's Zoning By-law 0225-2007 to implement the conclusions of the ICBL Study and generally outlined in the Information Report (Recommendation 3).

- *It is our opinion that it would be premature for Planning and Development Committee /Council to consider the Staff Recommendations beyond the receipt of the Information Report (Recommendation 1). Insufficient time has been provided to effected landowners and business owners to adequately review and comment on the results of the **recently released** ICBL Study. There has been no public engagement from the City or its consultants to date with respect to the purpose, analysis or proposed recommendations of the ICBL Study.*

*It is our client's request that Planning and Development Committee/ Council refuse Staff Recommendations 2-5 to allow for public consultation.*

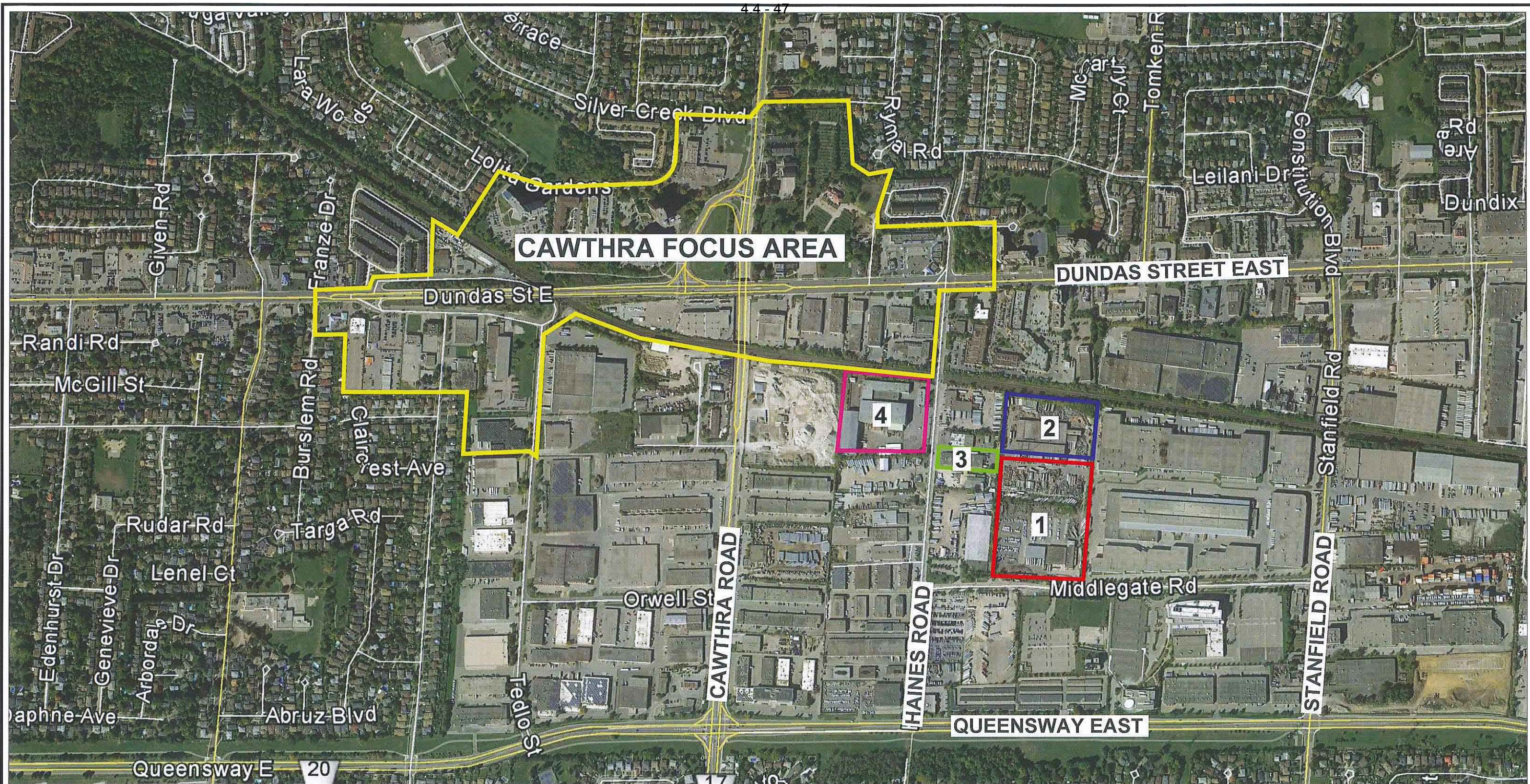
We reserve the right to provide additional comments on the Dundas Connects Master Plan and ICBL Study. We also ask to be informed of any and all future public correspondence and meetings.

Regards,

**Richard Domes**  
**Principal Planner**

C.C: M. Flynn-Guglietti, McMillan LLP  
M. Gagnon, Gagnon Walker Domes Ltd.  
O.T.P properties Limited  
RHenderson Inc.  
1409795 Ontario Inc.





LOCATION MAP

LEGEND		
Property Id	Owner	Address
1	O.T.P Properties Ltd.	955 Middlegate Road
2	O.T.P Properties Ltd.	2493 Haines Road
3	1409795 Ontario Inc.	2485 Haines Road
4	RHenderson Inc.	2520 Haines Road

P.N.: 17.2320

Scale: N.T.S

Drawn By: D.S.

Date: April 30, 2018

Revised:

File No.: PN 2320\_ Aerial\_Images



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### Consistency and Conformity Analysis

The below provincial policy and regional and City official plan policy highlights provide the basis for the consistency and conformity analysis.

<b>Provincial Policy Statement 2014</b>	<b>Growth Plan for the Greater Golden Horseshoe 2017</b>	<b>Region of Peel Official Plan</b>	<b>Mississauga Official Plan</b>
<b>Development Form</b>			
Encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities  Requires that land use patterns be based on densities and a mix of uses that are transit supportive	Supports compact, mixed use development that is transit supportive  This form of development also addresses policy related to efficient infrastructure planning, energy conservation, air quality improvement, and climate change adaptation	Supports compact, mixed use to establish healthy complete urban communities and to achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive	Supports compact, mixed use development that is transit supportive  Population and employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity, particularly transit and community infrastructure
<b>Employment</b>			
Requires the protection of employment areas for current and future uses	Requires a municipal comprehensive review (MCR) for conversion of lands within employment areas	High density employment uses such as major office and appropriate major institutional development is encouraged to locate in proximity to major transit station areas with existing or planned higher order transit service  Protect and support employment areas for employment uses, as defined and designated in area municipal official plans, and requirement for a MCR for conversion of employment lands	Requires the protection of lands within Employment Areas for industrial uses  Development will minimize land use conflicts between industrial uses and sensitive land uses  Within Employment Areas, Mississauga will support the continued operation of existing industrial uses and discourage employment uses and sensitive land uses in the vicinity of existing industrial land uses that would: a. require industrial uses to significantly modify their operations; b. cause industrial uses to be in non-compliance with pertinent standards; and c. inhibit the development of designated industrial lands for the purposes permitted by MOP

### Consistency and Conformity Analysis

Provincial, regional and municipal policies support the Dundas Connects Master Plan (DCMP) vision for compact, mixed use development that is transit supportive.

In support of the DCMP vision, it is proposed that incompatible uses be restricted on the lands subject to Interim Control By-law 0012-2017, as amended (ICBL). New prohibited uses could not establish. Existing businesses on the proposed prohibited use list can remain in place, with restriction only on their expansion.

Through the implementation of the DCMP, existing businesses would be protected. New residential and other sensitive land uses would be required to undertake land use compatibility assessments and to mitigate impacts. The proposed DCMP implementation approach protects existing industrial businesses while balancing other objectives of provincial policy to direct growth to create complete communities in a transit-supportive environment.

Policy for conversion of lands within employment areas to non-employment uses does not apply to the proposed Zoning By-law amendment recommendations since no employment land use conversion is proposed.

The proposed zoning by-law amendment to prohibit 12 uses on the lands subject to the ICBL is consistent with and conforms to provincial, regional and City policy and represents good planning.





# City of Mississauga

# Corporate Report



Date: November 20, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's files:  
OZ 18/013 W5 &  
T-M18003 W5

Meeting date:  
2018/12/10

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 5)**

**Applications to permit 14 condominium townhomes on a private condominium road 7170 Goreway Drive, southwest corner of Goreway Drive and Etude Drive**

**Owner: 2013512 Ontario Inc.**

**File: OZ 18/013 W5 and T-M18003 W5**

**Pre-Bill 139**

## Recommendation

That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, 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 interpretation and preliminary planning analysis. (Appendix 1)

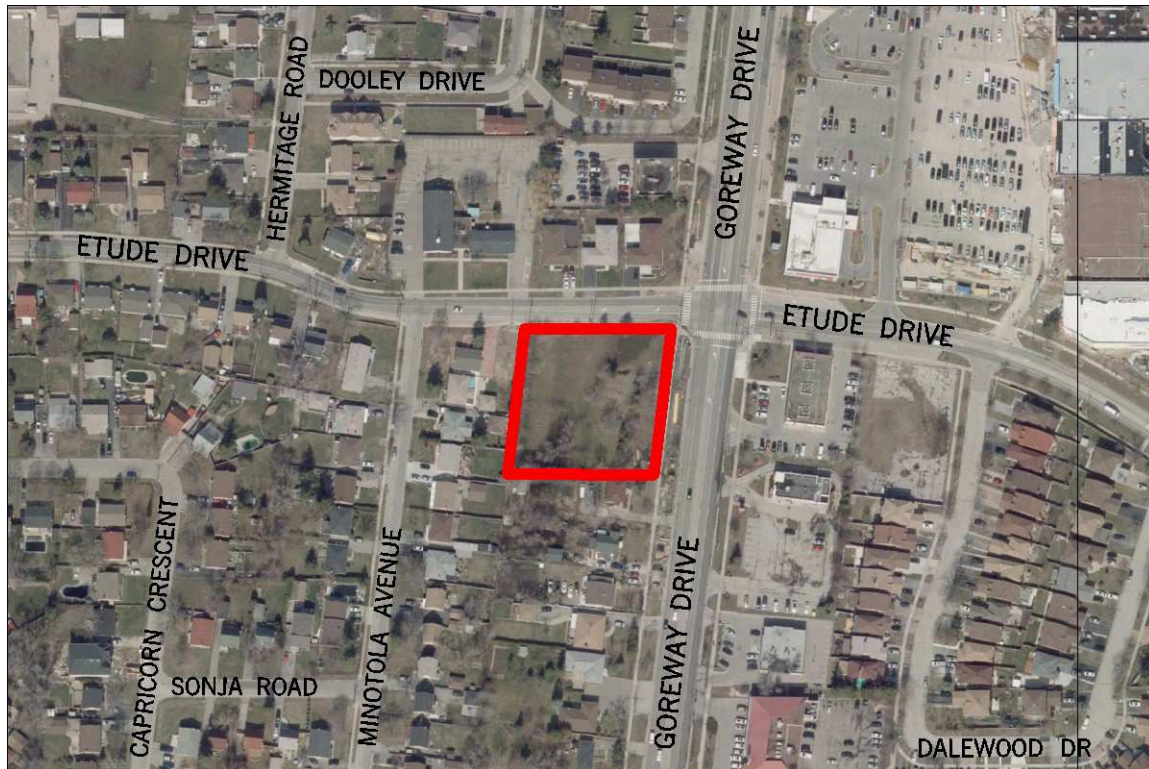
## PROPOSAL

Official plan amendment, rezoning and draft plan of subdivision applications are required to permit 14 condominium townhomes on a private condominium road. The applicant is proposing to change the **Residential Low Density I** designation on the subject property to **Residential Medium Density**. The zoning will also need to be changed from **R3-69** (Detached Dwellings) to **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road).

## Comments

The property is located at the southwest corner of Goreway Drive and Etude Drive within the Malton Neighbourhood Character Area. The property is currently vacant. The surrounding neighbourhood contains detached, semi-detached and townhomes with commercial plazas located to the east and northeast of the subject property.

Aerial image of 7170 Goreway Drive



Applicant's rendering of 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 Greater 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 generally consistent with the PPS and conforms to the *Growth Plan* and the ROP.

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

All agency and City department comments have been received. There are technical issues that need to be addressed, including the proposed setbacks, overall site design and storm water capacity. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



---

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

Prepared by: Tori Stockwell, Development Planner

I

**Detailed Information and Preliminary Planning Analysis****Owner: 2013512 Ontario Inc.****Table of Contents**

1. Site History .....	2
2. Site Context .....	3
3. Neighbourhood Context .....	5
4. Project Details.....	5
5. Community Comments.....	5
Concept Plan and Elevations .....	6
6. Land Use Policies and Regulations.....	11
Excerpt of Malton Neighbourhood Character Area Land Use .....	11
Existing Zoning and General Context .....	12
Proposed Zoning and General Context .....	12
Summary of Applicable Policies .....	13
Existing and Proposed Mississauga Official Plan Designation for the Subject Site.....	14
Existing Designation .....	14
Proposed Designation .....	14
<i>Provincial Policy Statement (PPS) and Growth Plan Analysis</i> .....	14
Consistency with <i>Provincial Policy Statement 2014</i> .....	14
Conformity with <i>Growth Plan 2017</i> .....	16
Region of Peel Official Plan.....	22
Relevant Mississauga Official Plan Policies .....	23
Existing and Proposed Zoning.....	26
7. Section 37 Community Benefits (Bonus Zoning) .....	26
8. School Accommodation .....	27
9. Development Issues .....	28
Development Requirements .....	30
Other Information .....	31



## 1. Site History

- Applications for an official plan amendment and rezoning under File OZ 03/07 to permit a two storey mixed use commercial/residential development was refused by Council in 2004 because the proposal was not seen as compatible with the surrounding land uses.
- June 20, 2007 □ Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3-69** (Detached Dwelling) which permits detached homes.
- November 14, 2012, Mississauga Official Plan came into force except for those site/policies which were appealed. The subject lands are designated **Residential Low Density I** in the Malton Neighbourhood Character Area.

## 2. Site Context

The property is located on the southwest corner of Etude Drive and Goreway Drive, within the Malton Neighbourhood Character Area. The site is currently vacant and was previously used for a detached home that was demolished in 2010. Goreway Drive is a major collector road that is serviced by four MiWay public transit routes. The site is within easy walking distance of Westwood Mall, which is located on the northeast corner of Goreway Drive and Etude Drive. Westwood mall contains a number of commercial uses including a significant number of retail stores, personal services and restaurants.

Aerial Image of 7170 Goreway Drive



Property Size and Use	
Frontages:	
Goreway Drive	63.9 m (209.6 ft.)
Etude Drive	64.0 m (210.0 ft.)
Depth:	63.9 m (209.5 ft.)
Gross Lot Area:	0.4 ha (0.99 ac.)
Existing Uses:	Vacant

The surrounding land uses are:

- North: Detached homes and Malton Baptist Church are located directly across from the subject property. Further north is a small office and townhome development
- East: Commercial plaza which contains several retail stores, personal services, banks and restaurants
- South: Detached homes
- West: Detached homes

Image of existing property conditions facing west



**3. Neighbourhood Context**

The subject property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were developed in the 1950's and 1960's and the population is mostly middle aged and younger. On average, the total number of persons within a household in the area is 3, with 34% living in apartments fewer than five storeys and 23.6% in detached homes.

**Other applications nearby**

There are no active development applications in the vicinity of the subject property.

**Community Services and Infrastructure**

This application will have minimal impact on existing services in the community.

**4. Project Details**

The applications are to permit 14 condominium townhomes within 3 blocks. Blocks 1 and 2 face Goreway Drive and Etude Drive, while Block 3 is located internal to the site. Access to the site will be from Etude Drive. Each unit will have 1 parking space within the garage to the rear and 1 space in the driveway. 5 visitor parking spaces will be located next to the rear of homes on Minotola Avenue.

<b>Development Proposal</b>		
Applications submitted:	Received: June 18, 2018 Deemed complete: July 12, 2018	
Developer/ Owner:	2013512 Ontario Inc.	
Applicant:	Weston Consulting	
Number of units:	14	
Height:	3 storeys	
Landscaped Area:	32.7%	
Road type:	The townhomes will front onto a common element condominium road.	
Anticipated Population:	42* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	28	28
visitor spaces	4	5
Total	32	33

**5. Community Comments**

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



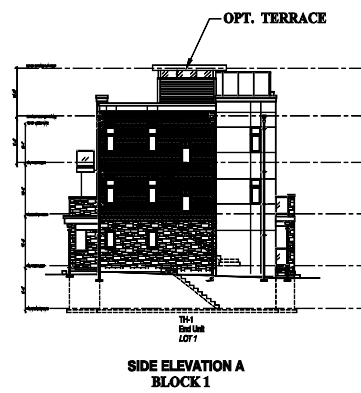
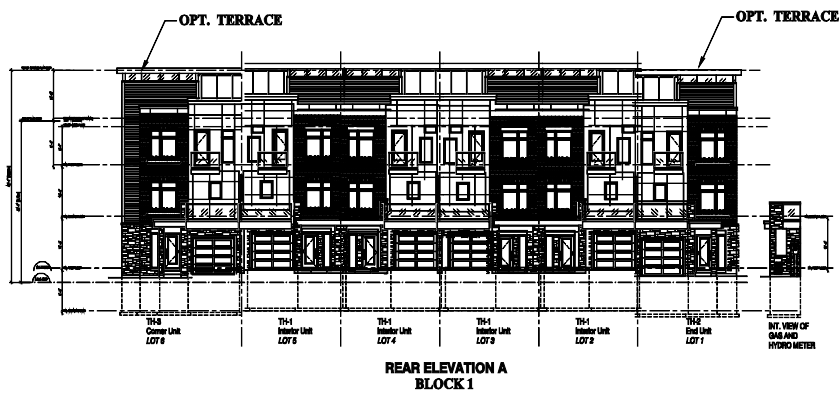
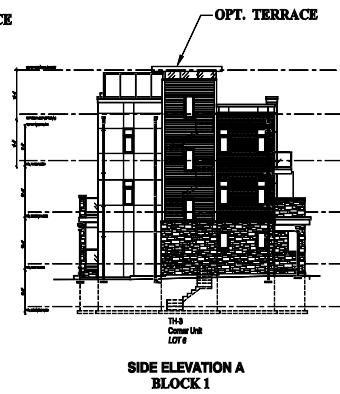
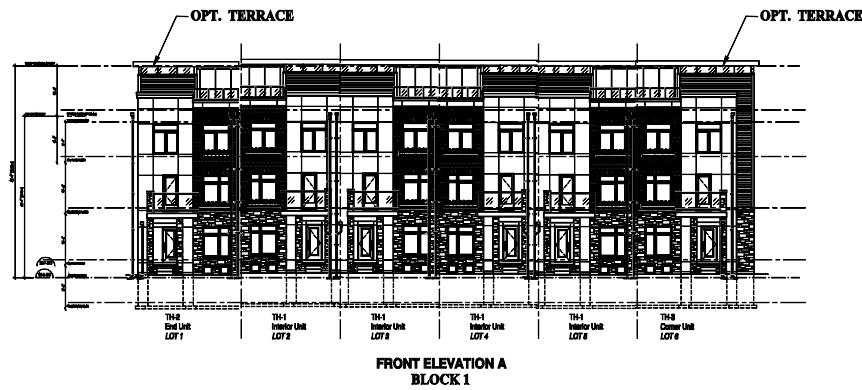
## Concept Plan and Elevations

## Site Plan

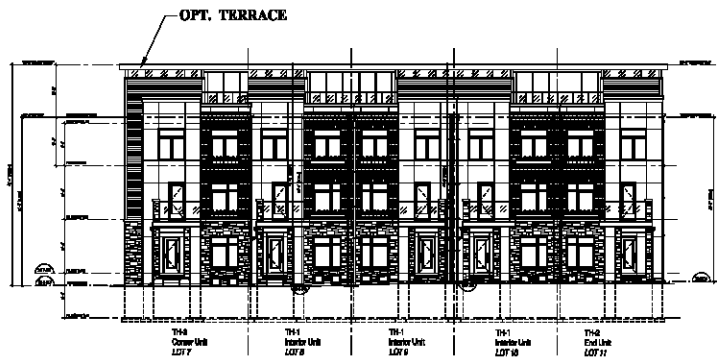




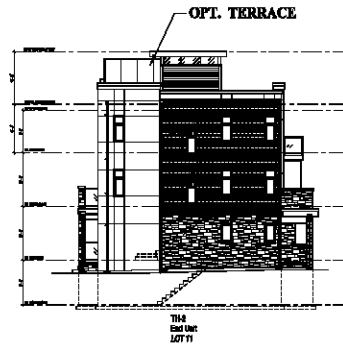
## Elevations

**GOREWAY DRIVE & ETUDE DRIVE  
MISSISSAUGA  
6.0m 3 STOREY STREET FACING TOWNHOUSE**

**GOREWAY DRIVE & ETUDE DRIVE**  
**MISSISSAUGA**  
**6.0m 3 STOREY STREET FACING TOWNHOUSE**



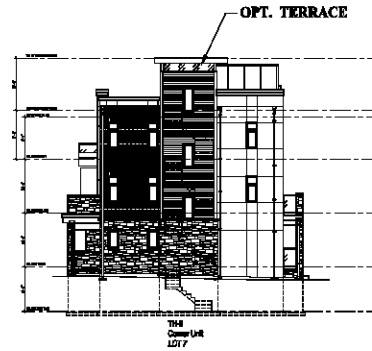
**FRONT ELEVATION A**  
**BLOCK 2**



**SIDE ELEVATION A**  
**BLOCK 2**

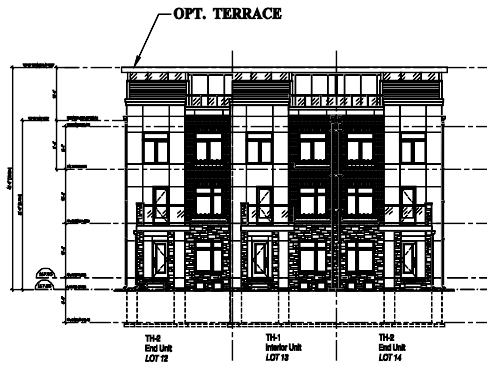


**REAR ELEVATION A**  
**BLOCK 2**

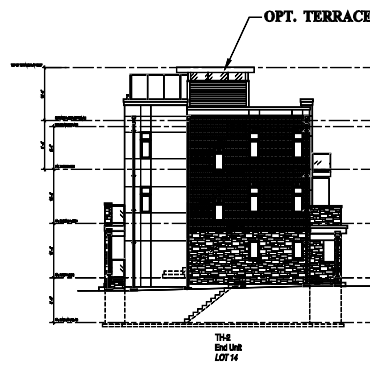


**SIDE ELEVATION A**  
**BLOCK 2**

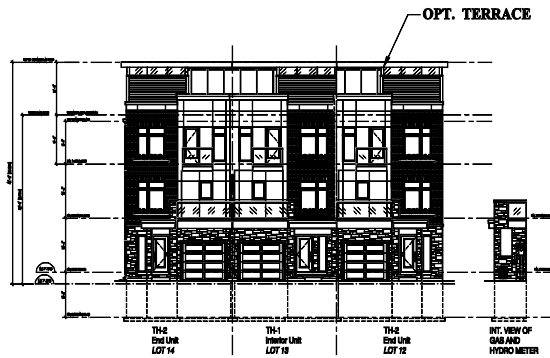
**GOREWAY DRIVE & ETUDE DRIVE**  
**MISSISSAUGA**  
**6.0m 3 STOREY STREET FACING TOWNHOUSE**



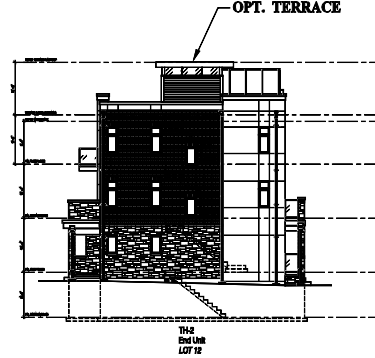
**FRONT ELEVATION A  
BLOCK 3**



**SIDE ELEVATION A  
BLOCK 3**



**REAR ELEVATION A  
BLOCK 3**



**SIDE ELEVATION A  
BLOCK 3**

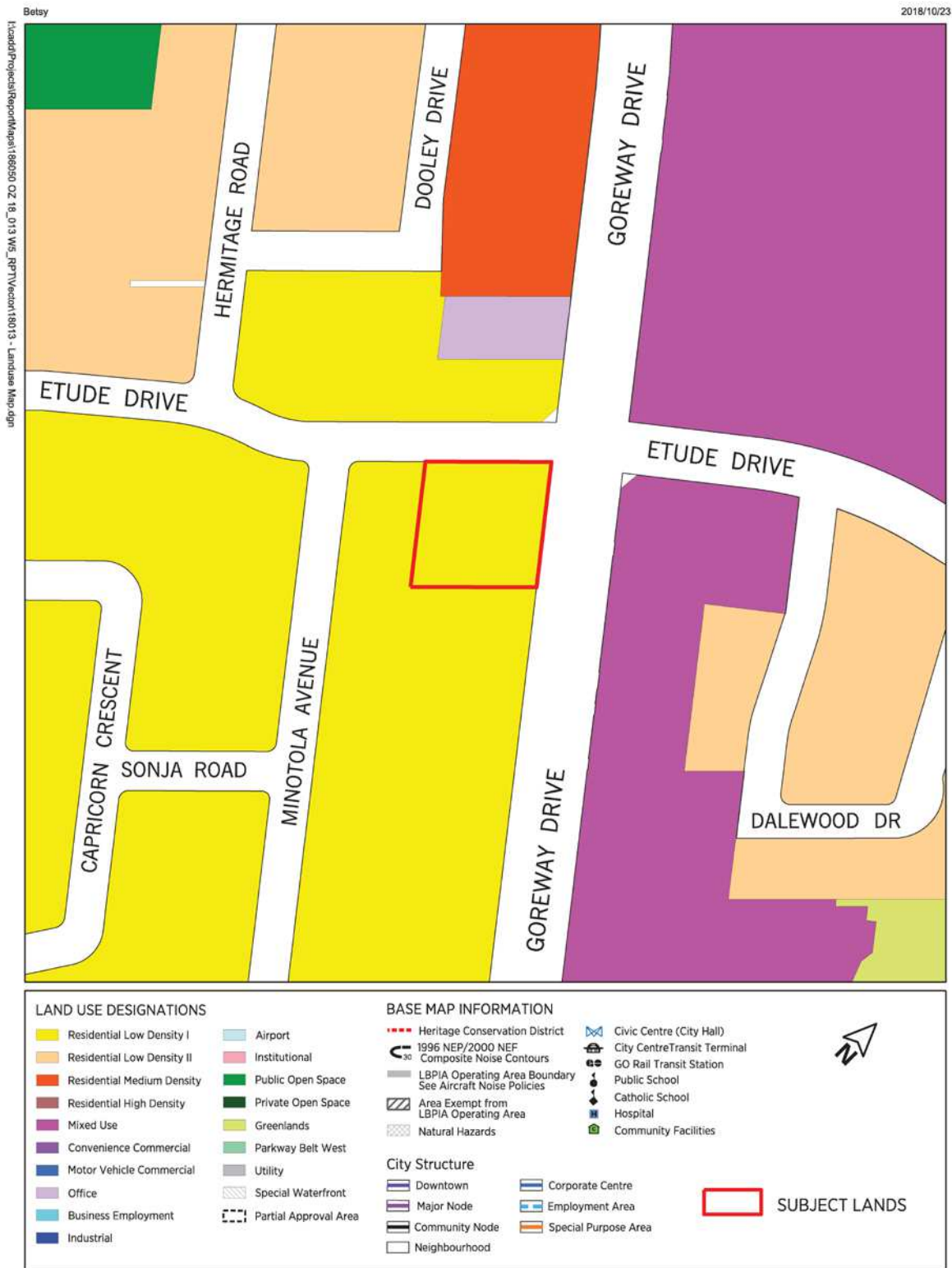
Applicant's rendering of proposed townhomes

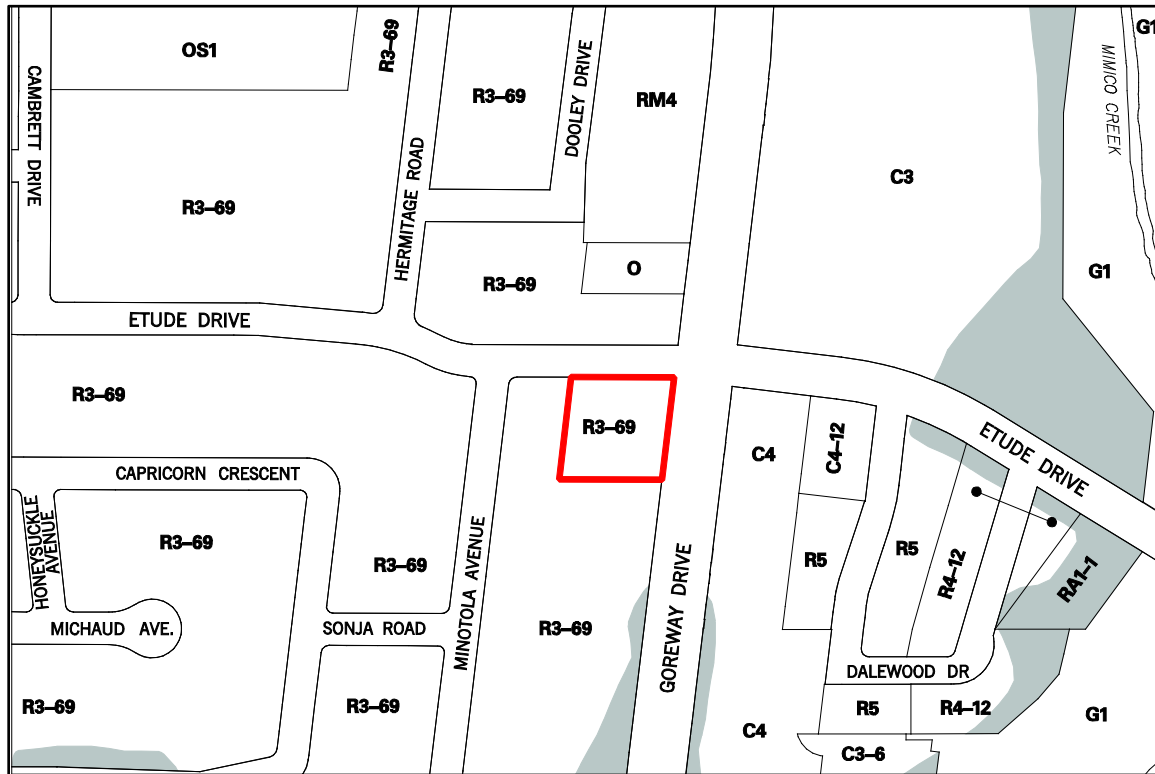
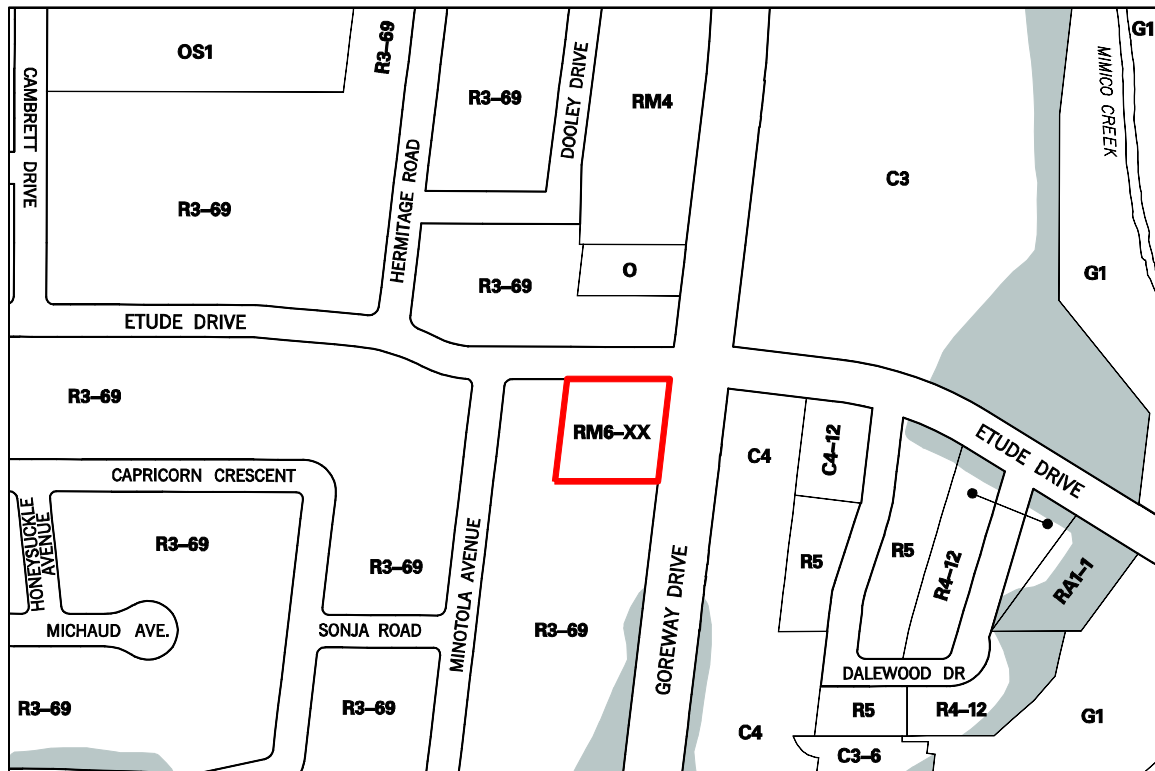




## 6. Land Use Policies and Regulations

### Excerpt of Malton Neighbourhood Character Area 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><i>Provincial Policy Statement (PPS)</i></b>	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
<b><i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i></b>	The existing policies of MOP are in conformity 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 in conformity with the <i>Growth Plan</i>
<b>Greenbelt Plan</b>	n/a	n/a
<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 proposed application is exempt from Regional approval
<b>Mississauga Official Plan</b>	The lands are located within the Malton Neighbourhood Character Area and are designated <b>Residential Low Density I</b> which permits detached, semi-detached and duplex homes	The applicant is proposing to change the designation to <b>Residential Medium Density</b> to permit 14 condominium townhomes.
<b>Zoning By-law 225-2007</b>	The lands are currently zoned <b>R3-69</b> (Detached Dwellings) which permits detached homes.	A rezoning is proposed from <b>R3-69</b> (Residential) to <b>RM6-Exception</b> (Townhouse Dwellings on a CEC □ Private Road) to permit a 14 townhome development on a condominium road

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

**Residential Low Density I** which permits detached, semi-detached and duplex homes.

**Proposed Designation**

**Residential Medium Density** which permits townhomes.

**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 18/013 W5 and T-M18003 W5 Consistency" column). Only key policies relevant to the applications 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</b>	<b>OZ 18/013 W5 and T-M18003 W5 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 in Mississauga Official Plan (MOP) through the infilling of appropriate residential uses supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.	The applications propose an appropriate residential land use and development pattern.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older	The Malton Neighbourhood Character Area is identified in the City's urban structure. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form	The area contains a mix of detached, semi-detached and townhomes. Condominium townhomes are proposed to be located off the public road and the entire proposal is similar in scale to surrounding

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Consistency</b>
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	and scale to surrounding development.	dwellings.
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> <li>1. efficiently use land and resources</li> <li>2. are appropriate for and efficiently use infrastructure and public service facilities</li> <li>3. minimize negative impacts to air quality and climate change and promote energy efficiency</li> <li>4. support active transportation</li> <li>5. are transit supportive</li> </ol> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>Neighbourhoods are non-intensification areas. This does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood.</p> <p>Section 5.3.5.5 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 MOP.</p>	<p>The surrounding area contains predominantly detached and semi-detached homes. Most of the proposed condominium townhomes are proposed to address public roads and will be serviced by an internal condominium road. The development generally respects the existing character of the neighbourhood.</p> <p>The site is serviced by four MiWay public transit routes and Westwood Mall is located within 50 metres (164 ft.) of the subject property.</p>
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account	The Malton Neighbourhood is not an intensification area. 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	The applications propose to develop a large underutilized residential lot and provide a consistent and complete frontage along Goreway Drive and Etude Drive.



<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Consistency</b>
building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs	preserved.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (Section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.	The subject property is located within an established neighbourhood. The proposed development will be evaluated against the applicable official plan policies.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.
<b>4.0 Implementation and Interpretation</b>		
<b>General Statement of Intent:</b> Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.  4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i>  4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated by MOP policies.

### **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. "OZ 18/013 W5 and T-M18003 W5 Conformity" column). Only key policies relevant to the applications 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 applications have been reviewed against Growth Plan 2017 policy direction to ensure conformity.

### Conformity Analysis

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Conformity</b>
<b>1.1 The Greater Golden Horseshoe</b>		
<b>General Statement of Intent:</b> The Greater Golden Horseshoe plays an 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	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in 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)	The proposed development would complete the neighbourhood fabric through the infilling of a vacant residential lot and by completing the street frontage along Goreway Drive and Etude Drive.
<b>1.2 The Growth Plan for the Greater Golden Horseshoe</b>		
<b>General Statement of Intent:</b> The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	The proposed development will be evaluated against the applicable official plan policies.

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Conformity</b>
<b>1.2.1 Guiding Principles</b>		
<b>General Statement of Intent for this Section:</b> The policies of this Plan are based on the following principles: <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>	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.  Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)	The proposed development will be evaluated against the applicable official plan policies.
<b>1.2.2 Legislative Authority</b>		
<b>General Statement of Intent:</b> All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the Growth Plan.	The applications were submitted on June 18, 2018
<b>1.2.3 How to Read this Plan</b>		
<b>General Statement of Intent for this Section:</b> Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	MOP has been reviewed in respect of the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications have been reviewed accordingly.
<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	Complete communities should meet the day-to-day needs of the people throughout all stages of	These applications propose condominium townhomes which generally supports the housing needs of

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Conformity</b>
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.	their life.	people of all ages, abilities and income groups.
<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. (Chapter 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 (Chapter 7)	Infilling of a vacant residential lot within an existing neighbourhood with a similar density and compatible housing type is consistent with the <i>Growth Plan</i> .
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 and support complete communities (2.2.1.2 a i, ii, iii) ii. That are delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service	The Malton Neighbourhood is an existing stable neighbourhood which is suitable for infill development that is of similar scale and density as the existing neighbourhood.  Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.	The proposed development will be evaluated against the applicable official plan policies.

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Conformity</b>
<p>facilities (2.2.1.2.c)</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 be:</p> <p>i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.21.3.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 mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p> <p>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</p> <p>v. Ensures high quality compact built form,</p>		



<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Conformity</b>
<p>attractive public realm, including open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>		
<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). (2.2.2.4)</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>This is an infill development that will be evaluated against applicable official plan policies.</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 used.</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/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf">http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf</a></p>	<p>The application proposed medium density residential development.</p>
<p><b>Relevant Policies:</b></p> <p>a. The Region is responsible for preparing a housing strategy (2.2.6.1)</p> <p>b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification</p>	<p>Policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.</p>	<p>This development proposal represents a modest intensification of the existing neighbourhood.</p>

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies</b>	<b>OZ 18/013 W5 and T-M18003 W5 Conformity</b>
<p>targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2)</p> <p>d. will be implemented through official plan policies and designations and zoning by-laws.</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 implement co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</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 the Mississauga Official Plan.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

### **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 applications meet the requirements for exemption from Regional approval. 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 8 of this report.

**Relevant Mississauga Official Plan Policies**

There are other policies in Mississauga Official Plan that are also applicable in the review of 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>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) project 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>
<b>Section 5.3 Neighbourhoods</b>	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	<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>
<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>The official plan 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. 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>Chapter 9 Build a Desirable Form</b>	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10  Section 9.2 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1  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  Section 9.4  Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<p>MOP will ensure that non-intensification areas (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>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 11 General Land Use Designation</b>	Section 11.2 Section 11.2.5	Residential uses are permitted within the Residential Medium Density designation.
<b>Section 16 Neighbourhood</b>	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.
<b>Section 19 Implementation</b>	Section 19.5.1	<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 Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant</li> </ul>



**Existing and Proposed Zoning****Existing Zone - R3-69** (Detached Dwellings) which permits detached dwellings**Proposed Zone** ☐ **RM6-Exception** (Townhouses)

<b>Zone Regulations</b>	<b>RM6 (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations</b>	<b>Proposed RM6-Exception (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations</b>
Minimum Lot Area CEC <input type="checkbox"/> Corner Lot	190 m <sup>2</sup> (2,045 ft <sup>2</sup> )	150 m <sup>2</sup> (1,615 ft <sup>2</sup> )
Minimum Lot Frontage CEC <input type="checkbox"/> Corner Lot	8.3 m (27.2 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard Interior lot/CEC <input type="checkbox"/> corner lot	4.5 m (14.7 ft.)	3.5 m (11.5 ft.)
Minimum Exterior Side Yard - Lot with an <b>exterior side lot line</b> abutting a <b>CEC <input type="checkbox"/> private road</b>	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard - <b>Interior lot/CEC <input type="checkbox"/> corner lot</b>	7.5 m (24.6 ft.)	6.0 m (19.6 ft.)
Maximum <b>Height</b>	10.7 m and 3 storeys (35.1 ft.)	13.0 m and 3 storeys (42.6 ft.)
Maximum encroachment of a <b>porch</b> or <b>deck inclusive</b> of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> into the required <b>front</b> and <b>exterior side yards</b>	1.5 m (4.9 ft.)	1.5 m (4.9 ft.) maximum encroachment of a porch or deck <b>exclusive</b> of stairs
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:               <table> <tr> <td>3</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>2</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>2</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:               <p>Ridgewood PS</p> <table> <tr> <td>Enrolment:</td><td>770</td></tr> <tr> <td>Capacity:</td><td>861</td></tr> <tr> <td>Portables:</td><td>1</td></tr> </table> <p>Morning Star Middle PS</p> <table> <tr> <td>Enrolment:</td><td>599</td></tr> <tr> <td>Capacity:</td><td>699</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Lincoln M. Alexander SS</p> <table> <tr> <td>Enrolment:</td><td>916</td></tr> <tr> <td>Capacity:</td><td>1 470</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> </li> </ul>	3	Kindergarten to Grade 5	2	Grade 6 to Grade 8	2	Grade 9 to Grade 12	Enrolment:	770	Capacity:	861	Portables:	1	Enrolment:	599	Capacity:	699	Portables:	0	Enrolment:	916	Capacity:	1 470	Portables:	0	<ul style="list-style-type: none"> <li>Student Yield:               <table> <tr> <td>1</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>1</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:               <p>St Raphael</p> <table> <tr> <td>Enrolment:</td><td>250</td></tr> <tr> <td>Capacity:</td><td>340</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Ascension of Our Lord Secondary School</p> <table> <tr> <td>Enrolment:</td><td>780</td></tr> <tr> <td>Capacity:</td><td>774</td></tr> <tr> <td>Portables:</td><td>8</td></tr> </table> </li> </ul>	1	Junior Kindergarten to Grade 8	1	Grade 9 to Grade 12	Enrolment:	250	Capacity:	340	Portables:	0	Enrolment:	780	Capacity:	774	Portables:	8
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Portables:	8																																								

**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>
Region of Peel (September 20, 2018)	A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.
Dufferin-Peel Catholic District School Board (July 25, 2018) and the Peel District School Board (July 31, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreement.</p>
City Community Services Department □ Parks and Forestry Division/Park Planning Section (August 14, 2018)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>The Community Services Department indicates that future residents on this property will be served by Ridgewood Park (P-013), located on the west side of Cambrett Drive, north of Etude Drive, which is less than 570 metres (1870 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains a playground, spray pad, and a soccer field.</p> <p>Should this application be approved, a cash contribution for street tree planting along Etude Drive will be required. 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 <i>Planning Act</i> and in accordance with City policies and by-laws.</p>
City Community Services Department □ Culture Division (July 31, 2018)	An archaeological assessment was conducted recommending no further concerns.
City Community Services Department □ Fire and Emergency Services Division (July 20, 2018)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (August 27, 2018)	The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions, as follows:

Agency / Comment Date	Comment
	<p><b>Noise Study</b> The report is to provide additional clarification regarding noise levels at the outdoor living areas (OLAs), due to the fact that the report labels some of these areas as optional and only predicted mitigated sound levels are shown. All calculations are to be provided in the report. If required, noise mitigation measures will be secured through the subdivision agreement.</p> <p><b>Functional Servicing Report</b> The report is to provide additional clarification regarding the impact of the proposed development on the Goreway Drive storm sewer. We note that the storm sewer on Goreway Drive is at full capacity. The applicant was so informed at the Development Application Review Committee (DARC) meeting on February 1, 2018 (City File DARC 17-008). The FSR is also to provide additional information regarding the proposed storage tank.</p> <p><b>Grading/Servicing Plan</b> The engineering drawings are to show that the necessary municipal services can be provided for the proposed development, in particular they are to address the connection to the storm sewer at Goreway Drive and to show additional grading information, including cross-sections. The site design is also to conform to the City's condominium/multi-family standards.</p> <p><b>Municipal Works</b> Municipal works will be required and shall form part of the subdivision agreement. The extent of works required will be determined prior to the Recommendation Report.</p> <p><b>Traffic</b> The Traffic Impact Study (TIS) is to be revised to provide more information in order to determine whether the full moves access on Etude Drive can be accommodated and clarification is to be provided with regards to the proposed daylight triangle.</p> <p><b>Environmental</b> The owner is to submit a dewatering plan and a Letter of Reliance for the Phase I Environmental Site Assessment (ESA). If any lands will be dedicated to the City, additional information may be required.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City of Mississauga Public Art Coordinator  Enbridge Gas  Alectra Utilities  Hydro One Network  Canada Post  Greater Toronto Airport Authority</p>
	<p>The following City departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada  Mississauga Transit  Trillium Health  Peel Region Police  French School Board  City Realty Services</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?
- Are the proposed front yard setbacks and overall site design appropriate?
- Will the development and site access impact the local road network?
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

### Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. 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:

- Plan of Survey
- Site Plan
- Elevations
- Preliminary Site Grading Plan
- Pre-Development Drainage Plan
- Landscape Plans
- Functional Servicing and Stormwater Management Report
- Phase I Environmental Site Assessment
- Stage 1-2 Archaeological Assessment
- Planning Justification Report
- Draft Zoning By-law Amendment
- Context Plan
- Draft Plan of Subdivision
- Floor Plans
- Preliminary Site Servicing Plan
- Post-Development Drainage Plan
- Arborist Report/ Tree Inventory Plan
- Traffic Opinion Letter
- Acoustical Feasibility Study
- List of Low Impact Design Features
- Draft Official Plan Amendment



# City of Mississauga

# Corporate Report



Date: November 20, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's files:  
OZ 17/017 W11,  
T-M17005 W11

Meeting date:  
2018/12/10

## Subject

### PUBLIC MEETING INFORMATION REPORT (Ward 11)

**Applications to permit 6 semi-detached homes, 13 condominium townhomes and to add additional lands to the adjacent greenlands**

**6611 Second Line West, East side of Second Line West, north of Highway 401**

**Owner: 2512461 Ontario Limited**

**Files: OZ 17/017 W11 and T-M17005 W11**

**Pre-Bill 139**

## Recommendation

That the report dated November 20, 2018, from the Commissioner of Planning and Building regarding the applications by 2512461 Ontario Limited to permit 3 lots for 6 semi-detached homes and 13 condominium townhomes and a greenlands block, under Files OZ 17/017 W11 and T-M17005 W11, 6611 Second Line West, 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 application and a detailed interpretation and preliminary planning analysis (Appendix 1).

## PROPOSAL

Official plan amendment, rezoning and draft plan of subdivision applications are required to permit 6 semi-detached homes, 13 condominium townhomes and to add additional lands to the adjacent greenlands. The applicant is proposing to change the **Greenlands** designation on the subject property to **Residential Low Density II**, **Residential Medium Density** and **Greenlands**. The zoning will also need to change from **D** (Development) to **RM2 - Exception** (Semi-detached), **RM4 - Exception** (Townhouse Dwellings) and **G1** (Greenlands) to implement this development proposal. Through site visits and subsequent environmental studies and

reports, it has been determined that the eastern portion of the subject property has some development potential. The western portion of the property slopes towards Fletchers Creek and includes natural hazards and natural heritage features which should continue to be protected. This western portion is identified as a Core Area within the Greenlands System as governed by the Region of Peel's 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. There is a small woodlot along the northern property boundary which would also be protected through a Greenlands zone.

## Comments

The property is located north of Highway 401, east of the closed portion of Second Line West road allowance and fronts onto Harmony Hill. The property is located within the Meadowvale Village Neighbourhood Character Area and the site is currently occupied by a detached home which will be removed prior to development.

There are greenlands and detached homes to the north and west of the subject property. Across the street to the east and south of the property are detached and semi-detached homes. The property is within the Credit Valley Conservation screening area and slopes down toward Second Line West and Fletchers Creek.

Originator's file: OZ 17/017 W11  
T-M17005 W11

Aerial Image of 6611 Second Line West



Applicant's elevations of the proposed semi-detached homes and 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 generally consistent with the PPS and conforms to the Growth Plan and the ROP.



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**

All agency and City department comments have been received. There are some technical issues which still need to be addressed including increased traffic impacts and finalizing the limits of development to the satisfaction of the CVC to deal with the slope of the lands and the natural features including potential impacts on an area subject to the Endangered Species Act. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved.

### **Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

**Detailed Information and Preliminary Planning Analysis****Owner: 2512461 Ontario Limited****Table of Contents**

1. Site History .....	2
2. Site Context .....	2
3. Neighbourhood Context .....	4
4. Project Details.....	4
Concept Plan and Elevations .....	5
5. Community Comments.....	9
6. Land Use Policies and Regulations.....	10
Excerpt of Meadowvale Village Neighbourhood Character Area Land Use .....	10
Existing Zoning and General Context .....	11
Proposed Zoning and General Context .....	11
Summary of Applicable Policies .....	12
Existing and Proposed Mississauga Official Plan Designation for the Subject Site.....	13
Existing Designation .....	13
Proposed Designation .....	13
<i>Provincial Policy Statement (PPS) and Growth Plan Analysis</i> .....	13
Consistency with <i>Provincial Policy Statement 2014</i> .....	13
Conformity with <i>Growth Plan 2017</i> .....	16
Relevant Mississauga Official Plan Policies .....	22
Existing and Proposed Zoning.....	26
7. Section 37 Community Benefits (Bonus Zoning) .....	27
8. School Accommodation .....	27
9. Development Issues .....	28
Development Requirements.....	31
Other Information .....	31

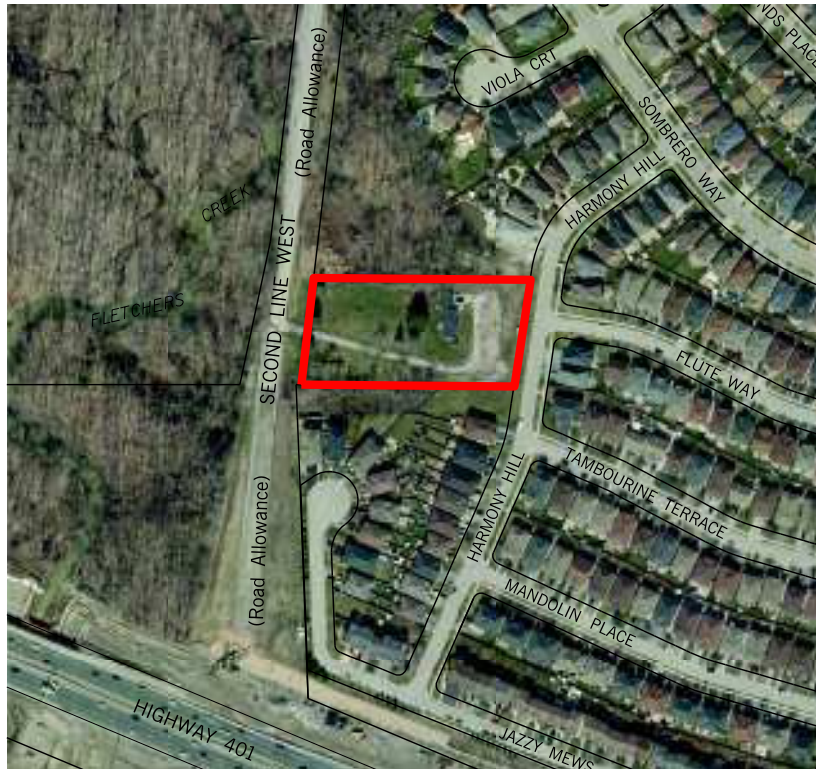
## 1. Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D** (Development), which permits the existing detached home
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Greenlands in the Meadowvale Village Neighbourhood Character Area

## 2. Site Context

The property is located on the east side of the closed road allowance of Second Line West, north of Highway 401. The property has frontage along Harmony Hill and is located within the Meadowvale Village Neighbourhood Character Area. The site contains a vacant detached home. Development is proposed on the eastern portion of the property along Harmony Hill. The western portion (abutting the Second Line West road allowance) slopes almost 8 metres (26.2 ft.) downward from Harmony Hill towards Fletchers Creek and includes natural hazards and natural heritage features which will continue to be protected. This western portion is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan and is subject to the core area greenlands policies. There is also a woodlot along the northern property line which would also be protected through a Greenlands zone. The neighbourhood consists of detached, semi-detached and townhomes.

Aerial Image of 6611 Second Line West



Property Size and Use	
Frontages:	
Harmony Hill	64.83 m (212.7 ft.)
Second Line West	64.38 m (211.2 ft.)
Depth:	129.87 m (426.1 ft.)
Gross Lot Area:	0.83 ha (2.1 ac.)
Existing Use:	Detached home

The surrounding land uses

North Greenlands and detached homes  
 East Detached and semi-detached homes  
 South Semi-detached homes  
 West Greenlands including Fletchers Creek

Image of existing conditions facing Harmony Hill



### 3. Neighbourhood Context

The property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were developed in the early 2000's. The population is mostly middle-aged and younger and is reflected in the census information which indicates over 65% of the homes having three or more people living in them.

#### Other Development Applications

There are no active development applications in the vicinity of the subject property.

#### Community Services and Infrastructure

This application will have minimal impact on existing services in the community.

### 4. Project Details

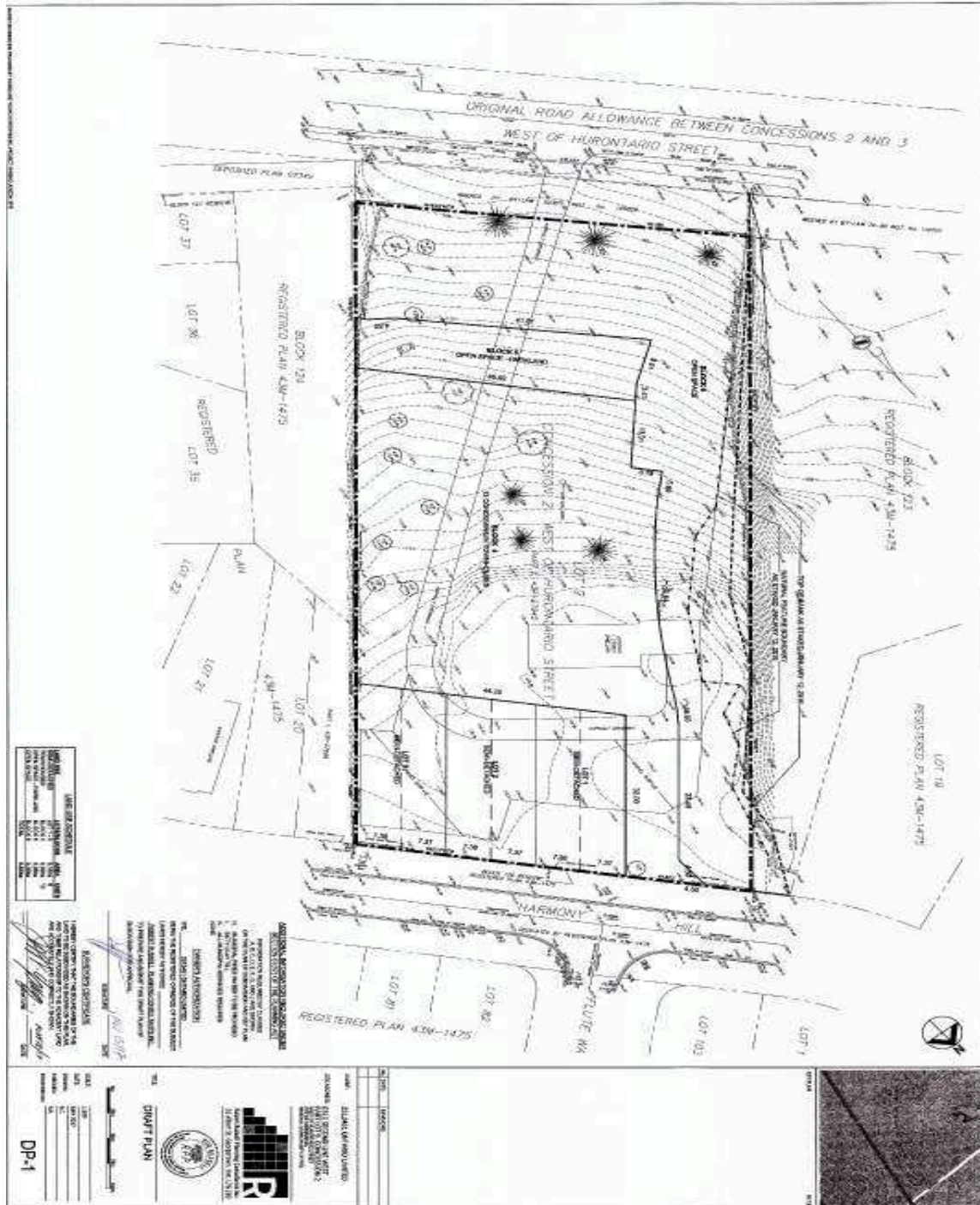
The applications are to permit 6 semi-detached homes and 13 condominium townhomes and a Greenlands block through a plan of subdivision. The semi-detached homes will front directly onto Harmony Hill with individual driveways and provide a consistent street frontage. The proposed townhomes will be located to the rear of the semi-detached homes and will be accessed by a condominium road off of Harmony Hill. The rear portion of the property abutting the closed road allowance for Second Line West will be a protected valleyland and the northern portion of the lot will remain as a woodlot.

Development Proposal		
Applications submitted:	Received: December 5, 2017 Deemed complete: February 12, 2018	
Developer/Owner:	2512461 Ontario Limited	
Applicant:	Robert Russell Planning Consultants	
Number of units:	6 semi-detached homes 13 condominium townhomes	
Height:	2 and 3 storeys	
Landscaped Area:	30% for condominium townhomes	
Road type:	The townhomes will front onto a condominium road. The semi-detached homes will front onto Harmony Hill.	
Anticipated Population:	60* *Average household sizes for all units (by type) based on the 2016 Census	
Parking for semi-detached homes:	Required 12	Proposed 12
Parking for townhomes:	Required	Proposed
Resident spaces	26	26
Visitor spaces	3	4
Total	29	30



## Concept Plan and Elevations

## Draft Plan of Subdivision



## Concept Plan



# Townhome Elevations



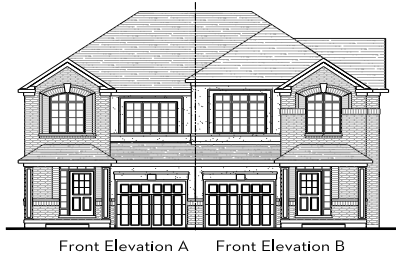
BLOCK A



BLOCK B

# Semi-Detached Dwelling Elevations

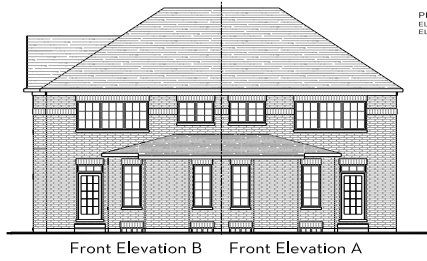
PBSD-3  
ELEVATION A & B  
EL-A 1075 SQ.FT. / EL-B 1135 SQ.FT.



PBSD-3  
ELEVATION A & B  
EL-A 1075 SQ.FT. / EL-B 1135 SQ.FT.



PBSD-3  
ELEVATION A & B  
EL-A 1075 SQ.FT. / EL-B 1135 SQ.FT.



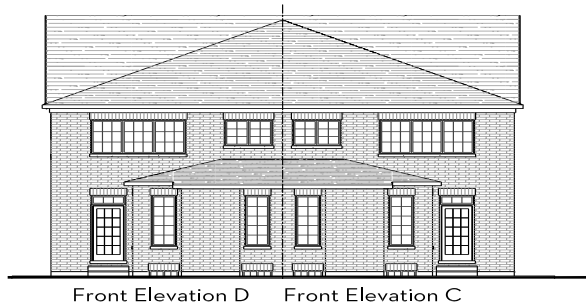
PBSD-3  
ELEVATION C & D  
EL-C 1075 SQ.FT. / EL-D 1085 SQ.FT.



PBSD-3  
ELEVATION C & D  
EL-C 1075 SQ.FT. / EL-D 1085 SQ.FT.



PBSD-3  
ELEVATION C & D  
EL-C 1075 SQ.FT. / EL-D 1085 SQ.FT.



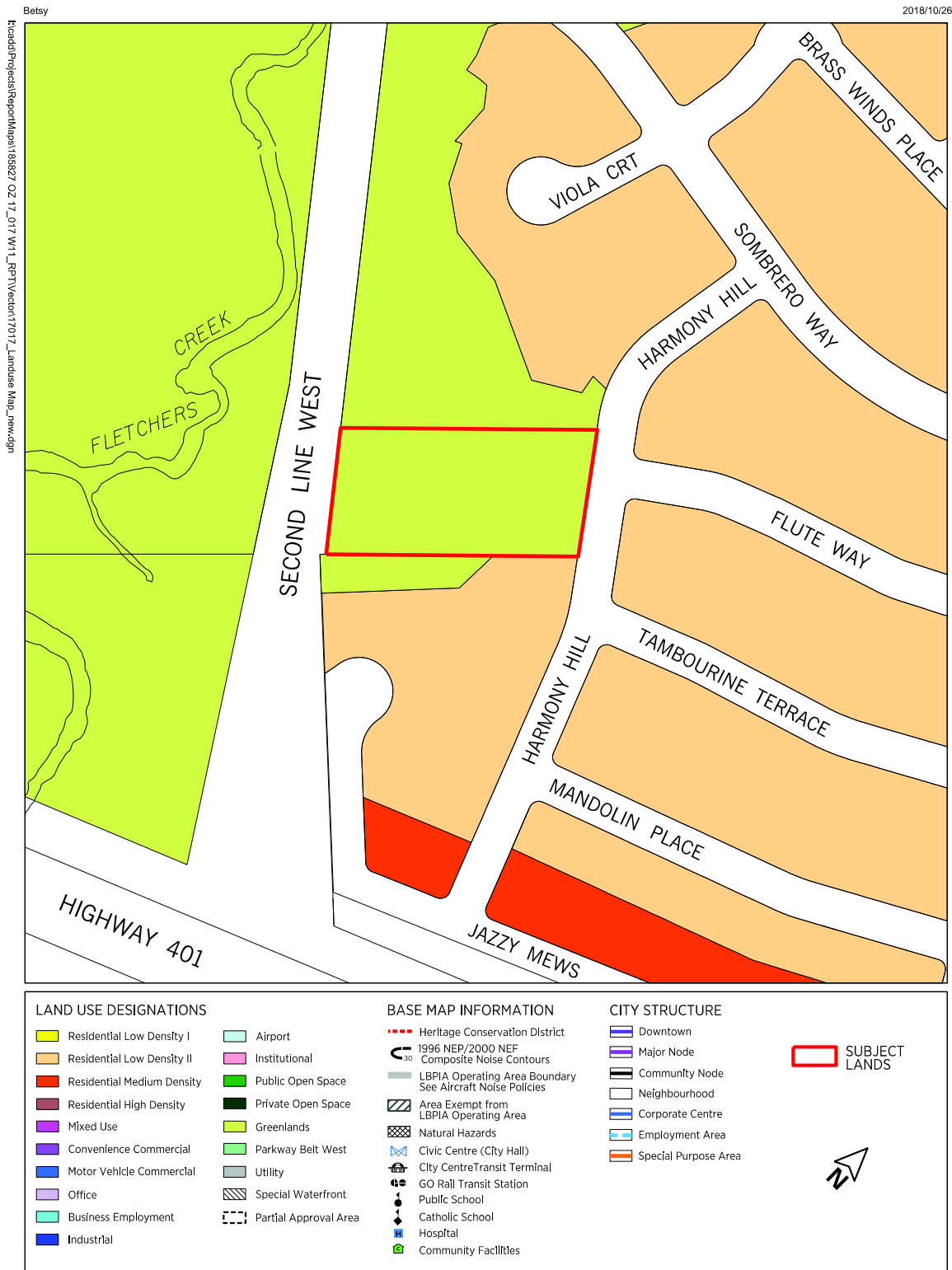
## **5. Community Comments**

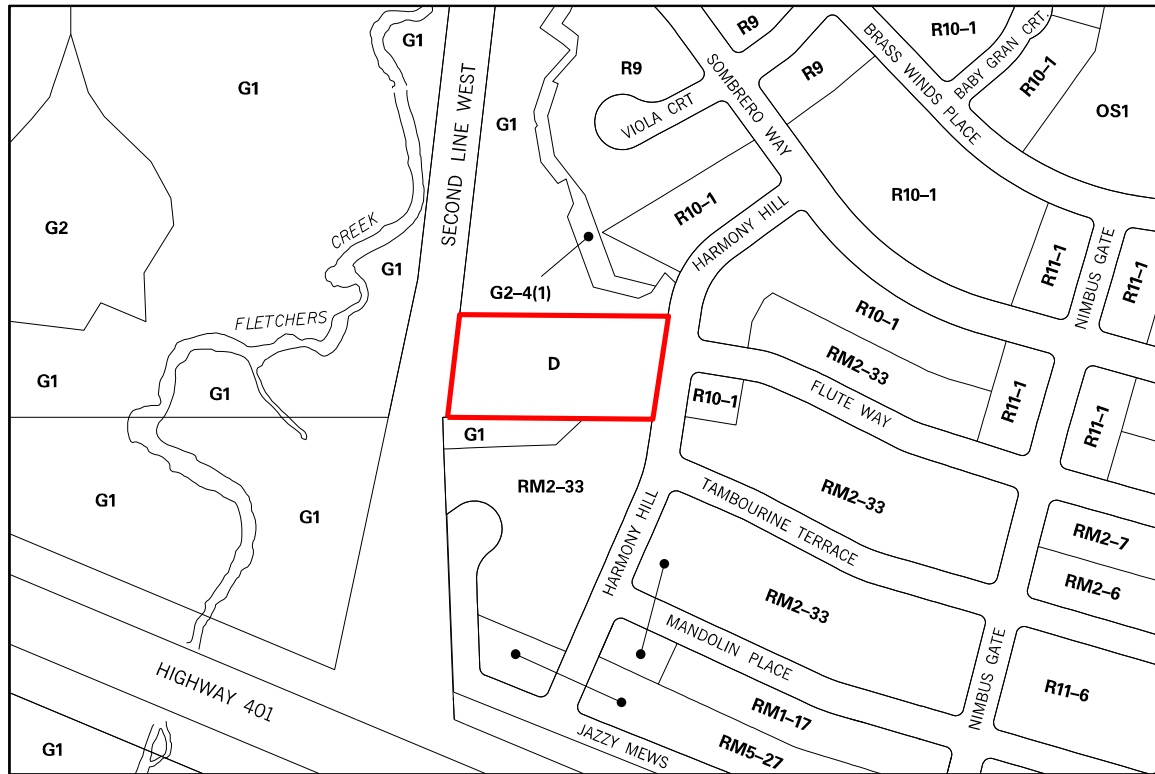
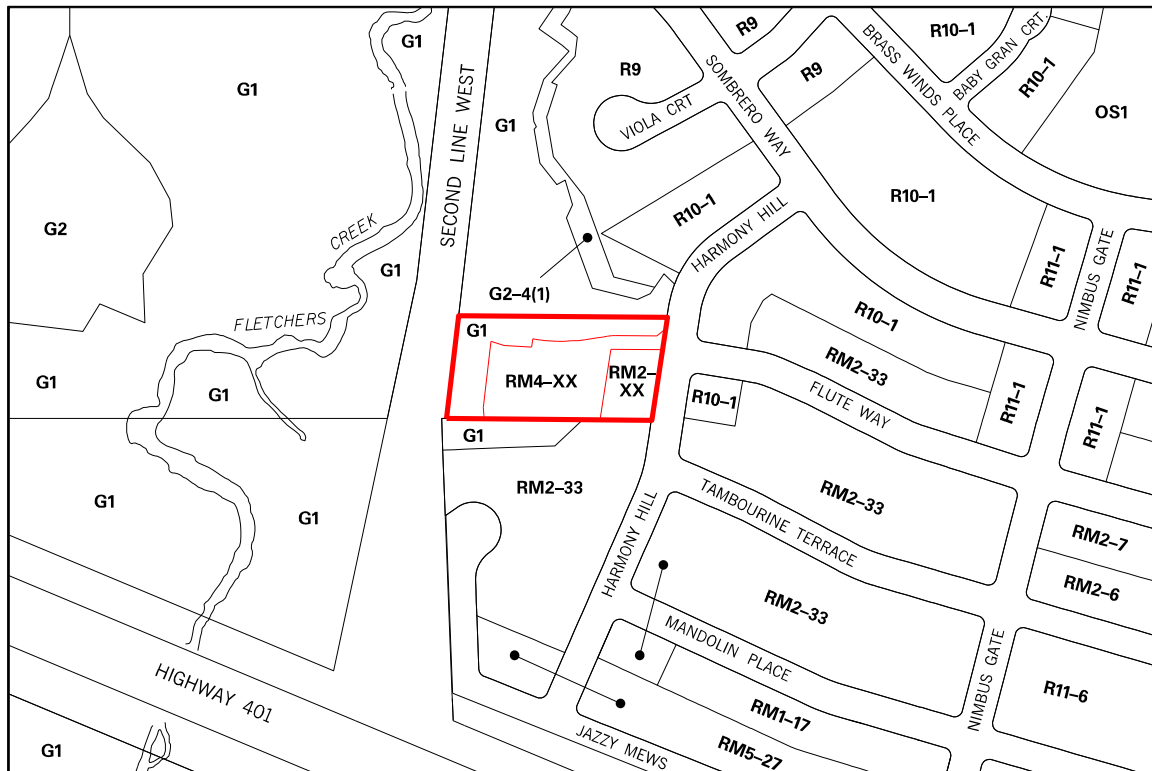
A community meeting was held by Ward 11 Councillor, George Carlson on April 11, 2018.

The following 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.

- Concern with existing traffic congestion and increased traffic as a result of the proposed development
- Removal of trees and green space and potential wildlife disruption
- Concern regarding sufficient water and sanitary sewer capacity
- Concern with dust and noise from construction



**6. Land Use Policies and Regulations****Excerpt of Meadowvale Village Neighbourhood Character Area 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:

Policy	Mississauga Official Plan (MOP) Policies	Proposal
<b>Provincial Policy Statement (PPS)</b>	The relevant existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	The relevant existing policies of MOP are in conformity 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 applications complete the neighbourhood community through an appropriate infilling of an underutilized residential lot and provides a continuous street frontage along Harmony Hill.
<b>Greenbelt Plan</b>	n/a	n/a
<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 western portion of the property is identified as a Core Area of the Greenland System within the Region of Peel Official Plan.
<b>Mississauga Official Plan</b>	The lands are located within the Meadowvale Village Neighbourhood Character Area and are designated <b>Greenlands</b> which permit conservation, stormwater management facilities, floor control and/or erosion management, passive recreational activity and parkland.  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 to <b>Residential Low Density II</b> and <b>Medium Density</b> . A portion of the property will remain <b>Greenlands</b> . A draft plan of subdivision is also required to divide the lot into development blocks.  These proposed designations conform with the general intent of the MOP.
<b>Zoning By-law 225-2007</b>	The lands are currently zoned <b>D (Development)</b> which permit the existing detached home.	A rezoning is proposed to <b>RM2-Exception</b> (Semi-detached), <b>RM4-Exception</b> (Townhouse Dwelling) and <b>G1</b> (Greenlands – Natural Hazards) to permit 6 semi-detached homes, 13 condominium townhomes on a private condominium road and a greenlands block.

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

**Greenlands** which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreational activity and parkland

**Proposed Designation**

**Low Density Residential II** which permits semi-detached and detached homes

**Medium Density** which permits townhomes

**Greenlands** which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreational activity and parkland

**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 17/017 W11 and T-M17005 W11 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</b>	<b>OZ File 17/017 W11 and T-M17005 W11 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 in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.	The applications include a development proposal that is generally compatible with the surrounding land uses and a development pattern that supports sustainability while protecting the environment.

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Consistency</b>
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	The Meadowvale Village Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.	The area contains a mix of detached, semi-detached and street townhomes. Condominium townhomes are proposed to be located on a private condominium road. The built form is similar to the existing neighbourhood and will be evaluated within the context of the Official Plan policies.
1.1.1 (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	As the City continues to grow, it is imperative that growth does not compromise the natural environment.	The relevant portion of the subject property will retain its Greenlands designation and will be zoned G1 (Greenlands) to retain and protect a woodlot and valleylands.
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 facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in	Meadowvale Village is identified as a neighbourhood, an element in the City's urban structure. Neighbourhoods are non-intensification areas, however, this does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood. As described in Section 5.3.5.5, intensification within Neighbourhoods may be considered where the proposed development is compatible in built form	The surrounding area contains a mix of detached, semi-detached and street townhomes. The proposed development is generally compatible with the existing character of the area, but the appropriateness of the development standards will be evaluated against MOP policies.



<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Consistency</b>
accordance with criteria in 1.1.3.3	and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of the Plan.	
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	The Meadowvale Village Neighbourhood is not an intensification area. 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.	The applications propose to redevelop a large underutilized residential lot that would provide a consistent and complete street frontage along Harmony Hill.
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.	The subject property is located within an established neighbourhood. The proposed designations and zones would further protect and strengthen the neighbourhood.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	These applications contribute to the diversity of housing choices by providing a mix of low and medium density housing that is compatible with the existing neighbourhood homes.
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)	The rezoning of a portion of the property to Greenlands provides for the protection and conservation of a woodlot and valley lands.
<b>4.0 Implementation and Interpretation</b>		
<b>General Statement of Intent:</b> Provides direction on how the <i>Provincial Policy Statement</i> is to be	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial</i>	The applications are being further evaluated by MOP policies with respect to development limits and built form.

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Consistency</b>
<p>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>	<i>Policy Statement.</i>	

### **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. "OZ 17/017 W11 and T-M17005 W11 Conformity" column). Only key policies relevant to the applications 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</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Conformity</b>
<b>1.1 The Greater Golden Horseshoe</b>		
<p><b>General Statement of Intent:</b></p> <p>The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to</p>	<p>People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in</p>	<p>The proposed development would complete the neighbourhood fabric through the infilling of an underutilized residential lot and provide a continuous, consistent street frontage along Harmony Hill.</p>

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Conformity</b>
infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	communities that offer appealing amenities and health, urban lifestyle options (section 4.3)	The range of housing types proposed is consistent with the <i>Growth Plan</i> policies.
<b>1.2 The <i>Growth Plan</i> for the Greater Golden Horseshoe</b>		
<b>General Statement of Intent:</b> The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods. (Chapter 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	The development proposal provides for protection of greenlands.
<b>1.2.1 Guiding Principles</b>		
<b>General Statement of Intent for this Section:</b> The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> <li>Complete communities</li> <li>Prioritize intensification</li> <li>Provide flexibility to capitalize on new employment opportunities</li> <li>Support a range and mix of housing options</li> <li>Integrate land use planning and investment in infrastructure</li> <li>Provide different approaches to manage growth that recognize diversity of communities</li> <li>Protect natural heritage, hydrologic, landforms</li> <li>Conserve and promote cultural heritage</li> </ol>	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.  Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)	The proposal completes the neighbourhood through the development of an underutilized residential lot; provides a mix of housing types and protects a woodlot and valleylands.

<b><i>Growth Plan</i> for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Conformity</b>
i. Integrate climate change considerations		
<b>1.2.2 Legislative Authority</b>		
<b>General Statement of Intent:</b> All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	The applications were deemed complete on February 12, 2018.
<b>1.2.3 How to Read this Plan</b>		
<b>General Statement of Intent for this Section:</b> Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	MOP has been reviewed in respect of the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications have been reviewed accordingly.
<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.	These applications represent a modest infill development with two types of housing that are generally compatible with the existing neighbourhood.
<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. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its	Small infilling of an underutilized large residential lot within an existing neighbourhood with a similar density and housing type is consistent with the <i>Growth Plan</i> .

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Conformity</b>
	inhabitants to experience the benefits of city living. (Chapter 7)	
<p>Relevant Policies:</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <p>i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii)</p> <p>ii. That are delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2.c)</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 be:</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 mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p>	<p>Meadowvale Village is an existing stable neighbourhood which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>These applications represent a modest infill development with two types of housing that are generally compatible with the existing neighbourhood.</p> <p>Through the review of these application, the servicing capacity and community infrastructure will be reviewed.</p>



<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Conformity</b>
iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure		
<b>2.2.2 Delineated Built-up Areas</b>		
<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). (2.2.2.4)	MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.  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.	The applications represent an infill development. Built form will be evaluated against the official plan policies.
<b>2.2.6 Housing</b>		
<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 used.	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/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf">http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf</a>	The application proposes a mix of low and medium density residential development.
<b>Relevant Policies:</b> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete	MOP policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.	This development proposal represents a modest intensification with two types of homes.

<b><i>Growth Plan</i> for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies</b>	<b>OZ File 17/017 W11 and T-M17005 W11 Conformity</b>
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) d. will be implemented through official plan policies and designations and zoning by-laws.		
<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 implement co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</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.	Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.

### **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 western portion of 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 8 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 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>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	Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth.  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  Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.
<b>Section 5.2 Green System</b>	Section 5.2 Section 5.2.1	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

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 5.3 Neighbourhoods</b>	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	<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>Chapter 6 Value the Environment</b>	Section 6.1 Section 6.1.1 Section 6.1.2 Section 6.1.5 Section 6.1.11 Section 6.1.12  Section 6.2.6  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	<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>

	<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. 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>Chapter 9 Build a Desirable Form</b>	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10  Section 9.2 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1  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  Section 9.4  Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<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>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 11 General Land Use Designation</b>	Section 11.2 Section 11.2.3 Section 11.2.5	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.  Residential uses are permitted within the Low Density Residential and Medium Density Residential designation.
<b>Section 16 Neighbour- hood</b>	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.
<b>Section 19 Implemen- tation</b>	Section 19.5.1	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: <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 Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant</li> </ul>

**Existing and Proposed Zoning**

**Existing Zone - D** (Development) which permits the existing detached dwelling.

**Proposed Zone – RM2 – Exception** (Semi-Detached); **RM4 – Exception** (Townhouses); and **G1** (Natural Hazards)

<b>Zone Regulations</b>	<b>RM2 Zone Regulations</b>	<b>Proposed RM2 - Exception Zone Regulations</b>
Minimum lot area – corner lot	280 m <sup>2</sup> (3,014 ft <sup>2</sup> )	235 m <sup>2</sup> (2,529.5 ft <sup>2</sup> )
Minimum lot frontage – corner lot	9.8 m (32.1 ft.)	7.37 m (24.2 ft.)
Minimum exterior side yard	4.5 m (14.7 ft.)	1.25 m (4.1 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		
<b>Zone Regulations</b>	<b>RM4 Zone Regulations</b>	<b>Proposed RM4-Exception Zone Regulations</b>
Minimum lot frontage	30.0 m (98.4 ft.)	8.5 m (27.9 ft.)
Minimum landscaped area	40% of the lot area	30% of the lot area
Minimum lot line setbacks from the side wall of a townhouse dwelling to all other street lines	4.5 m (14.7 ft.)	4.3 m (14.1 ft.) for one townhouse unit
Minimum lot line setbacks from the side wall of a townhouse dwelling to a lot line that is not a street line	2.5 m (8.2 ft.)	2.0 m (6.6 ft.)
Minimum lot line setbacks from a wing wall attached to a townhouse dwelling to a lot line	3.0 m (9.8 ft.)	2.0 m (6.6 ft.)
Minimum internal setbacks from a front wall of a townhouse dwelling to an internal road	4.5 m (14.7 ft.)	4.2 m (13.8 ft.) for the second story portion only of the townhouse
Minimum internal setbacks from a side wall of a townhouse dwelling to a visitor parking space	4.5 m (14.7 ft.)	4.3 m (14.1 ft.)
Minimum internal setbacks from the front garage face to an internal road	6.0 m (19.7 ft.)	5.9 m (19.3 ft.) for one townhouse only
Maximum projection of a porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or	1.6 m (5.2 ft.)	2.0 m (6.6 ft.)

Zone Regulations	RM2 Zone Regulations	Proposed RM2 - Exception Zone Regulations
side wall of a townhouse dwelling		
Maximum height	10.7 m (35.1 ft.)	11.25 m (36.9 ft.)
Minimum setback between a visitor parking space and any other lot line	3.0 m (9.8 ft.)	1.2 m (3.9 ft.)
Minimum setback of a dwelling to all lands zoned G1 or G2 Base Zone	5.0 m (16.4 ft.)	2.0 m (6.6 ft.) on south side of property
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

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>5 Kindergarten to Grade 5</li> <li>2 Grade 6 to Grade 8</li> <li>2 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Meadowvale Village PS <ul style="list-style-type: none"> <li>Enrolment: 494</li> <li>Capacity: 623</li> <li>Portables: 0</li> </ul> </li> <li>David Leeder Middle School <ul style="list-style-type: none"> <li>Enrolment: 886</li> <li>Capacity: 896</li> <li>Portables: 2</li> </ul> </li> <li>Mississauga SS <ul style="list-style-type: none"> <li>Enrolment: 1 315</li> <li>Capacity: 1 554</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>2 Junior Kindergarten to Grade 8</li> <li>2 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Julia PS <ul style="list-style-type: none"> <li>Enrolment: 499</li> <li>Capacity: 579</li> <li>Portables: 2</li> </ul> </li> <li>St. Marcellinus SS <ul style="list-style-type: none"> <li>Enrolment: 1806</li> <li>Capacity: 1509</li> <li>Portables: 6</li> </ul> </li> </ul> </li> </ul>

## 9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (March 12, 2018)	There is a 200 mm (7.9 in.) diameter watermain and 250 mm (9.8 in.) diameter sanitary sewer on Harmony Hill. There is a 400 mm (15.7 in.) diameter on Second Line West. The watermain within the private condominium road should be 150 mm (5.9 in.). External easements and construction may be required.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 28, 2018 and March 5, 2018)	<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> <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>
Credit Valley Conservation (May 9, 2018)	<p>Ministry of Natural Resources and Forestry (MNRF) consultation is required. It should be noted that Fletchers Creek is a regulated habitat of Redside Dace and as a result, the <i>Endangered Species Act</i> applies. Contact MNRF to determine which requirements apply.</p> <p>Development Limits – CVC staff recommend the appropriate restrictive zoning (G1) be placed over all lands beyond the approved limit of development (hazards and natural heritage features), including buffers, placed into public ownership.</p> <p>CVC has reviewed the Environmental Impact Study (EIS) and have not yet finalized the limits of development. The Functional Services Report (FSR) and Slope Stability Report/Addendum have been reviewed and comments have been provided to the applicant. Further review of the revised reports is required.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 12, 2018)	<p>The Community Services Department notes that the subject site is adjacent to City owned lands identified as Fletchers Flats (P-428) which is zoned G2 (Greenlands - Natural Feature) and G1 (Greenlands - Natural Hazards).</p> <p>The lands zoned G2 is a Significant Natural Area in fair</p>

Agency / Comment Date	Comment
	<p>condition and to maintain and support the health of the abutting greenlands, a 10 m (32.8 ft.) buffer shall be maintained in the northerly portion of the subject site, from the greater of either the significant woodland dripline as staked by CVC and the long term stable slope staked by Soil Engineers Ltd. that is to be reviewed and approved by CVC and the City of Mississauga. The City recommends the dedication of the 10 m (32.8 ft.) buffer to naturalize and revegetate to support the adjacent Significant Natural Area.</p> <p>The City owned lands, zoned G1, abut the southern lot line of the subject property. As per Zoning By-law 0225-2007, buildings and structures are required to maintain the greater of 5 m (16.4 ft.) or the required setback to the G1 Zone.</p> <p>A pedestrian walkway connection from Harmony Hill to Second Line West will not be permitted due to site conditions and floodplain boundaries.</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 pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (March 19, 2018)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (October 12, 2018)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the applicant has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Functional Servicing Report Note that the stormwater management facility No.4 is designed for quality control only and the post development average runoff coefficient must be less or equal to the pre-development level. Verification required to determine if any external drainage areas are to be accommodated.</p> <p>Grading Plan/Servicing Plan The engineering drawings are to clearly demonstrate the feasibility of any/all proposed retaining walls, indicate the materials and also include appropriate cross sections of any proposed retaining walls. It should be noted that the existing topography of the site generally slopes from the north-east to the south-west and there is an approximate grade differential of up to 8 m (26.2 ft.) within the site between Second Line</p>



Agency / Comment Date	Comment
	<p>West and Harmony Hill. The site design is also to conform to the City's condominium/multi-family standards.</p> <p>Lands Below Top of Bank Easement/dedication required for all lands below the established top of bank/regional floodplain.</p> <p>Credit Valley Conservation Approval Confirmation will be required from the Credit Valley Conservation indicating that they have no objection to the construction within their regulated area.</p> <p>Environmental Written documentation prepared by a professional engineer provided to the satisfaction of the Transportation and Works Department which includes a plan to decommission the wells and properly remove or abandon the septic system.</p> <p>Traffic A traffic opinion letter is required to address public concerns regarding the impact of this development to the surrounding road network. Detailed turning movement diagrams will also be required.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City of Mississauga, Culture Division Ministry of Transportation Bell Canada Canada Post Alectra Greater Toronto Airport Authority</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 proposal compatible with the character of the area given the proposed land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Provision of a satisfactory Functional Servicing Report to determine if there is adequate capacity and resolution of all servicing and utility issues

**Development Requirements**

There are development limit constraints and engineering matters including: grading, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval for the condominium townhome development.

**Other Information**

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

- Survey
- Draft Plan of Subdivision
- Context Plan
- Building Elevations
- Noise Mitigation Measure Plan
- Site Servicing Plan
- Sanitary Drainage Plan
- Pre-Development Storm Drainage Plan
- Storm Drainage Plan
- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Environmental Site Assessment, Phase 1 and Phase 2
- Letter of Reliance
- Environmental Impact Study
- Archaeological Assessment (Stages 1 and 2)
- Provincial Register of Archaeological Assessment
- Slope Stability Study Addendum
- Soil Investigation and Slope Stability Study Report
- Tree Inventory and Preservation Plan
- Green Site and Building Initiatives
- Parcel Register
- Draft Official Plan Amendment
- Draft Zoning By-law