
Planning and Development Committee

Date

2019/01/28

Time

6:30 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

Find it Online

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

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
or Email: application.info@mississauga.ca

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of January 14, 2019
4. MATTERS TO BE CONSIDERED
 - 4.1. Information Status and Removal of "H" Holding Symbol Report to permit two 61 storey towers, two park blocks and two new streets
3980 Confederation Parkway, southwest corner of Burnhamthorpe Road West and Confederation Parkway
Owner: Rogers Telecommunications Limited
File: HOZ 17/002 W7
 - 4.2. Demolition Control By-Law for Residential Uses
 - 4.3. PUBLIC MEETING INFORMATION REPORT (WARD 3)
Applications to permit a new 8 storey apartment building with 159 units, and retain the existing 8 storey apartment building
1315 Silver Spear Road, south side of Burnhamthorpe Road East, west of Dixie Road
Owner: IMH 1315 Silver Spear Ltd.
File: OZ 18/005 W3
 - 4.4. PUBLIC MEETING INFORMATION REPORT (WARD 11)
Applications to permit 7 freehold townhomes and 19 condominium townhomes on a private condominium road
36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wyndham Street
Owner: City Park (Main Street) Inc.
File: OZ 17/020 W11 and T-M17007 W11
Pre-Bill 139

4.5. PUBLIC MEETING INFORMATION REPORT (WARD 1)

Application to permit a 4-12 storey apartment building proposing 397 units and ground floor related commercial facing Lakeshore Road East.

Owner: Vandyk Group of Companies

File: OZ 18/009 W1

4.6. PUBLIC MEETING INFORMATION REPORT (WARD 6)

Applications to Permit 83 Townhomes on a Private Condominium Road

1707-1725 Barbertown Road, North side of Barbertown Road, east of Creditview Road

Owner: Barbertown Ventures Inc.

Files: OZ 17/002 W6 & T-M17001 W6

Pre-Bill 139

5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: January 8, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
H-OZ 17/002 W7

Meeting date:
2019/01/28

Subject

INFORMATION STATUS REPORT AND REMOVAL OF "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 7)

Application to remove the "H" holding symbol to permit two 61 storey apartments, two park blocks and two new streets

3980 Confederation Parkway, southwest corner of Burnhamthorpe Road West and Confederation Parkway

Owner: Rogers Telecommunications Limited

File: H-OZ 17/002 W7

Recommendation

That the report dated January 8, 2019, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding symbol application, under File H-OZ 17/002 W7, Rogers Telecommunications Limited, 3980 Confederation Parkway, be received for information, and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Background

On July 2, 2008, City Council adopted PDC Recommendation PDC-0053-2008 which requires that prior to approval of an application to remove the "H" holding symbol for all lands located within the downtown, the Planning and Building Department prepare an Information Status Report for consideration by Planning and Development Committee and Council, outlining the details of the development proposal.

Typically the Information Status Report is prepared in advance of the report to seek permission to prepare the by-law to lift the "H" holding symbol, however, due to time constraints and in an effort to not delay construction, the two reports were combined.

The purpose of this report is to seek permission to lift the "H" holding symbol to allow for the first phase of the project known as M-City to proceed. Appendix 1 provides detailed information on the area context, proposed development and planning regulations.

Upon removal of the "H" holding symbol the lands are to be developed for two 61 storey condominium towers above mixed use podiums, two public park blocks, and two new public streets (Soho Avenue and Quartz Road). Site Plan applications are currently under review for the two condominium developments under Files SP 17-50 W7 and SP 17-162 W7. The details of the road design and dedication of park blocks will be covered within the required Development Agreement prior to the by-law to lift the "H" holding symbol.

Comments

Section 36 of the *Planning Act* provides the legislative framework for the removal of the "H" holding symbol and allows municipalities to amend a by-law to remove the "H" holding symbol. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all land owners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected land owners by pre-paid first class mail.

Aerial Photo of 3980 Confederation Parkway



Applicant's rendering of the two new 61 storey mixed use buildings



The conditions for removing the "H" holding symbol will be fulfilled as follows:

1. The owner will execute and enter into a Development Agreement, satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to, amongst other things, the installation or placement of all required municipal works, municipal walkways, land dedications and the provision of required securities.

This agreement must be complete and approved by Council prior to Council's approval of the By-law to remove the "H" holding symbol.

It is anticipated that the Development Agreement will be finalized and brought to Council in February, and then the By-law may follow to remove the "H" holding symbol. The development agreement will address the installation of the streetscape surrounding each block (sidewalks, street trees, unit paving, benches, waste receptacles, street lighting), the dedication and construction of two new roads (Soho Avenue and Quartz Road), the dedication of two new park blocks, along with provision of securities to ensure the required works are completed.

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

The conditions to remove the "H" holding symbol are anticipated to be fulfilled through the approval of the Development Agreement. The "H" holding symbol can be removed once the Development Agreement has been approved.

Attachments

Appendix 1: Detailed Information



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

Prepared by: Jonathan Famme, Development Planner

Detailed Information**Owner: Rogers Telecommunications Limited****Table of Contents**

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1. Site Context

The property is located within the Downtown Core, south of Burnhamthorpe Road West and west of Confederation Parkway. The area contains a mix of high density residential apartments and mixed use buildings. The site is currently vacant.

Aerial Photo of 3980 Confederation Parkway



Property Size and Use	
Frontages:	
Burnhamthorpe Road West	167 m (548 ft.)
Confederation Parkway	150 m (492 ft.)
Webb Drive	234 m (768 ft.)
Gross Lot Area:	2.83 ha (6.99 ac.)
Existing Uses:	vacant

The surrounding land uses are:

- North: Mixed use buildings (36-48 storeys) containing apartments, restaurants, medical, and fitness uses, sales centre, YMCA to the northeast, and townhomes and detached dwellings to the northwest
- East: 10 storey office building with ground floor retail including bank, dentist and restaurant
- South: 23 storey apartment building, John "Bud" Cleary Park
- West: Vacant lands, 28 storey mixed use building and 48 storey apartment building

Image of existing conditions facing southwest



2. Neighbourhood Context

Based on the 2011 census, the existing population of the Downtown Core character area is 23,075 with a population density of 90.60 people/ha. With a median age of 34 (compared to the City's median age of 39), 74.52% of the population within the Downtown Core is of working age (compared to the city's working age population of 70.53%). The population percentage identified as children in the Downtown Core is 15.04%, lower than the city average (18.05%). Finally, 10.42% of the population in this Character Area is categorized as seniors while the senior population for the city is 11.42%. Therefore, the overall population for the Downtown Core is slightly younger than the population of the entire city. By 2031 and 2041, the population for this character area is forecasted to be 61,200, and 70,500, respectively. On average, the total number of persons within a household in this area is 2, with 97.96% of the population living in apartments with five storeys or higher (significantly greater than the City's 25.07% average for this dwelling type).

Other Development Applications

The City is currently processing a site plan application for a 34 and 25 storey tower with ground floor commercial uses at 4055 and 4085 Parkside Village Drive (northwest of Burnhamthorpe Road West and Confederation Parkway), and a 43 storey condominium and 19 storey Peel Housing rental apartment with ground floor commercial uses at 360 City Centre Drive (northeast corner of City Centre Drive and Confederation Parkway).

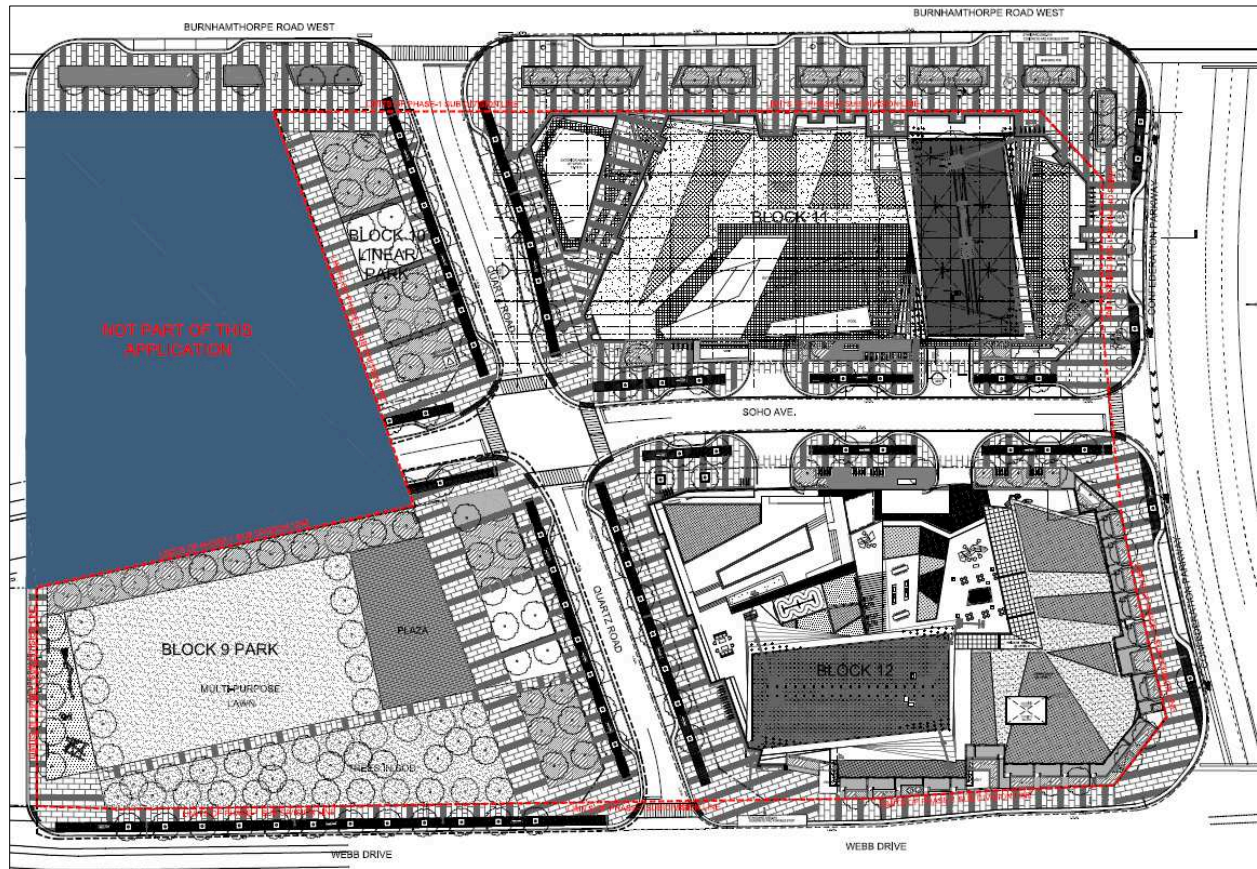
Community Services and Infrastructure

This application will construct two new public roads and extend the required underground services to serve the M-City development. Quartz Road will run from Burnhamthorpe Road West to Webb Drive along the westerly limits of Phase 1 and Soho Avenue will run midblock from Confederation Parkway in a westerly direction. In addition, two new public park blocks on the west side of the proposed Quartz Road will be provided to serve the community and link Zonta Meadows Park and linear park system to the north with John "Bud" Cleary Park to the south.

3. Project Details

The applications are to permit two new 61 storey apartment buildings with 1,576 units and 3,563 m² (38,352 sq.ft.) of retail with two new public roads and two new park blocks.

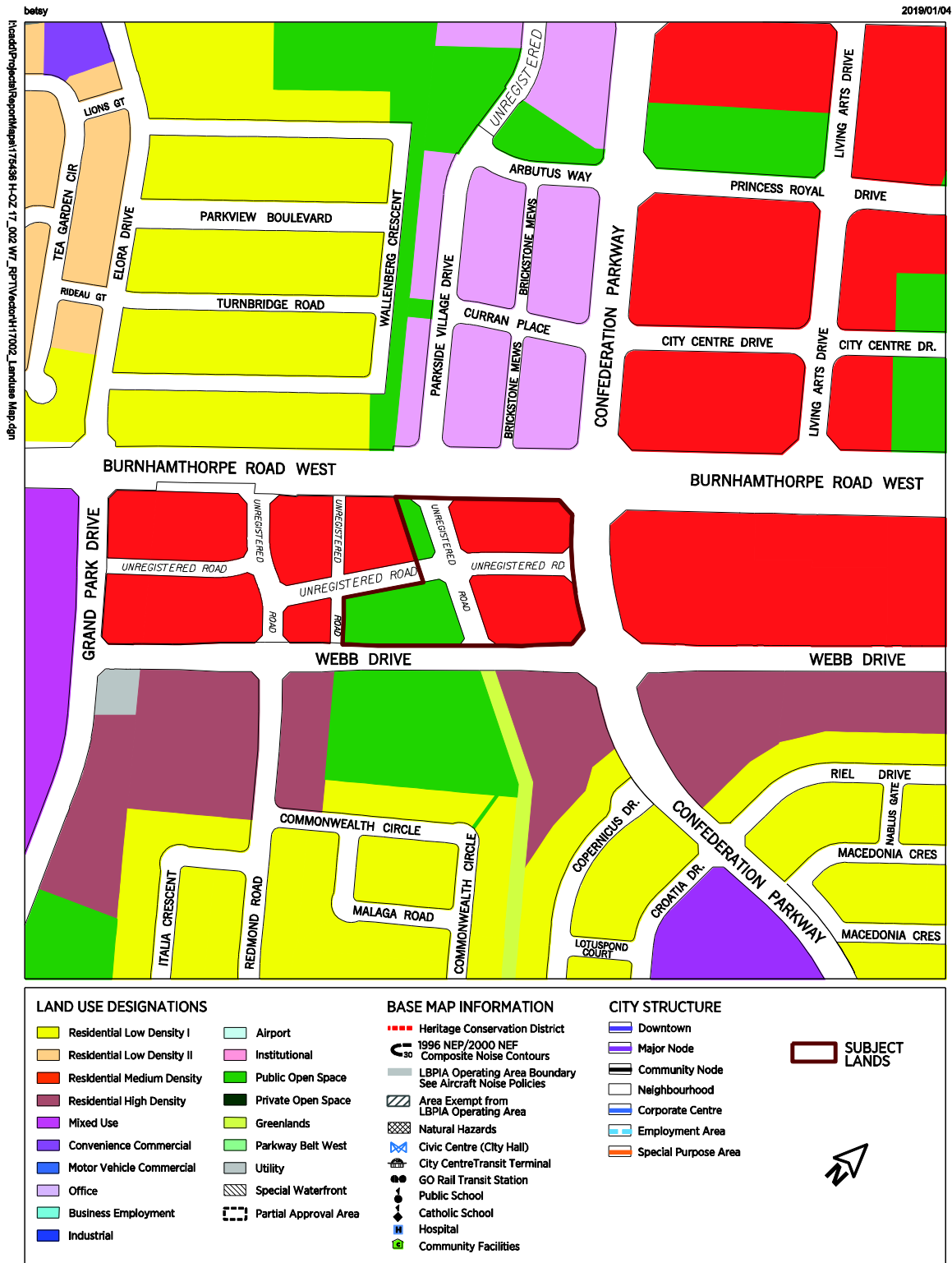
Development Proposal		
Applications submitted:	Received: March 13, 2017 Amended: July 19, 2018	
Developer/ Owner:	Rogers Telecommunications Limited	
Applicant:	Urban Capital	
Number of units:	783 (M1) 793 (M2) 1,576 (TOTAL)	
Retail Gross Floor Area:	2,554 m ² (27,491 ft ²) (M1) 1,009 m ² (10,861 ft ²) (M2) 3,563 m ² (38,352 ft ²) (TOTAL)	
Total Gross Floor Area:	58,937 m ² (634,392 ft ²) (M1) 59,402 m ² (639,400 ft ²) (M2) 118,339 m ² (1,273,790 ft ²) (TOTAL)	
Height:	61 storeys (M1) 61 storeys (M2)	
Floor Space Index:	9.34 (M1) 8.51 (M2)	
Amenity Area:	934 m ² (10,053 ft ²) - Interior (M1) 1,676 m ² (18,040 ft ²) - Exterior (M1) 1,066 m ² (11,474 ft ²) -Interior (M2) 2,517 m ² (27,093 ft ²) - Exterior (M2) 2,000 m ² (21,528 ft ²) -Interior (TOTAL) 4,193 m ² (45,133 ft ²) - Exterior (TOTAL) 6,193 m ² (66,661 ft ²) (TOTAL)	
Anticipated Population:	3,451* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces (M1)	783	789
visitor spaces/retail (M1)	117	117 (plus 2 car share)
Total (M1)	900	908
resident spaces (M2)	793	793
visitor spaces/retail (M2)	119	119
Total (M2)	912	912
Total resident spaces	1576	1582
Total visitor spaces/retail	236	238
Total (M1 & M2)	1812	1820
Green Initiatives:	<ul style="list-style-type: none"> Storm water vault room in P1 garage, green roof, electric vehicle charging station, car share parking spaces and bird friendly glass 	

Concept Plan and Elevations**Concept Plan**

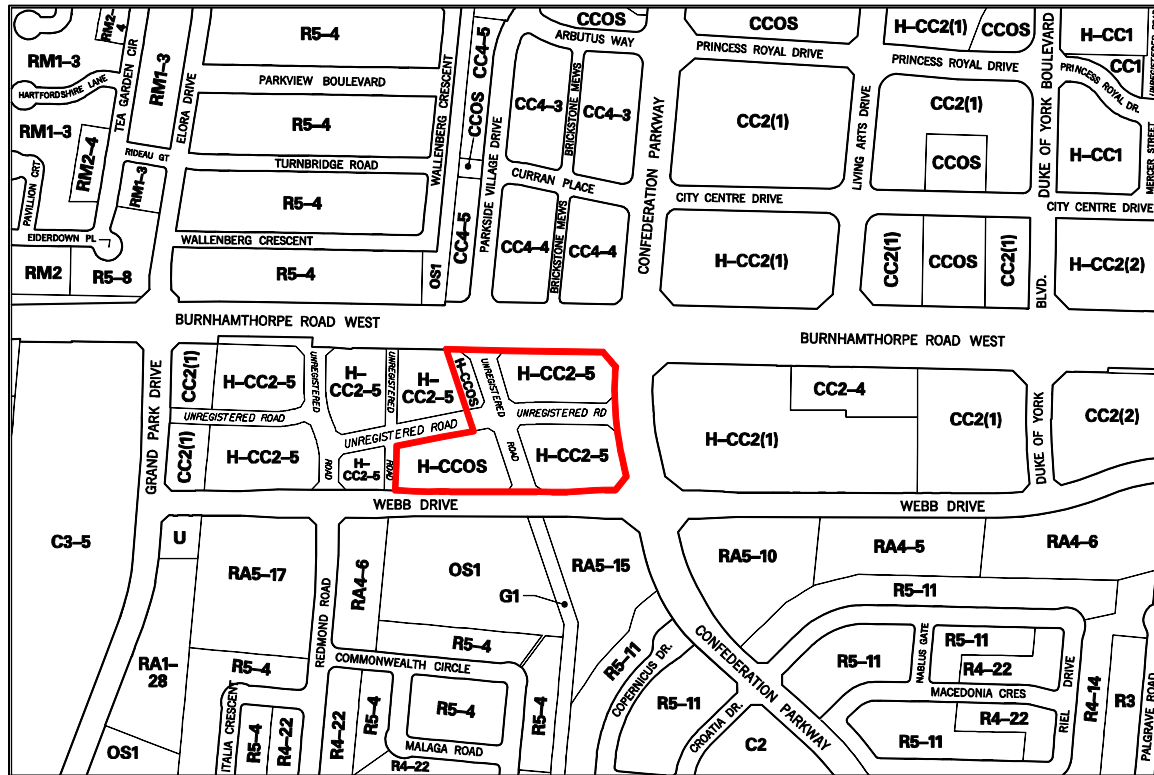
Applicant's rendering of the two new 61 storey mixed use buildings

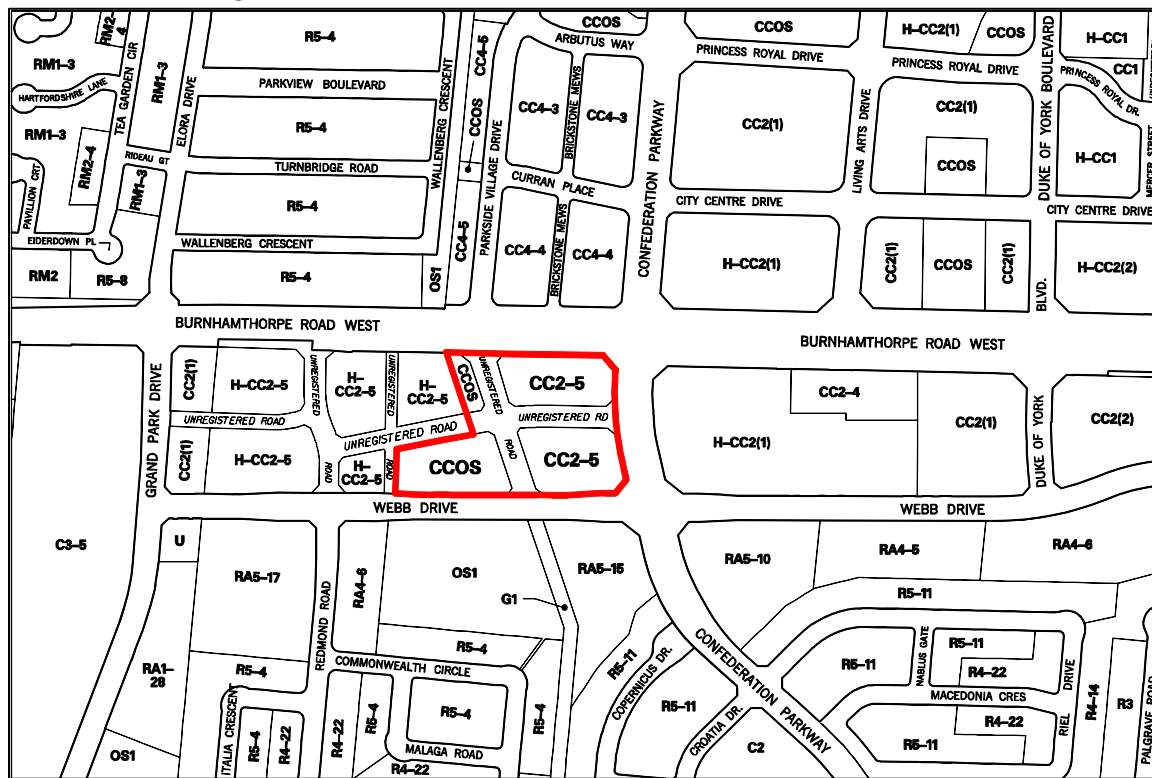


4. Land Use Policies and Regulations Excerpt of Downtown Core Land Use



Existing Zoning and General Context



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

Downtown Mixed Use which permits all forms of high density residential development, offices, retail commercial uses, civic and cultural facilities, hotel and conference facilities, restaurants, entertainment facilities, community infrastructure and parkland.

Public Open Space which permits community infrastructure and parkland.

(Note: There is no change to the Official Plan or designations)

Existing and Proposed Zoning**Existing Zoning**

H-CC2-5 (City Centre Mixed Use) which restricts development until an executed servicing and development agreement is entered into for all required municipal works including streetscape and provision of parkland, along with all securities. Once the “H” holding symbol is lifted CC2-5 permits apartment dwellings, long-term care dwellings, and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.

H-CCOS (City Centre Open Space) which restricts development until an executed servicing and development agreement is entered into for all required municipal works including streetscape and provision of parkland, along with all securities. Once the “H” holding symbol is lifted CCOS permits active and passive recreational uses.

Proposed Zoning

CC2-5 (City Centre Mixed Use) which permits apartment dwellings, long-term care dwellings, and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.

CCOS (City Centre Open Space) which permits active and passive recreational uses.

City of Mississauga

Corporate Report



Date: 2019/01/08

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, Commissioner
Planning and Building Department

Originator's files:
CD.06 REN

Meeting date:
2019/01/28

Subject

Demolition Control By-Law for Residential Uses

Recommendation

1. That the *Demolition Control By-law*, as outlined in the report titled "Demolition Control By-law for Residential Uses" dated January 8, 2019 from the Commissioner of Planning and Building, be approved.
2. That the City Solicitor be directed to prepare all necessary by-laws and agreements as outlined in the report titled "Demolition Control By-law for Residential Uses" dated January 8, 2019 from the Commissioner of Planning and Building.

Report Highlights

- A Demolition Control By-law is being proposed as part of the City's Housing Strategy, *Making Room for the Middle* in which preserving the diversity of the existing housing is a key component.
- Currently the City does not have the ability to prevent the demolition of residential units of any type before plans to redevelop are in place. Therefore landowners could potentially avoid rental protection policies, property upkeep standards and tax assessment by demolishing buildings. While this has not been a major issue in the past, as the City intensifies and more land speculation occurs there is a greater risk of premature demolition.
- A Demolition Control By-law will regulate the premature demolition of residential buildings by imposing conditions that require reconstruction be substantially completed within a defined period of time. The By-law will also help prevent the establishment of vacant derelict lots and blight.

- The Demolition Control By-law will not impact most day-to-day demolitions of low density houses and other uses. It is also not a major administrative change as most applications will be processed under delegated authority and approved similar to the current process under the *Building Code Act*.

Background

Mississauga has reached a stage of maturity that areas of the City are increasingly under pressure for redevelopment and intensification. Consequently, existing residential structures may be proposed for demolition at an increasing rate. At this time, the City has no land-use planning mechanism to review, impose conditions or refuse applications for demolitions of residential properties where there is no clear plan for redevelopment.

The preservation of the diversity of the existing housing stock is an important component of Mississauga's Housing Strategy, *Making Room for the Middle*. The authority to pass demolition control by-laws under Section 33 of the *Planning Act* allows municipalities to control the timing of demolition of residential properties where a property standards by-law is in effect. This legislation affords Council greater control over the premature demolition of the City's housing supply and ensures that a plan is in place for redevelopment prior to demolition. Demolition control applies only to residential properties irrespective of tenure.

Demolition control by-laws can assist with:

- the retention of existing residential units, including rental units, until new units have been approved (allowing residents to remain in units as long as possible)
- reducing the use of demolition to address maintenance issues
- discouraging the creation of vacant parcels of land and blight
- inhibiting the premature loss of assessment
- preventing block busting within residential neighbourhoods
- the use of demolition as a tactic to obtain zoning or other approvals (i.e. prematurely removing dwellings and leaving derelict landscape), and
- avoiding the obligation of the Chief Building Official to issue demolition permits (before compliance with other City policies)

The Demolition Control By-law would work in conjunction with the City's Rental protection by-law passed in June 2018 that requires a permit to demolish and replace rental units.

Demolition control by-laws have been adopted by municipalities across Ontario, including Toronto, Hamilton, Brampton, Ottawa, Kitchener and Waterloo.

Within the Demolition Control Area, no one may demolish a residential property without a demolition control permit. Conditions on timing can be imposed on demolition control permits and registered on title within the Demolition Control Area requiring:

- that reconstruction take place within a specified period that is two years or more from the day demolition begins that can be monitored through subsequent permits on the property, and
- a maximum penalty of \$20,000 for each dwelling unit to which the demolition permit relates be added to the tax roll should the proponent fail to complete the new building within the time specified on the permit.

The differences between Demolition Permits (under the *Building Code Act*) and Demolition Control Permits are shown in Appendix 1.

Comments

What applications will be subject to demolition control and what will be exempt?

Currently the City does not have the ability to prevent the demolition of residential units of any type before plans to redevelop are in place. Therefore landowners could potentially avoid rental protection policies, property upkeep standards and tax assessment by demolishing buildings. While this has not been a major issue in the past, as the City intensifies and more land speculation occurs there is a greater risk of premature demolition. These factors may be less significant for newly developed areas of the City, however, this report proposes a Demolition Control By-law that applies City-wide to provide equal protection for residential properties across Mississauga.

When a City-wide Demolition Control By-law is in place, all applications to demolish residential properties will be required to obtain a demolition control permit. However most of the approvals are proposed to be delegated and follow a similar process to the existing *Building Code Act* approvals. Applications for a Demolition Control Permit are proposed to be reviewed based on the following two streams:

- **Demolition of Residential Property (less than six dwelling units)** – Chief Building Official delegated authority to issue permits.
- **Demolition of Residential Property (six or more dwelling units)** – the Commissioner of Planning & Building (or his designate) is delegated authority to approve permits, except where the Rental Housing Protection By-law applies, when the decision will be made by Council (Appendix 2 – Details of the Approval Process).

The six unit threshold is consistent with the Rental Protection By-law and reduces the administrative impact of the by-law on single family dwellings that are commonly replaced. The vast majority of demolitions (200+ units per year) in the City fall into the less than six unit category and can be

approved by the Chief Building Official in conjunction with a Building Permit application. The City has received three permits over the last ten years for demolitions over six units although this is anticipated to increase with redevelopment pressures. Accordingly, the administrative burden of the proposed by-law is expected to be relatively minor.

A Demolition Control By-law Section 33 Permit will not be required for demolitions when:

- there is no loss of dwelling units such as when renovations do not result in a change to the number or type of units by bedroom type
- the residential property does not meet health and safety standards
- the proposed demolition is necessary for the environmental remediation of the site
- the property is associated with a public work or service approved by the City of Mississauga or Region of Peel
- the property is owned by the City of Mississauga or Region of Peel
- the residential property is a mobile home, or
- the residential property is exempted under any provincial or federal statute or regulation.

A Demolition Control By-law will not affect the City's existing health and safety policies and the ability to undertake capital works.

Heritage Properties

Applications to demolish listed and designated heritage properties will follow the existing process. Owners of properties listed on the municipal heritage register are required to provide Council with 60-days' notice of an intention to demolish, and applications to demolish property designated under the *Ontario Heritage Act* requires approval from Council in consultation with the City's Heritage Advisory Committee. Preparation and submission of an accepted Heritage Impact Assessment is required by the City's Heritage By-law to support the proposal to demolish a listed or designated residential property. Demolition Control permits will not be issued until the requirements of the *Ontario Heritage Act* have been addressed.

Are there any rights of appeal?

There is no right of appeal of Council's decision to pass a Demolition Control By-law, however, applicants for a Demolition Control Permit can appeal to LPAT in the following circumstances:

- A permit is refused
- A decision to either issue or refuse a permit is not made within thirty-days' after receipt of the application
- To vary the conditions imposed on a permit
- From Council's refusal or failure to make a decision within thirty-days' of an application for relief from conditions imposed on a demolition permit, including extensions of time

Applications for Demolition Control Permits are generally made when approvals for redevelopments have been obtained. Delegated authority supports the processing times

required by these permits. Amendments to redevelopment timeline requirements will also be managed through delegated authority.

When will the Demolition Control By-law take effect?

It is proposed that the by-law take effect upon approval by Council.

Strategic Plan

The need for affordable housing originated from the Strategic Plan 'Belong' Pillar. Strategic Action 1: Attract and keep people in Mississauga through an affordable housing strategy, relates to the need to protect the existing housing supply and the work underway for the Rental Housing Protection By-law.

Financial Impact

A Demolition Control application fee is not proposed at this time.

Section 33 Demolition Control adjusts the current approval process albeit the administrative burden is expected to be minor. There is currently insufficient data or experience to determine what the costs of administering the new Demolition Control Permit will be. For reference, there have only been three permit applications to demolish rental units over the last ten years, although more applications are anticipated moving forward as redevelopment pressures increase.

The majority of applications are anticipated to fall under the delegated authority stream which will follow current approval processes as much as possible. Staff will review the practicality of a Demolition Control Fee during the next Fees and Charges By-Law Review, after more data are available.

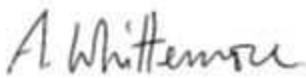
Conclusion

Mississauga is reaching a stage in its development where it is facing substantial redevelopment pressure. This pressure might impact its housing supply and its diversity. A Demolition Control By-law will help protect against premature demolition and work in conjunction with other City by-laws including the Rental Housing Protection By-law. It will help retain existing units while development plans are reviewed allowing residents, including tenants, to remain in their homes as long as possible.

This report proposes a new City-wide Demolition Control By-law to achieve the City's objectives to protect the City's housing supply which is a fundamental part of Mississauga's Housing Strategy.

Attachments

- Appendix 1: Differences between Demolition Permits (Building Code Act) and Demolition Control Permits (Planning Act)
- Appendix 2: Details of Approval Process



Andrew Whitemore, Commissioner
Planning and Building Department

Prepared by: Emily Irvine, Planner, City Planning Strategies

APPENDIX 1 - Difference between Demolition Permits (the *Building Code Act*) and Demolition Control Permits (*Planning Act*)

The Chief Building Official currently issues demolition permits under Section 8 of the *Building Code Act*. Demolition Permits apply to all property types. Their purpose is to ensure buildings are demolished safely under Building Code regulations.

Demolition Control Permits under section 33 of the *Planning Act* are required to authorize demolition of residential properties subject to a Demolition Control By-law. The purpose of Demolition Control is to protect the existing housing stock and protect against urban blight. A comparison of Demolition Permits and Demolition Control Permit is provided in Table 1).

Table 1: Differences between a Demolition Permit and a Demolition Control Permit	
Demolition Permit Issued under the <i>Building Code Act</i> (Section 8)	Demolition Control Permit Issued under the <i>Planning Act</i> (Section 33)
<ul style="list-style-type: none"> Applied to demolition of all types of properties 	<ul style="list-style-type: none"> Applied to the demolition of residential dwellings within the Demolition Control Area
<ul style="list-style-type: none"> Council approval is not required; statutory function of Chief Building Official 	<ul style="list-style-type: none"> Council approval is required except where authority has been delegated
<ul style="list-style-type: none"> Ensures buildings are demolished in accordance with Building Code regulations 	<ul style="list-style-type: none"> Ensures residential housing stock is not prematurely demolished; requires issued Building Permit for the replacement building, and/or subject to condition that replacement will occur within defined time period, Building Code regulations still apply

Appendix 2 – Details of the Approval Process

The City has the authority under the *Municipal Act, 2001* to delegate administrative powers and certain legislative powers under the *Planning Act*, and to develop procedures to administer the processes and manage applications related to the exercise of those powers.

What happens when Permits for Residential Demolitions are Processed under Delegated Authority?

Authority is delegated to the Chief Building Official to issue Demolition Control permits for all applications to demolish residential properties when there are less than six dwelling units involved. The existing process for reviewing and issuing demolition permits under the *Building Code* will be maintained. Demolition Control is not a major administrative change as most applications will be processed under delegated authority and approved similar to the current process under the *Building Code Act*.

Demolition Control is not intended to complicate applications for the removal and rebuilding of single residential dwellings that are part of the City's regular business. There can be as many as 200 of these applications per year. These are commonly processed as building permits for new units with a demolition component. Where a Building Permit for the replacement dwelling is issued, then a Section 33 Demolition Control Permit will be issued.

In addition, there are between 60 and 100 demolition only permits granted to demolish single residential dwellings. Demolition permits are sometimes needed prior to building permits for the replacement buildings for reasons that include, for example, the need for additional time to remediate the site. The building permit application for the reconstruction is then made at a later time. **In these circumstances, conditions for timing of replacement may be imposed on a Section 33 Demolition Control Permit. What does by-law say?**

It should be noted that any application may be directed to Council for final decision prior to an appeal.

What happens when there is a Residential Demolition of Six (6) or More Dwelling Units?

An application to demolish a residential property with six (6) or more dwelling units will trigger a review by Planning Staff and in some cases require a decision of Council. Authority is generally delegated to the Commissioner of Planning and Building or their designate, except where the Rental Housing Protection By-law applies, and then the decision will be made by Council.

Delegated Authority to Approve Permits for Demolition of Six(6) or More Non- Rental Dwelling Units

Permits for demolitions of six (6) or more non-rental dwelling units will be delegated to the Commissioner of Planning and Building. These applications may be approved by Council in conjunction with the processing of concurrent applications such as Official Plan or Rezoning

Amendments. The processing of these applications will be maintained with the exception of the additional Section 33 Demolition Control Permit.

Council to Approve Permits for the Demolition Six (6) or More Rental Dwelling Units

Proposed demolitions of six (6) or more rental dwelling units are also subject to the City's Rental Housing Protection By-law, which requires rental units proposed to be demolished be replaced through a redevelopment application. The issuance of a Demolition Control permit follows the approval of a permit under the Rental Housing Protection By-law, since its purpose is to secure the timing of the approved redevelopment.

The Demolition Control By-law will ensure that rental housing stock is not prematurely demolished while applicants work through the related planning processes to first obtain all necessary approvals, which may also include Official Plan and Zoning By-law amendments. Table 2 summarizes the administration Demolition Control Permits.

Table 2 Administration of Demolition Control Permits			
	Permits for less than Six (6) Dwelling Units	Permits for Six (6) or more Dwelling Units	
		Non-Rental	Rental
Processed by	Building	Development and Design/ City Planning Strategies	City Planning Strategies
Approved by	CBO under delegated authority	Director of Development and Design, City Planning Strategies or Commissioner of Planning and Building under delegated authority (may be forwarded to Council)	Council
Section 33 (Permit under the <i>Planning Act</i>)	Required	Required	Required
Section 8 (Review under the <i>Building Code Act</i>)	Required	Required	Required

City of Mississauga

Corporate Report



Date: January 8, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 18/005 W3

Meeting date:
2019/01/28

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit a new 8 storey apartment building with 159 units and retain the existing 8 storey apartment building

1315 Silver Spear Road, south side of Burnhamthorpe Road East, west of Dixie Road

Owner: IMH 1315 Silver Spear Ltd.

File: OZ 18/005 W3

Bill 139

Recommendation

That the report dated January 8, 2019, from the Commissioner of Planning and Building regarding the applications by IMH 1315 Silver Spear Ltd. to permit a new 8 storey apartment building with 159 units, and retain the existing 8 storey apartment building, under File OZ 18/005 W3, 1315 Silver Spear Road, be received for information.

Background

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

PROPOSAL

The official plan amendment and rezoning applications are required to permit a new 8 storey rental apartment building containing 159 units, and retain the existing 8 storey rental apartment building. The applicant is proposing to amend the official plan to permit the proposed increase in floor space index (FSI) but maintain the **Residential High Density** designation. The zoning by-law will also need to be amended from **RA2-4** (Apartment Dwellings) to **RA2-Exception** (Apartment Dwellings) to implement this development proposal.

Comments

The property is located on the south side of Burnhamthorpe Road East, west of Dixie Road within the Rathwood-Applewood Community Node Character Area. The site is currently occupied by an 8 storey rental apartment building.

The Burnhamthorpe Library is located immediately east of the site and there is an apartment building to the west of the site. To the north there is a heritage home, a one storey office, a gas station and a four storey retirement home. There are detached dwellings and townhomes located south of the subject site.

Aerial image of 1315 Silver Spear Road



Applicant's rendering of the proposed new 8 storey apartment building fronting Burnhamthorpe Road East



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. The conformity of this proposal with the policies of Mississauga Official Plan is under review.

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

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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


Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held

and the issues have been resolved. Most issues are technical in nature. The key issues to be addressed are confirmation of adequacy of the storm sewer on Silver Spear Road, traffic analysis and impacts, and compatibility of the proposed development with the character of the area and Mississauga Official Plan policies.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: IMH 1315 Silver Spear Ltd.****Table of Contents**

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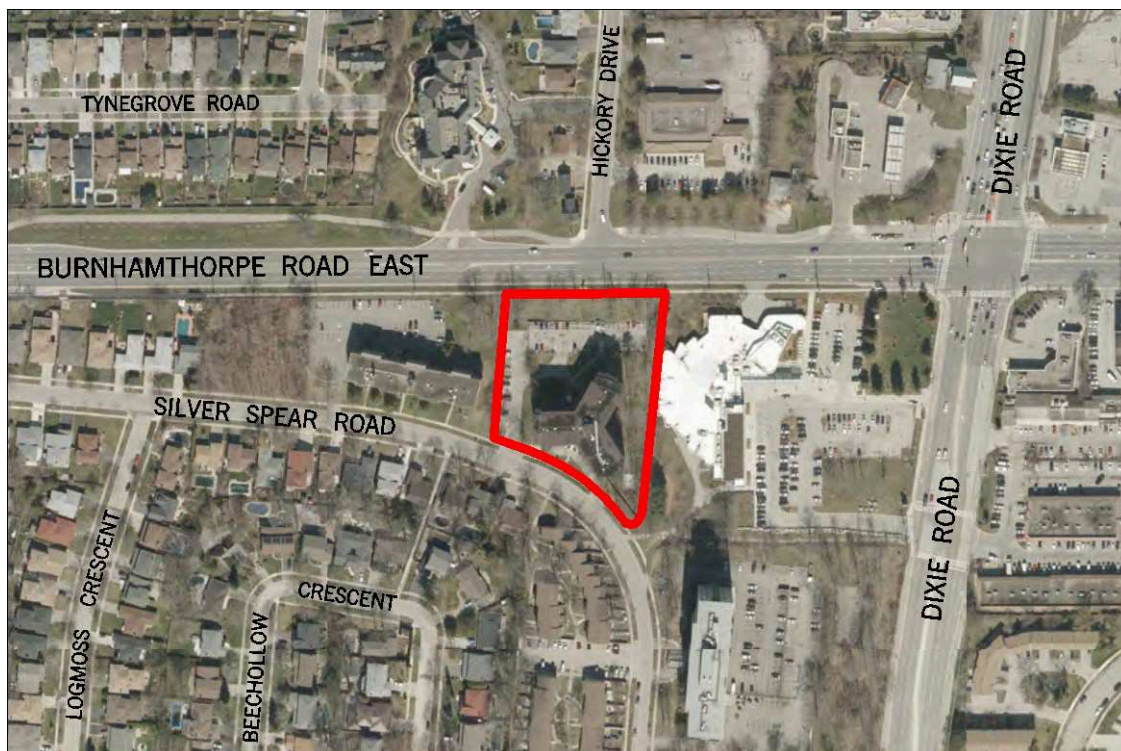
1. Site History

- 1968 – existing 8 storey apartment building constructed
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA2-4** (Apartment Dwellings) which permits apartment dwellings
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of Mississauga Official Plan apply. The subject lands are designated Residential High Density in the Rathwood-Applewood Community Node Character Area
- April 10, 2014 – Committee of Adjustment approved minor variance application under File A-118/14 to permit the conversion of existing storage rooms to create 2 new bachelor apartment units and 2 new one-bedroom apartment units proposing a total of 108 parking spaces on-site; whereas the By-law requires a minimum of 127 parking spaces be provided

2. Site Context

The property is located within the Rathwood-Applewood Community Node near the intersection of Burnhamthorpe Road East and Dixie Road. The area contains a mix of residential, commercial and community uses. The site is currently occupied by an 8 storey rental apartment building and a mix of surface and underground parking and landscaping. There is currently no access to Burnhamthorpe Road East as the entire Burnhamthorpe frontage is fenced in chain link.

Aerial Photo of 1315 Silver Spear Road

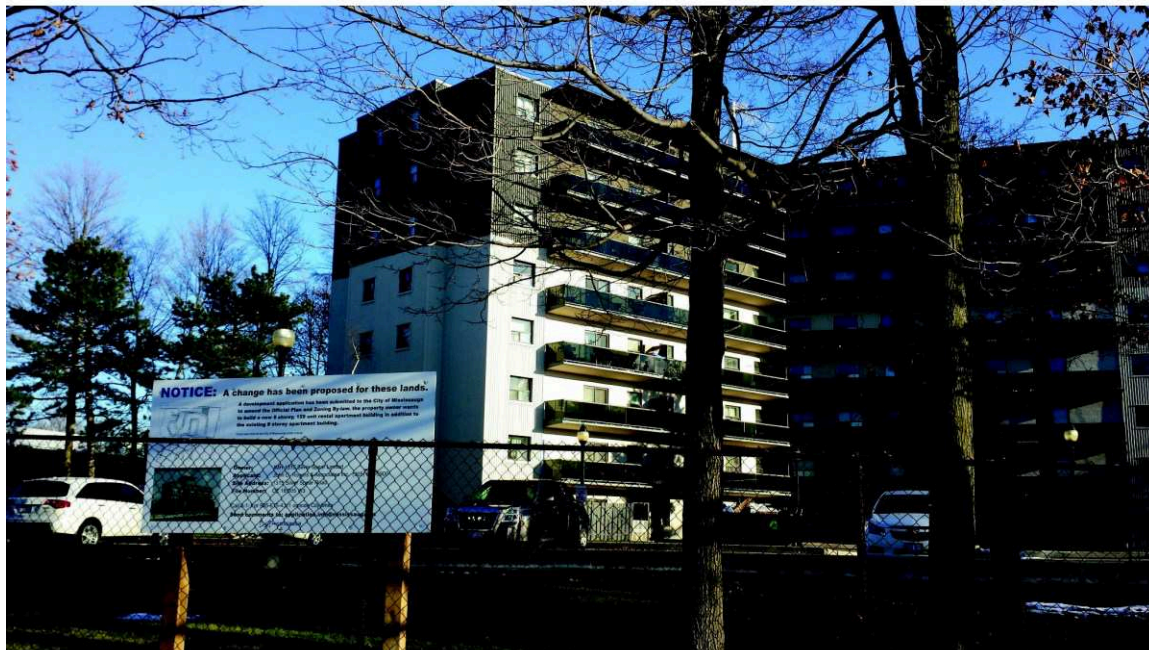


Property Size and Use	
Frontages:	
Burnhamthorpe Road East	86.41 m (283.5 ft.)
Silver Spear Road	88 m (288.7 ft.)
Depth:	132 m (433.1 ft.)
Gross Lot Area:	0.84 ha (2.08 ac.)
Existing Uses:	8 storey apartment building (rental)

The surrounding land uses are:

- North: 2 storey heritage home, one storey offices, 4 storey retirement home on the north side of Burnhamthorpe Road East
- East: Burnhamthorpe Library, retail/commercial and gas bar at Dixie Road
- South: Townhomes and detached dwellings
- West: 5 storey apartment building

Image of existing conditions facing southeast



3. Neighbourhood Context

The subject property is located in an area that is undergoing transition and growth. The surrounding neighbourhood was originally developed in the 1960's. The neighbourhood contains a range of housing types with apartments on Burnhamthorpe Road East and Dixie Road, while the neighbourhood to the south is mainly detached homes and townhomes.

Based on the 2011 census, the existing population of the Rathwood-Applewood Community Node character area is 3,450 with a population density of 70 people/ha. Sixty-seven percent of the node population are of working age (15 to 64 years of age), with 18% children (0-14 years) and 15% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 4,200, and 4,700, respectively. On average, the average household size is 2 persons with 89.84% of the population living in apartments greater than or equal to five storeys (higher than the City's 25.07% average).

The node contains Rockwood Mall, Rockwest Plaza (west side of Dixie Road north of Burnhamthorpe Road East), and Wisla Plaza (east side of Dixie Road south of Burnhamthorpe Road East). These plazas provide a range of services including a grocery store, drug store and restaurants. The Burnhamthorpe Library and Maja Prentice Theatre are located just east of the subject property.

There is bus service via route 26 and 76 providing access directly to the Downtown Transit Terminal and Islington (TTC) station, and bus route 5 on Dixie Road connects to the Mississauga Transitway and Dixie GO station. There is also a multi-use trail along Burnhamthorpe Road East which supports alternative modes of transportation.

Other Development Applications

The City is currently processing a site plan application for a new 12 storey and 128 unit rental apartment building to the southeast at 1355 Silver Spear Road. An official plan amendment and Rezoning application for 102 back to back stacked townhomes to the north at 4005 Hickory Drive was refused by Council in July 2018 and is under appeal by the applicant to the Local Planning Appeals Tribunal. There is a site plan for a 4 storey office and veterinary clinic to the northeast at 1325 Burnhamthorpe Road East. There is also a removal of "H" holding symbol and site plan application for a new 14 storey, 245 unit apartment building and 16 stacked townhome units to the northeast at 4064-4078 Dixie Road.

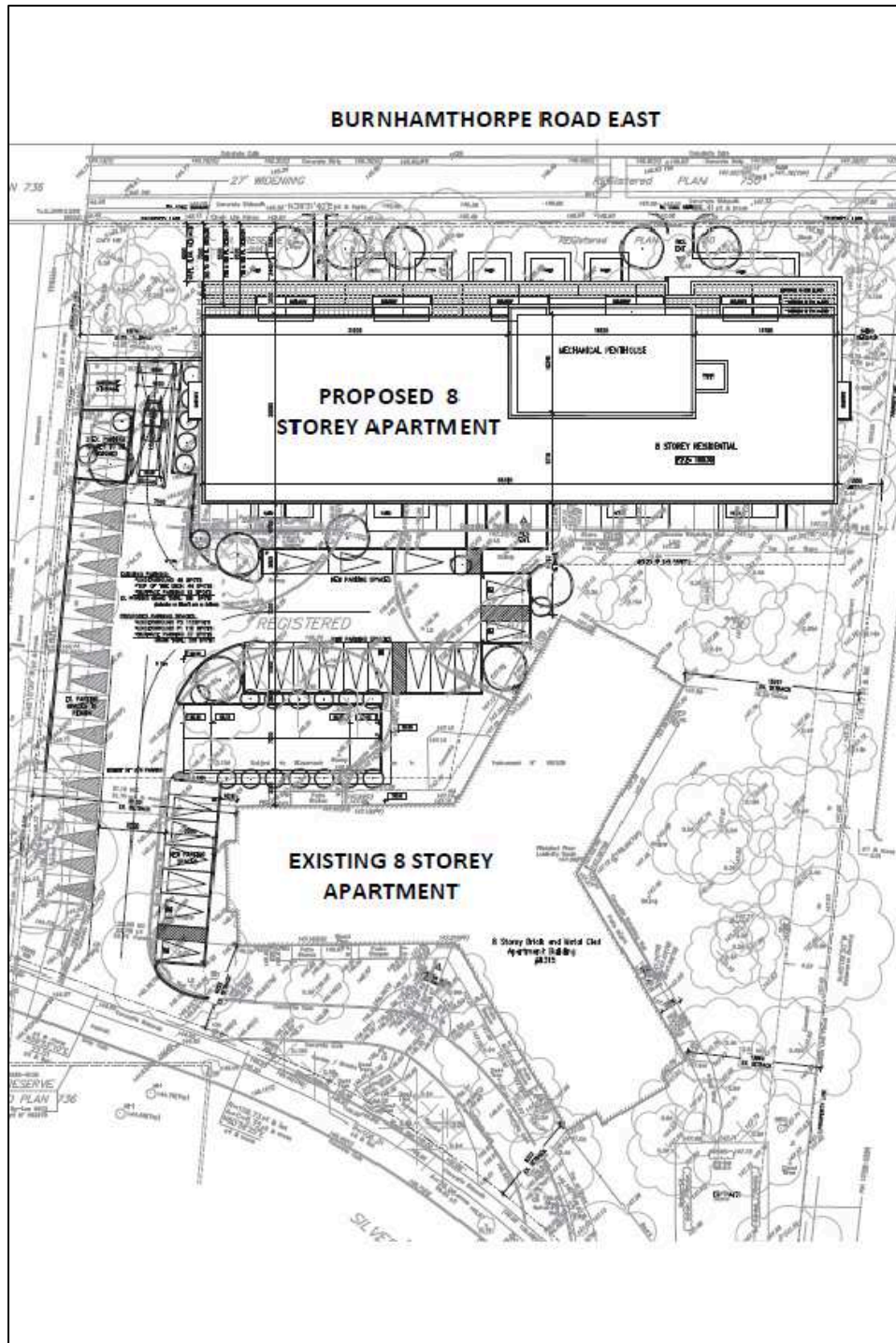
Community Services and Infrastructure

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

4. Project Details

The applications are to permit a new 8 storey rental apartment building with 159 units, and retain the existing 8 storey rental apartment building.

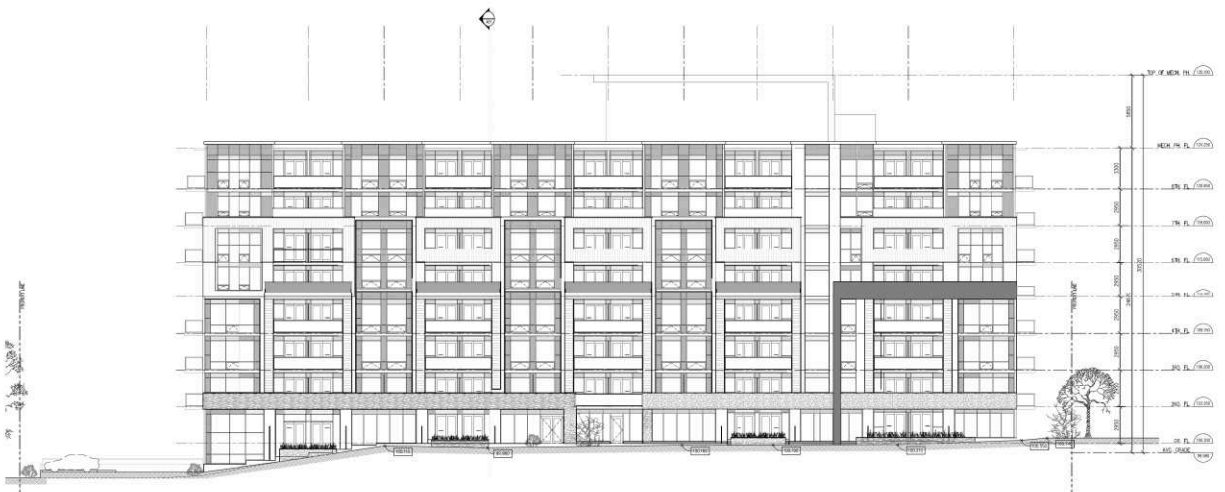
Development Proposal	
Applications submitted:	Received: March 9, 2018 Deemed complete: May 15, 2018
Developer/ Owner:	IMH 1315 Silver Spear Ltd.
Applicant:	John D. Rogers & Associates Inc.
Number of units:	93 (existing building) 159 (proposed building) 252 (total)
Existing Gross Floor Area:	8,091 m ² (87,091 ft ²)
Proposed Gross Floor Area:	10,577 m ² (113,850 ft ²)
Total Gross Floor Area:	18,668 m ² (200,941 ft ²)
Height:	8 storeys
Lot Coverage:	32%
Floor Space Index:	2.22
Landscaped Area:	47.9%
Anticipated Population:	348* *Average household sizes for all units (by type) based on the 2016 Census
Parking:	Required Proposed
resident spaces	322 224
visitor spaces	50 34
Total	372 258
Green Initiatives:	<ul style="list-style-type: none"> Soft landscaping and low albedo on roof surface of new apartment building

Concept Plan and Elevations
Site Plan

Elevations



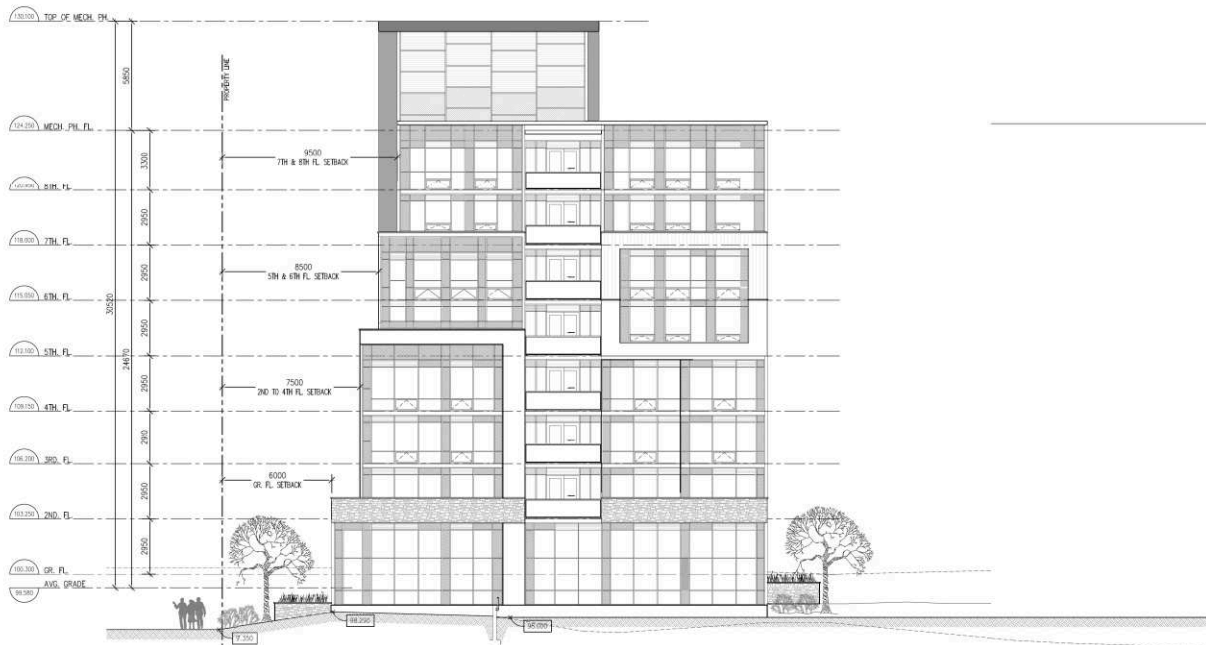
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Applicant's rendering of proposed new 8 storey apartment building

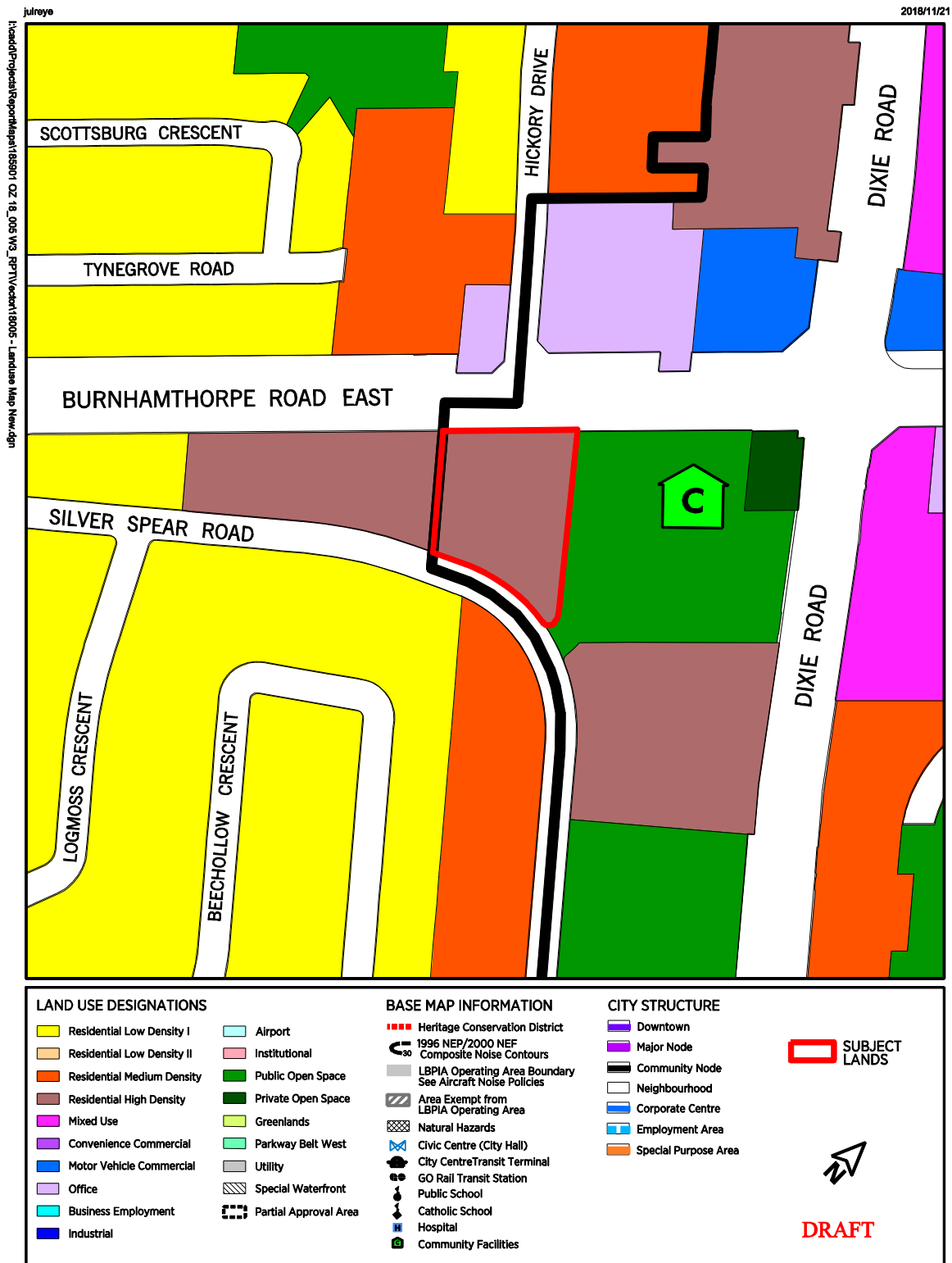


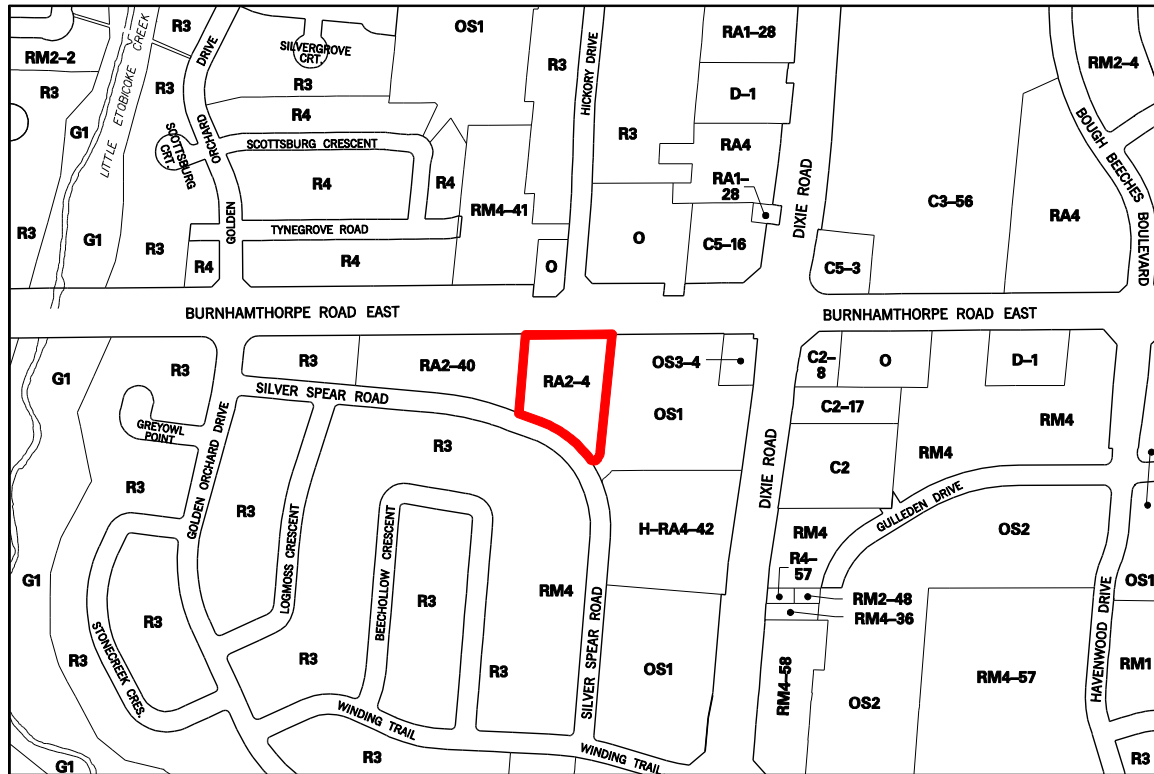
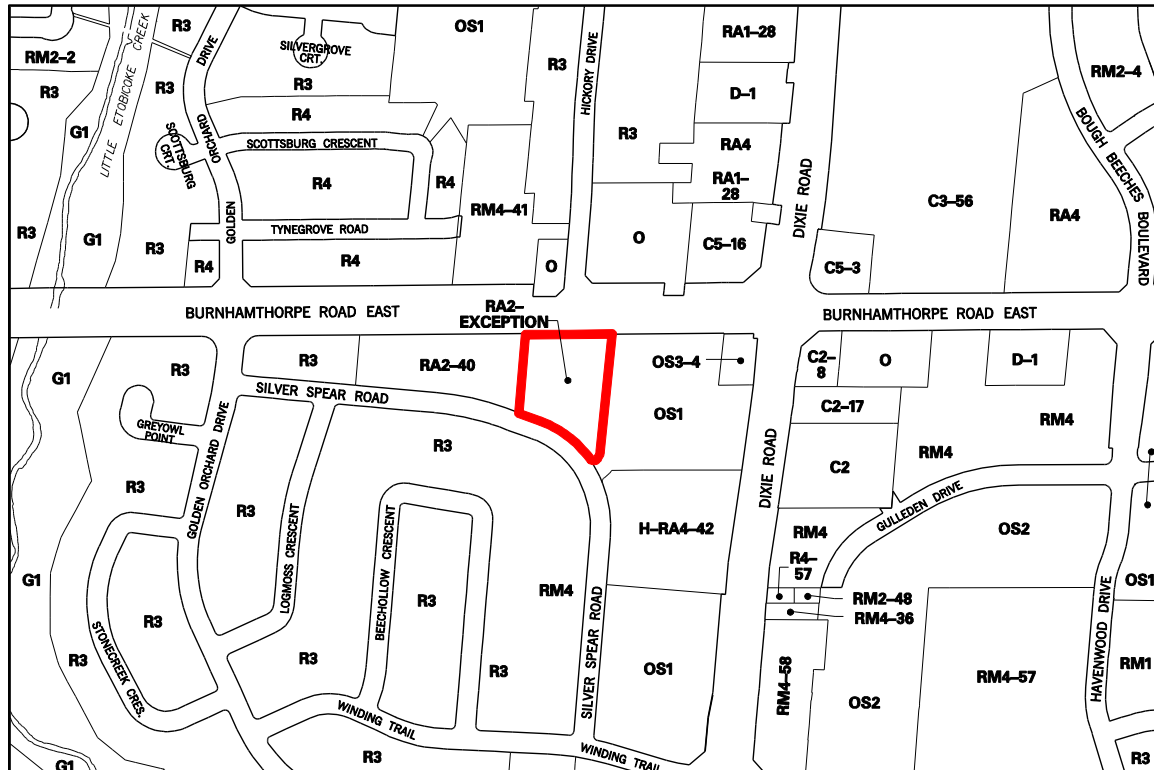
5. Community Comments

A community meeting was held by Ward 3 Councillor, Chris Fonseca on November 14, 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:

- The site will be too dense and the buildings are too close to each other
- There is not enough parking on-site and visitor parking is paid, leading to people parking on Silver Spear Road
- The Silver Spear Road access is unsafe as it is a narrow residential street with on-street parking and the curvature of the road impacts views
- Traffic in the area is already too congested and the proposal will make it worse
- Concern with whether Fire and Emergency Services have reviewed the proposal
- Where will existing residents park during construction of the second building
- There will be noise and dust during construction
- Is there sufficient school capacity to accommodate this development
- There is concern with the loss of the existing mature trees
- There will be increased noise pollution
- The light will spread onto adjacent properties disturbing area residents
- The added residents and vehicles will diminish air quality
- The proposal will have impacts on stormwater and increase flooding in the area
- Having pedestrian access to Burnhamthorpe Road East is desirable

6. Land Use Policies and Regulations**Excerpt of Rathwood-Applewood Community Node 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
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP conform with the <i>Growth Plan</i>	The proposed development is generally in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Rathwood-Applewood Community Node Character Area and are designated Residential High Density which permits apartment dwellings. Community Nodes are intended to provide access to uses required for daily living including local shops and restaurants, community facilities and a range of housing types that meet the needs of residents in the area as they move through their lifecycle.	The applicant is proposing to maintain the Residential High Density designation but increase the permitted floor space index (FSI) to 2.25, whereas currently a maximum of 1.5 is permitted.
Zoning By-law 225-2007	The lands are currently zoned RA2-4 (Apartment Dwellings)	A rezoning is proposed from RA2-4 (Apartment Dwellings) to RA2-Exception (Apartment Dwellings) to permit the proposal with exceptions for floor space index (FSI), setbacks and parking standards

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

Residential High Density which permits apartment dwellings with a maximum FSI of 1.5

Proposed Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 2.25

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 as outlined in the "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 as shown in the "OZ 18/005 W3 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

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: 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 Community Nodes (as defined in Mississauga Official Plan (MOP)) by infilling with a mix of uses and diverse housing stock supports the general intent of the PPS with respect to building strong healthy communities and efficient use of land.	The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices.
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	The Rathwood-Applewood Node is identified as a Community Node which is an element in the City's urban structure that is intended for intensification and provides a range of uses (as identified on Schedule 10 Land Uses of MOP) and allows for appropriate redevelopment of the area). As described in policy 5.3.3, Community Nodes among other things are intended to: • Be an area of	The Rathwood-Applewood Community Node contains a mix of housing types and tenures. A new rental apartment would contribute to the range of housing types available to residents. The applications are under review for consistency with MOP policies regarding site development.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Consistency
<p>negative impacts to air quality and climate change and promote energy efficiency</p> <p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>intensification with a mix of uses;</p> <ul style="list-style-type: none"> • Provide access to a mix of uses required for daily living such as retail stores, restaurants, community facilities, schools, parks and a diverse housing stock that meets housing needs of residents as they move through their lifecycle. • Achieve a targeted grow density of between 100 and 200 residents plus jobs per hectare. 	
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The Rathwood-Applewood Community Node is an area intended for intensification (MOP policy 5.3.3.3). The proposed development can utilize surrounding community infrastructure (library, schools and places of religious assembly) and has access to adequate servicing (water, sanitary and storm facilities).</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p>	<p>The applications are located in a Community Node, an area designated for intensification. The applications will have to demonstrate consistency with MOP policies with respect to compatibility with and transition to the surrounding neighbourhood.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The Built Form policies of MOP (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. The proposed development provides intensification within the Community Node and is being evaluated on providing</p>	<p>The proposed development is being reviewed for consistency with the MOP built form transitional and compatibility policies.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Consistency
	an appropriate transition to the surrounding detached dwellings. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).	
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Community Nodes are intended to provide a diverse range of housing options for residents at different stages of life (5.3.3).	The applications propose rental apartment units which are required to meet a range and mix of housing that is affordable.
4.0 Implementation and Interpretation		
General Statement of Intent: 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 generally consistent with the <i>Provincial 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 as outlined in the "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 as shown in the "OZ 18/005 W3 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

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: 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	MOP directs growth to Intensification Areas. The Rathwood-Applewood Community Node is an Intensification Area intended to provide a mix of uses required for daily living, including local shops, restaurants, community facilities cultural, heritage and entertainment uses, schools, parks and a range of housing types to serve residents throughout their lifecycle. Community Nodes are centred around existing indoor shopping malls within established residential areas and are able to accommodate growth within an existing urban area by making use of existing physical and community infrastructure.	The proposed development would contribute to the neighbourhood fabric by infilling on an existing apartment site within a designated intensification area. The applications will have to demonstrate compatibility with the policies of MOP with respect to the intended character of the Community Node.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: 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 is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs	The applications will provide housing within a location meant to accommodate growth.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
	growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5). Further the intent is to further develop complete communities in intensification areas such as Community Nodes by promoting an urban form and development that supports public health and active living.	
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>MOP policies include but are not limited to:</p> <ul style="list-style-type: none"> a. Providing for a mix of land uses in a vibrant pedestrian oriented environment (MOP section 5.3.3); b. Identifying the area as a Community Node which is intended to accommodate intensification with a gross density of between 100 and 200 residents plus jobs (MOP section 5.3.3); c. Providing for a range of housing types to meet the needs of the adjacent population as they move through their lifecycle. d. Ensuring that development in Community Nodes will be in a form and density that complements the existing character and achieves a high quality urban environment. 	<p>The proposed development seeks to provide for intensification which adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
1.2.2 Legislative Authority		
General Statement of Intent: 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 proposal generally conforms to the Growth Plan.
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: 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 to the <i>Growth Plan</i> and other applicable Provincial planning documents.	n/a
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: 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.	The Rathwood-Applewood Node is planned as a complete community and identified as a Community Node which is an area for intensification that provides for a mix of housing and employment uses. This node is situated on existing transit routes and is in proximity to existing community infrastructure (schools, parks, libraries, community centres, emergency services and places of religious assembly.	The proposal seeks to make better use of land and infrastructure and increase transit usage in a Community Node, well served by transit and community uses.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	The Rathwood-Applewood Community Node is designated as an area for intensification to provide a range of housing, employment and community infrastructure for the surrounding neighbourhoods.	The applications generally seek to intensify in an appropriate location.
Relevant Policies: a. Growth should be primarily directed to	a. The Rathwood-Applewood Community Node is an established	The applications under File OZ 18/005 W3 generally supports this intent by providing a denser

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
<p>settlement areas that:</p> <ul style="list-style-type: none"> 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 in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) <p>b. Integrated planning to manage forecasted growth will:</p> <ul style="list-style-type: none"> 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) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) <p>c. The <i>Growth Plan</i> will</p>	<p>area with sufficient infrastructure to accommodate growth.</p> <p>b. The Node is an appropriate location for growth as it is within the delineated boundary of a settlement area, with access to municipal water and wastewater, and is planned to provide a range of land uses to support a complete community.</p> <p>c. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made.</p> <p>The Node includes a mix of land uses and housing types. MOP includes policies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban design (MOP section 9.1). Appropriate infill in Intensification Areas will help revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.</p>	<p>building form within an intensification area, a mix of housing options, and convenient access to public transportation. The built form policies of MOP will have to be met. The applicant has been requested to provide green development features as part of their application.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
<p>support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options 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 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>The Rathwood-Applewood Community Node is located within the delineated built-up area and will assist in achieving intensification targets.</p>	<p>The proposed applications support this goal by providing intensification within the Node boundary.</p>
2.2.5 Employment		
<p>General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.</p>	<p>The Community Node policies encourage a mix of uses.</p>	<p>The proposal does not remove any employment lands.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
2.2.6 Housing		
General Statement of Intent: 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: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	Then proposal provides for additional housing options and adds to the supply of rental units.
Relevant Policies: <ol style="list-style-type: none"> The Region is responsible for preparing a housing strategy (2.2.6.1) Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>A diverse range of housing options is encouraged by MOP (section 7.2.2).</p>	The applications would generally help in meeting intensification targets and diversify the housing stock available.
5 Implementation		
Statement of Intent: 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. The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on	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.	n/a

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
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.		

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 their 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 9 of this report.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
Section 5.3.3 Community Nodes	Section 5.3.3.3 Section 5.3.3.4 Section 5.3.3.8 Section 5.3.3.12 Section 5.3.3.13	<p>Community Nodes will be focus of a mix of use including commercial, residential, educational and open spaces.</p> <p>Community Nodes are Intensification Areas</p> <p>Community Nodes will achieve a gross density of between 100 and 200 residents and jobs combined per hectare.</p> <p>Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Community Nodes will be served by frequent transit services that provide city wide connections.</p> <p>Community Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>
Section 5 Direct Growth- Corridors	Section 5.4.1 Section 5.4.7 Section 5.4.9	<p>A Corridor is generally comprised of the road right-of-way as well as the lands on either side of the road. Corridors are shown conceptually on Schedule 1c: Urban System – Corridors (note: Burnhamthorpe Road East is a Corridor).</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.</p> <p>Transit services infrastructure will utilize Corridors to connect Intensification Areas.</p>
Section 7 Complete Communities	Section 7.1.3 Section 7.1.6	<p>The official plan seeks to create complete communities and develop a built environment that supports public health by encouraging compacted mixed use development that reduces travel needs and design streets that facilitate alternative modes of transportation.</p>

	Specific Policies	General Intent
	Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9	<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 opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price: b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p>
Section 9 Building a Desirable Urban Form	Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.2.1.4 Section 9.2.1.9 Section 9.2.1.21 Section 9.2.1.24 Section 9.2.1.25 Section 9.2.1.37 Section 9.2.1.38 Section 9.5	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure shown on Schedule 1: Urban System.</p> <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>A high quality, compact urban built form will be encouraged to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of Intensification Areas from surrounding areas.</p> <p>Where the right-of-way width exceeds 20m, a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width.</p> <p>Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive.</p> <p>Development will face the street and have active facades</p>

	Specific Policies	General Intent
		<p>characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.</p> <p>Developments should minimize the use of surface parking in favour of underground or aboveground structured parking. All surface parking should be screened from the street.</p> <p>Parking lots and structures should not be located adjacent to major streets.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p>
Section 14 Community Nodes	Section 14.1.1.2 Section 14.1.1.3 Section 14.1.2.3 Section 14.8.1.1	<p>For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p> <p>Proposal for heights less than two storeys, more than four storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ol style="list-style-type: none"> An appropriate transition in heights that respects the surrounding context will be achieved; The development proposal enhances the existing or planned development; The City Structure hierarchy is maintained; and The development proposal is consistent with the policies of this Plan. <p>Proposals for additional development on lands with existing apartment buildings will, as a condition of development, demonstrate that the site meets site plan and landscaping requirements, complies with property standards, and applicable building code and fire code (code in effect when the building was constructed).</p> <p>In the Rathwood-Applewood Community Node, new development should not exceed the height of any existing</p>

	Specific Policies	General Intent
		buildings on the property, and should be further limited in height so as to form a gradual transition in massing when located adjacent to low density residential development.
Section 19 Implementation	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"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Existing and Proposed Zoning

Existing Zone - RA2-4 (Apartment Dwellings) which permits apartment dwellings, long-term care dwellings, and retirement dwellings.

Proposed Zone – RA2-Exception (Apartment Dwellings)**Proposed Zoning Regulations**

Zone Regulations	RA2-4 Zone Regulations	Proposed RA2-Exception Zone Regulations
Maximum Floor Space Index (FSI)	1.5	2.25
Minimum Rear Yard (Burnhamthorpe Road East)	12.5 m (41 ft.)	6 m (19.7 ft.)
Minimum Interior Side Yard	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Maximum Encroachments into Required Yards of a porch or balcony located on the first storey	1.8 m (5.9 ft.)	2.5 m (8.2 ft.)
Minimum Above Grade Separation between Buildings	12 m (39.4 ft.)	11.7 m (38.4 ft.)
Minimum Landscaped Area	40%	49%
Minimum depth of landscaped buffer abutting a street	4.5 m (14.7 ft.)	3.5 m (11.5 ft.)
Minimum depth of landscaped buffer abutting the lands to the west	3 m (9.8 ft.)	1.5 m (4.9 ft.)
Minimum Amenity Area	1,412 m ² (15,199 ft ²) (5.6 m ² /60.2 ft ² per unit)	2,538.8 m ² (27,327.4 ft ²)
Minimum Amenity Area in one contiguous area	50%	100%
Minimum Amenity Area provided outside at-grade	55 m ² (592 ft ²)	2,363.2 m ² (25,437.3 ft ²)
Minimum setback from an underground parking structure to any lot line	3 m (9.8 ft.)	0.1 m (0.3 ft.)
Minimum number of parking spaces	1 space per bachelor unit 1.18 spaces per one bed unit 1.36 spaces per two bed unit 1.5 spaces per three bed unit 0.2 visitor spaces per unit	1.02 spaces per unit (resident and visitor combined)
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, the City 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"> Student Yield: <table> <tr> <td>19</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>8</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>9</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Burnhamthorpe PS</p> <table> <tr> <td>Enrolment:</td><td>652</td></tr> <tr> <td>Capacity:</td><td>504</td></tr> <tr> <td>Portables:</td><td>8</td></tr> </table> <p>Tomken Road Middle PS</p> <table> <tr> <td>Enrolment:</td><td>1,053</td></tr> <tr> <td>Capacity:</td><td>947</td></tr> <tr> <td>Portables:</td><td>6</td></tr> </table> <p>Applewood Heights SS</p> <table> <tr> <td>Enrolment:</td><td>1,173</td></tr> <tr> <td>Capacity:</td><td>1,284</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> 	19	Kindergarten to Grade 6	8	Grade 7 to Grade 8	9	Grade 9 to Grade 12	Enrolment:	652	Capacity:	504	Portables:	8	Enrolment:	1,053	Capacity:	947	Portables:	6	Enrolment:	1,173	Capacity:	1,284	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>3</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>2</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Teresa of Calcutta Elementary School</p> <table> <tr> <td>Enrolment:</td><td>240</td></tr> <tr> <td>Capacity:</td><td>349</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>John Cabot Secondary School</p> <table> <tr> <td>Enrolment:</td><td>808</td></tr> <tr> <td>Capacity:</td><td>933</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	3	Junior Kindergarten to Grade 8	2	Grade 9 to Grade 12	Enrolment:	240	Capacity:	349	Portables:	0	Enrolment:	808	Capacity:	933	Portables:	0
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9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (July 27, 2018)	<p>Regional services consist of an existing 250 mm (10 in.) sanitary sewer and an existing 300 mm (11.8 in.) watermain on Silver Spear Road.</p> <p>A satisfactory Functional Servicing Report will be required prior to the approval of the Official Plan and Zoning By-law Amendments.</p> <p>The Region of Peel will provide front end collection of garbage and recyclable materials. At the Site Plan stage, a revised Site Plan or Waste Collection Plan will be required to ensure Regional requirements are addressed.</p>
Dufferin-Peel Catholic District School Board (July 27, 2018) and the Peel District School Board (July 3, 2018)	<p>Both School Boards 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 these development applications.</p> <p>Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (June 29, 2018)	<p>The subject property is adjacent to City owned lands identified as Burnhamthorpe Library Grounds which is zoned Open Space - Community Park (OS1). The subject property is approximately within 300 m (984 ft.) from Gullenden Park which is zoned Open Space - City Park (OS2) and contains two tennis courts, and a softball diamond.</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> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
Community Services - Arborist (July 24, 2018)	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.</p>

Agency / Comment Date	Comment
	<p>The approval of the Tree Removal Permission application is required prior to the earliest of the Demolition Permit/Erosion and Sediment Control Permit/Site Plan approval. The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding installed, inspected and approved by an Urban Forestry representative.</p>
<p>City Community Services Department – Fire and Emergency Services Division (June 7, 2018)</p>	<p>Fire has reviewed the OPA/Rezoning applications from an emergency response perspective and has no concerns; emergency response to the site and water supply available are acceptable.</p>
<p>City Community Services Department – Culture & Heritage Planning (July 30, 2018)</p>	<p>As per Council adopted Corporate Policy and Procedure 07-03-01 (Bonus Zoning), the City may require the provision of community benefits, such as public art, as a condition of approval.</p> <p>The subject property is adjacent to 3650 Burnhamthorpe Road East, a property listed in the Municipal Register of Property of Cultural Heritage Value or Interest, and identified as a cultural heritage property not designated under the Ontario Heritage Act. The City of Mississauga Official Plan Section 7.4.2.3 states that "Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property."</p>
<p>City Transportation and Works Department (December 4, 2018)</p>	<p>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 in support of the application, as follows:</p> <p>Noise Study The report is to be revised to use the City's ultimate traffic data to assess the noise caused by transportation sources and to address any off-site stationary noise impacts caused by existing and proposed developments. All calculations are to be provided in the report.</p> <p>Functional Servicing Report (FSR) The report is to provide a downstream analysis on the storm sewer along Silver Spear Road including a storm sewer design sheet as there are concerns on its capacity to accept drainage from this proposed development. Additionally, details in regards to the proposed storage tanks, and verification if those tanks will have an open bottom are required.</p> <p>Depending on the results of the downstream analysis, Municipal Works could be required to support this development and if so, an H will be requested to capture these</p>

Agency / Comment Date	Comment
	<p>works on the Development Agreement. The extent of the works, if any, will be determined prior to the Recommendation Report. Detailed design, securities and insurance will be addressed through the Development Agreement.</p> <p>Grading/Servicing Plan The engineering drawings are to be updated to relate all elevations to a current and existing published City of Mississauga benchmark value without applying any shift; to clearly show and label existing easements within the site; to provide U/G parking limits that allow future shoring piles to be self-contained within the owner's property limits; to clearly show where proposed grades are going to match the existing ones, to remove any proposed works/infrastructure from within the existing easement limits; and to provide existing grading information on adjacent properties and along the center line of Burnhamthorpe Road East, Silver Spear Road and along the boundaries with municipal roads.</p> <p>Traffic The Traffic Impact Study (TIS) is to be updated to include traffic volume figures and the data to support the proposed 25% vehicle trip reduction and trip distribution. Additionally, the corridor data shall be confirmed with the City's Transportation Planning section and the background traffic shall include the traffic generated by the development of 1355 Silver Spear Road. The traffic analysis shall address pedestrian safety at the intersection of Winding Trail/Silver Spear Road and to determine whether exclusive lane designations for the west leg of the intersection of Winding Trail / Dixie Road is required. Further, a draft plan is to be submitted detailing all the required land dedications as required by the official plan across the site frontage of Burnhamthorpe Rd. East and all the drawings supporting this application shall be updated to include this required widening.</p> <p>Environmental Letter of Reliance for the Phase I Environmental Site Assessment (ESA).</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
City Transportation and Works Department – Mississauga Transit (July 16, 2018)	This site is currently serviced by MiWay Routes 26 & 76 along Burnhamthorpe Road. Please ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and MiWay service.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:

Agency / Comment Date	Comment
	Alectra Utilities Bell Canada Post Greater Toronto Airport Authority
	The following City Departments and external agencies were circulated the applications but provided no comments: Economic Development Trillium Health Partners Rogers Cable Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire Viamonde

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 project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Submission of updated Noise Study to ensure any noise impacts can be appropriately mitigated
- Provision of a satisfactory 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:

- General Context Map
- Site Plan
- Floor Plans
- Elevations
- Site Servicing and Grading Plans
- Tree Protection Plan
- Planning Justification Report
- Functional Servicing & Stormwater Management Report
- Transportation Study & Parking Justification Study
- Pedestrian Wind Assessment
- Shadow Study
- Environmental Noise Assessment
- Phase One Environmental Site Assessment
- Arborist Report
- Parcel Register/Restrictions On Title
- Low Impact Development Features
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

City of Mississauga

Corporate Report



Date: January 8, 2019

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 17/020 W11 and
T-M17007 W11

Meeting date:
2019/01/28

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Applications to permit 7 freehold townhomes and 19 condominium townhomes on a private condominium road and to add additional lands to the adjacent greenlands 36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wyndham Street

Owner: City Park (Main Street) Inc.

Files: OZ 17/020 W11 and T-M17007 W11

Bill 139

Recommendation

That the report dated January 8, 2019 from the Commissioner of Planning and Building regarding the applications by City Park (Main Street) Inc. to permit 7 freehold townhomes and 19 condominium townhomes, and 2 greenlands blocks, under Files OZ 17/020 W11 and T-M17007 W11, 36, 38, 40, 44 and 46 Main Street, 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 7 freehold townhomes and 19 condominium townhomes on a private condominium road and to add additional lands to the adjacent greenlands. The applicant is proposing to change the **Residential Low Density I** and **Greenlands** designations on the subject property to **Residential Medium Density** and **Greenlands**. The zoning will also need to be changed from **R3** (Detached Dwellings) and **G1** (Greenlands) to **RM5 – Exception** (Street Townhouse Dwellings), **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road) and **G1**

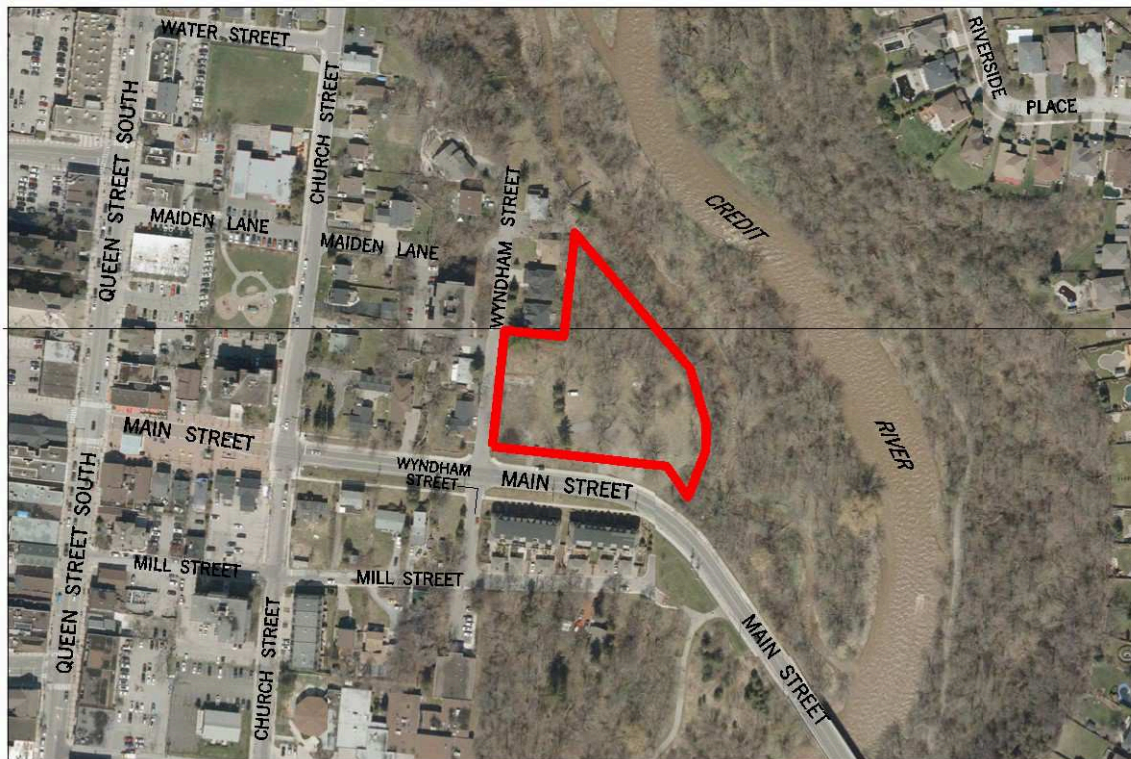
(Greenlands). A plan of subdivision is also required to create the blocks for the townhomes and greenlands.

Through site visits and subsequent environmental studies and reports, it has been determined that the eastern and northeastern portions of the property include environmental features associated with the Credit River Valley which should be protected. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the lands to be protected. The proposal has identified these lands to be protected through a Greenlands designation and zone. The lands shall be dedicated gratuitously to the City for conservation purposes.

Comments

The property is located at the northeast corner of Main Street and Wyndham Street within the Streetsville Neighbourhood Character Area. The property is currently vacant. The surrounding neighbourhood contains detached homes, with townhomes located to the south and an apartment building located west of the subject property. There are greenlands located to the east and northeast the form part of the Credit River Valley.

Aerial image of 36, 38, 40, 44 and 46 Main Street



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. The applicant has requested a change to the land use designation in the official plan. The request will be evaluated against the policies contained in the Mississauga Official Plan.

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 overall site design, the proposed vehicular access to Main Street, including access for emergency and waste collection vehicles, and the limits of development to the satisfaction of the Credit Valley Conservation. 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: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: City Park (Main Street) Inc.****Table of Contents**

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1. Site History

- Applications for an official plan amendment and rezoning under File OZ 07/12 W11 for 38, 40 and 44 Main Street, to permit a three storey retirement building were submitted in May 2007 and cancelled by the applicant in November 2017
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Low Density I** and **Greenlands** in the Streetsville Neighbourhood Character Area
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Residential), which permits detached homes and **G1** (Greenlands) which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

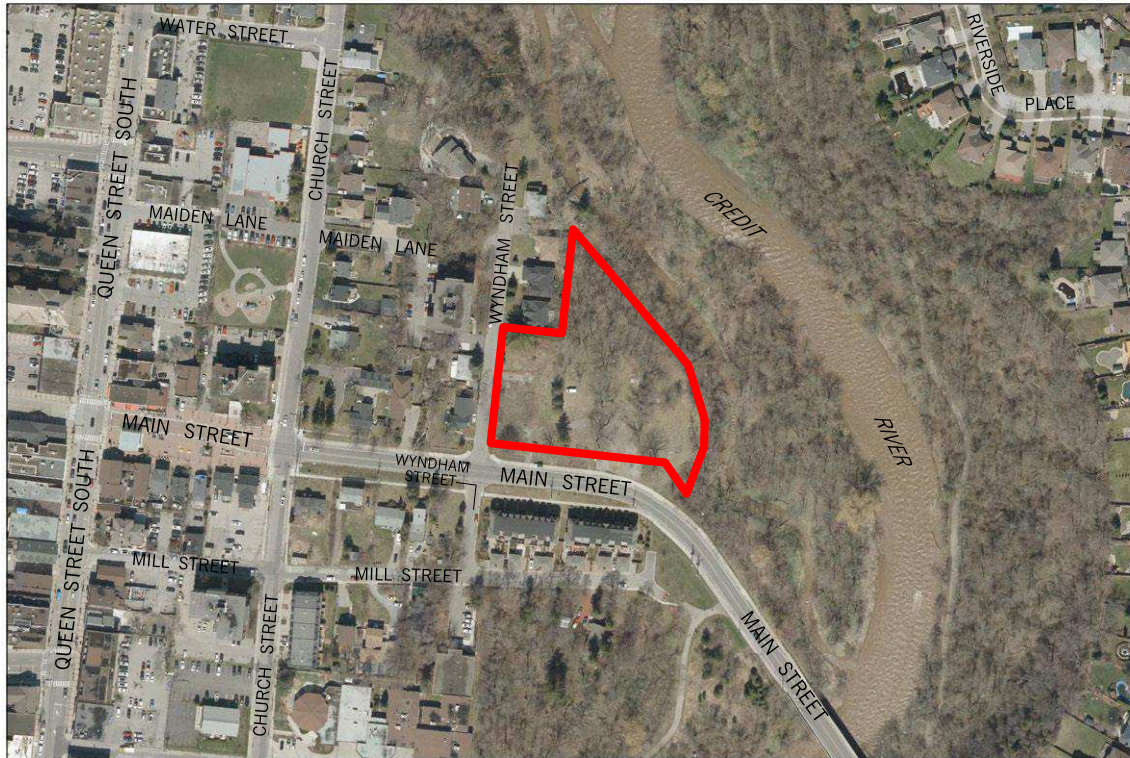
2. Site Context

The property is located at the northeast corner of Main Street and Wyndham Street, within the Streetsville Neighbourhood Character Area. Wyndham Street is a local road that dead ends just north of the site. Main Street is a major collector that runs from Queen Street South to the Credit River where it turns into Bristol Road West. The property abuts the Credit River to the east which is a major north-south watercourse.

The site is currently vacant and was previously occupied by four detached homes that were demolished between 2007 and 2018. The eastern and northeastern portions of the site (abutting the Credit River Valley) include natural hazards and natural heritage features.

The surrounding area consists of detached homes, townhomes and an apartment building located to the west of the subject lands. The site is an approximately five minute walk from the Streetsville Community Node, which has commercial uses including retail stores, personal services and restaurants.

Aerial Image of 36, 38, 40, 44 and 46 Main Street



Property Size and Use	
Frontages:	
Main Street	91.94 m (301.6 ft.)
Wyndham Street	60.50 m (198.5 ft.)
Depth:	111.14 m (364.6 ft.)
Gross Lot Area:	0.81 ha (2.01 ac.)
Existing Use:	Vacant

The surrounding land uses are:

North: Greenlands including the Credit River Valley and detached homes
 East: Greenlands including the Credit River Valley
 South: Townhomes
 West: Detached homes and an apartment building

Image of existing conditions facing southeast



3. Neighbourhood Context

The property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were mostly developed in the 1950s and 1960s. A relatively new townhome development across Main Street was built in 2012.

Based on the 2011 census, the existing population of the Streetsville Neighbourhood Character Area is 10,395 with a population density of 23.6 people/ha and a total of 1,330 jobs for a density of 26 people plus jobs/ha. Seventy percent of the neighbourhood population are of working age (15 to 64 years of age), with 15.5% children (0-14 years) and 13.6% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 12,000 and 12,100 respectively. On average, the total number of persons within a household in the area is 3, with 53% living in detached homes (higher than the City's average of 39%). The mix of housing tenure for the character area is 3,150 units (83.67%) owned and 615 units (16.33%) rented, with a vacancy rate of approximately 0.7%.

There is bus service via routes 9 and 10 providing access to Meadowvale Town Centre and the City Centre Transit Terminal, respectively.

Other Development Applications

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

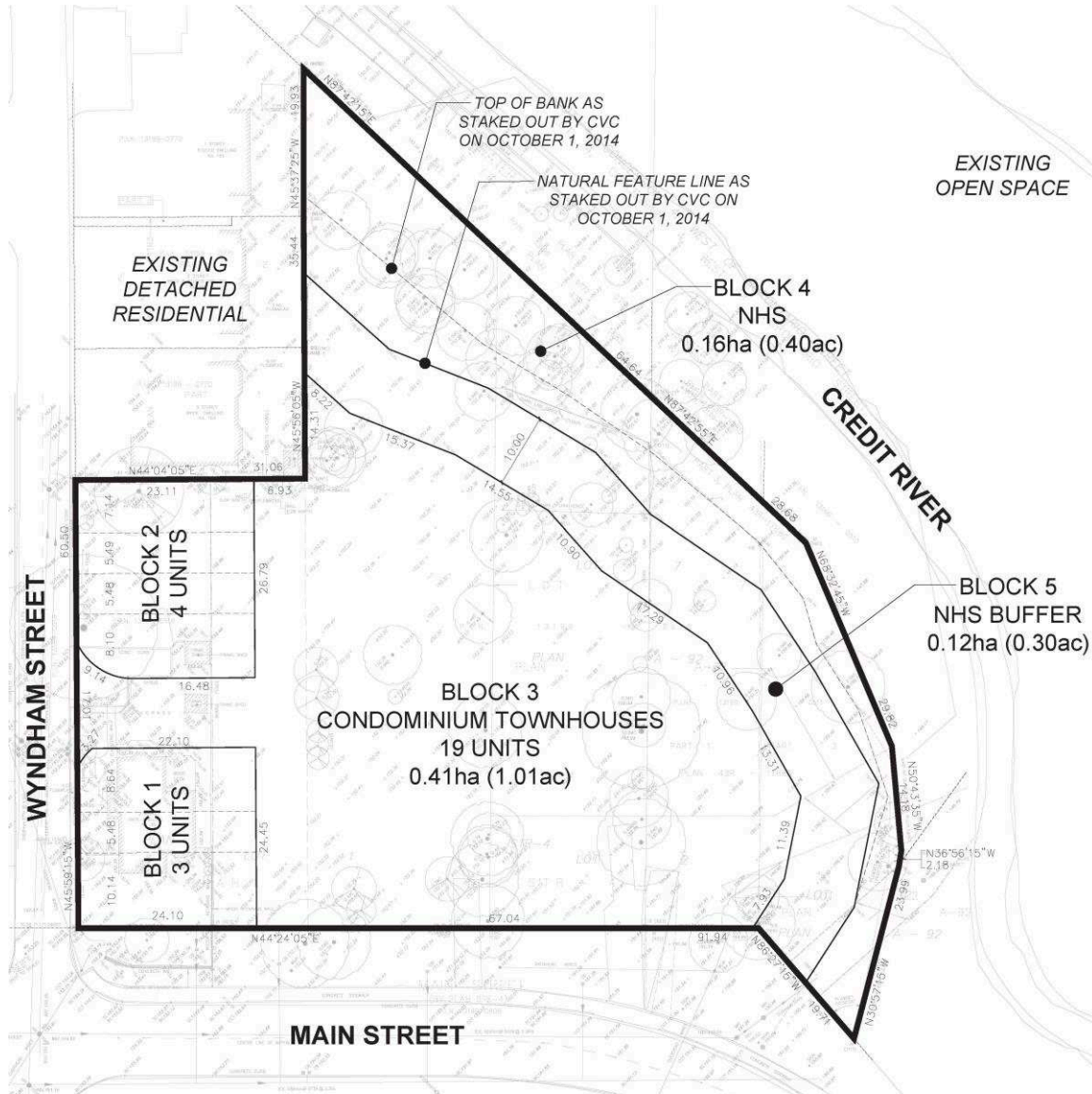
Community Services

This application is anticipated to have minimal impact on existing services in the community. The site is adjacent to Timothy Street Park which contains a recreational trail abutting the Credit River. The property is located less than a ten minute walk to Streetsville Memorial Park which contains trails, active sports fields, an outdoor pool and Vic Johnston Community Centre. Streetsville Library is located 650 metres (0.4 mi) to the north. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

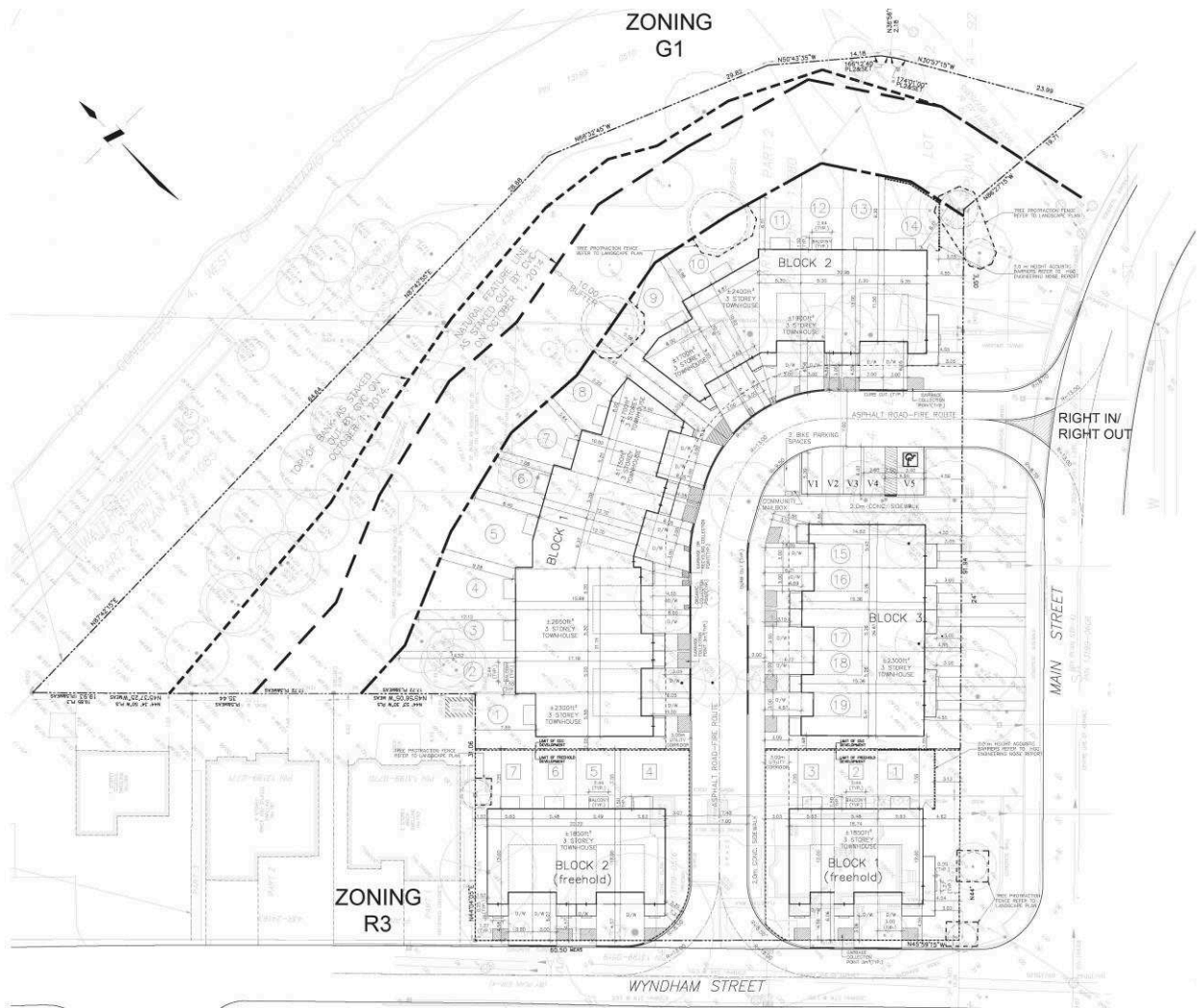
4. Project Details

The applications are to permit 7 freehold townhomes, 19 condominium townhomes and add additional lands to the adjacent Greenlands. Five condominium townhomes will face onto Main Street, while the remaining 14 will front onto a private condominium road. The freehold townhomes will front directly onto Wyndham Street with individual driveways. The eastern and northeastern portions of the property (abutting the Credit River Valley) are proposed to be designated and zoned Greenlands. The applicant is proposing that the private driveway have a right-in-right-out access onto Main Street and a full moves access onto Wyndham Street.

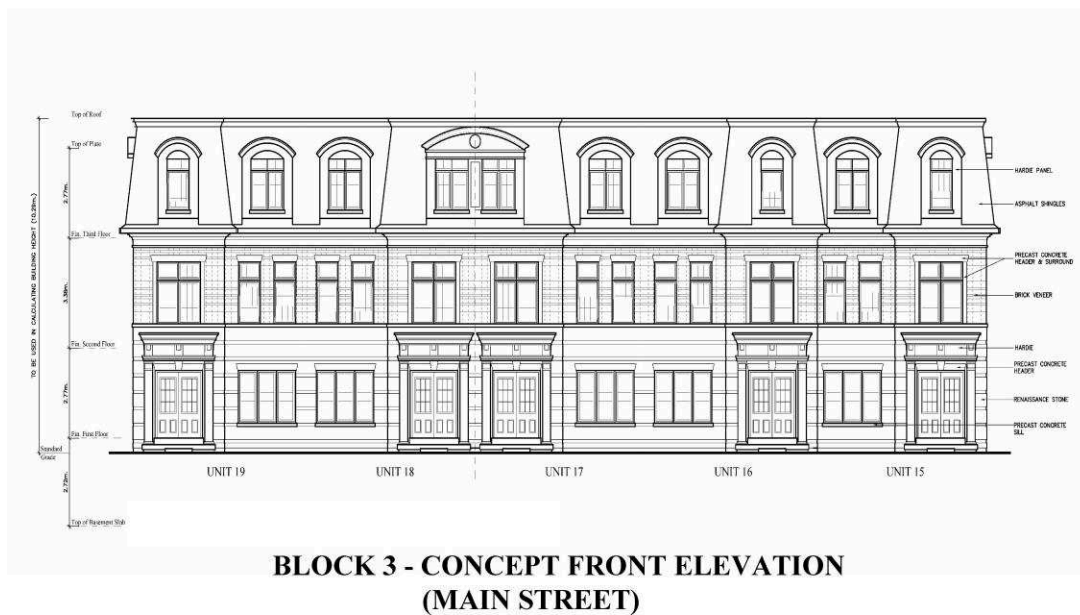
Development Proposal		
Applications submitted:	Received: December 21, 2017 Deemed complete: January 30, 2018 Revised: September 19, 2018	
Developer/ Owner:	City Park (Main Street) Inc.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	26	
Height:	3 storeys	
Landscaped Area:	51.03% (Street Townhouse Dwellings)	
	33.71% (Townhouse Dwellings on a CEC – Private Road)	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	79* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
Resident spaces	52	52
Visitor spaces	5	5
Total	57	57

Draft Plan of Subdivision Concept Plan and Elevations**Draft Plan of Subdivision**

Site Plan



Elevations





Applicant's rendering of proposed townhomes



5. Community Comments

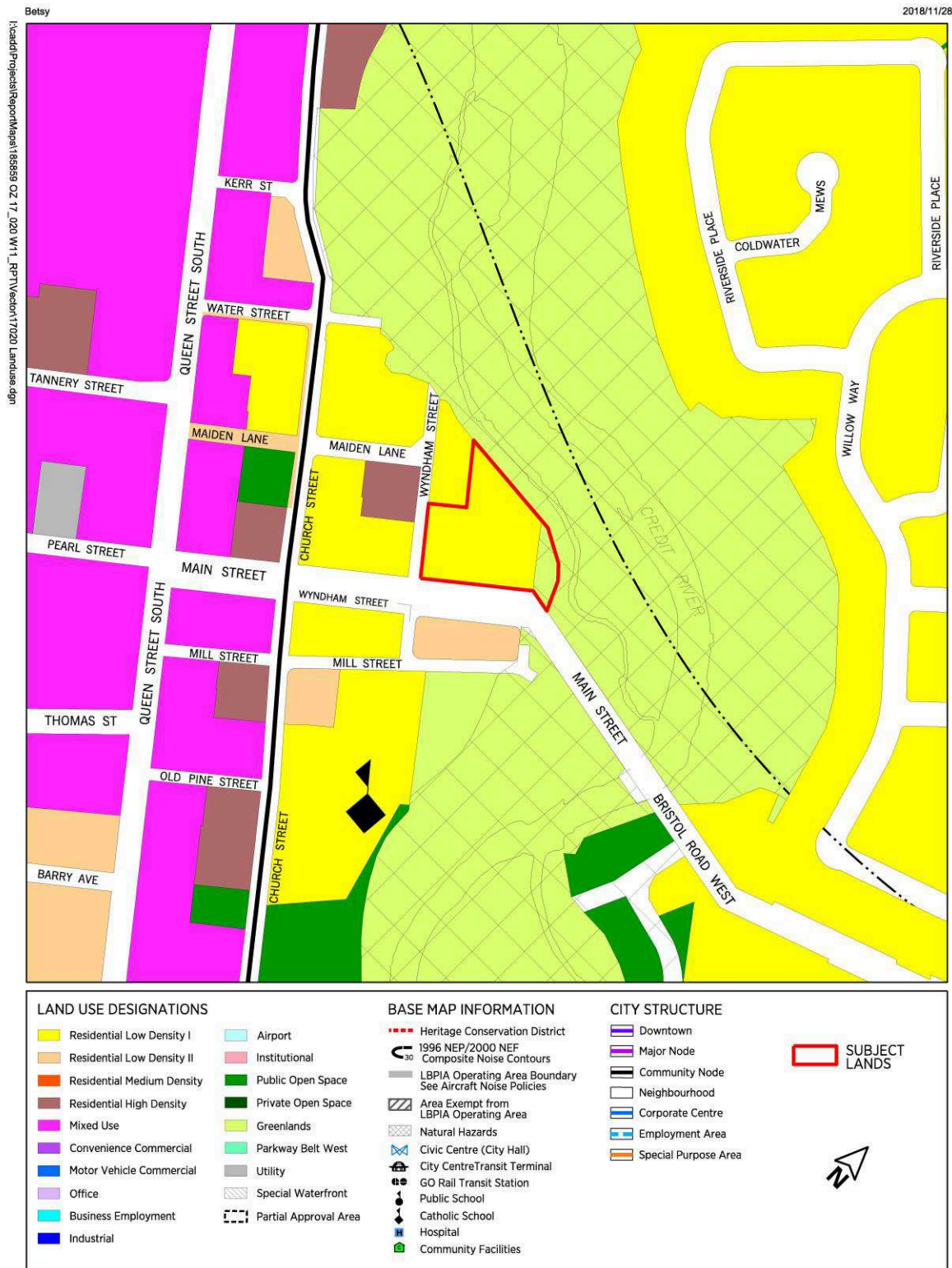
A pre-application community meeting was held by Ward 11 Councillor, George Carlson on February 27, 2018.

The following comments made at the community meeting, as well as others raised at the public meeting, will be addressed in the Recommendation Report.

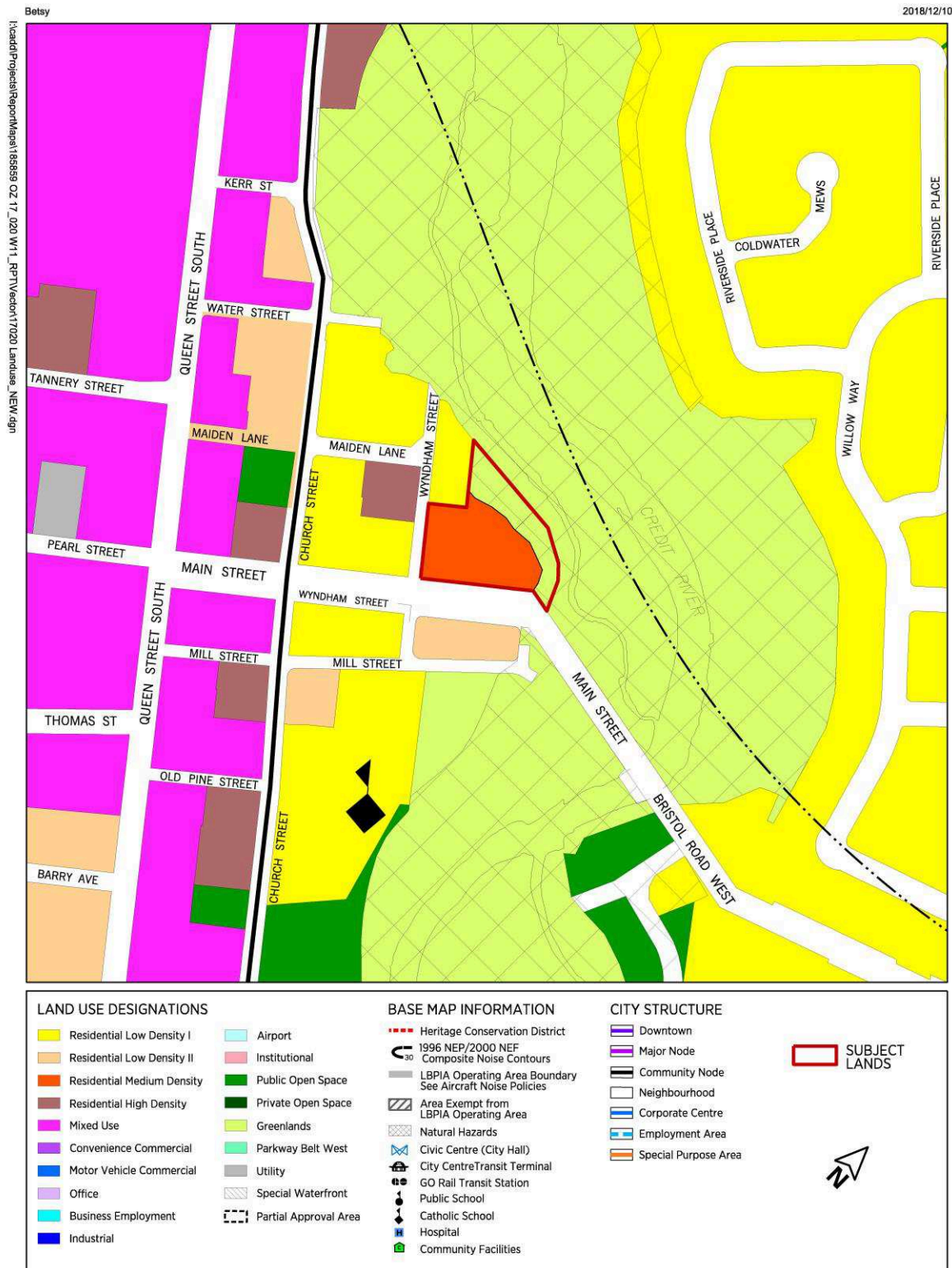
- Concern with increased traffic and traffic safety with regards to a full moves access onto Main Street
- Concern that the number of parking spaces proposed is insufficient
- Removal of trees and greenspace and potential flooding issues
- Concern with proposed density

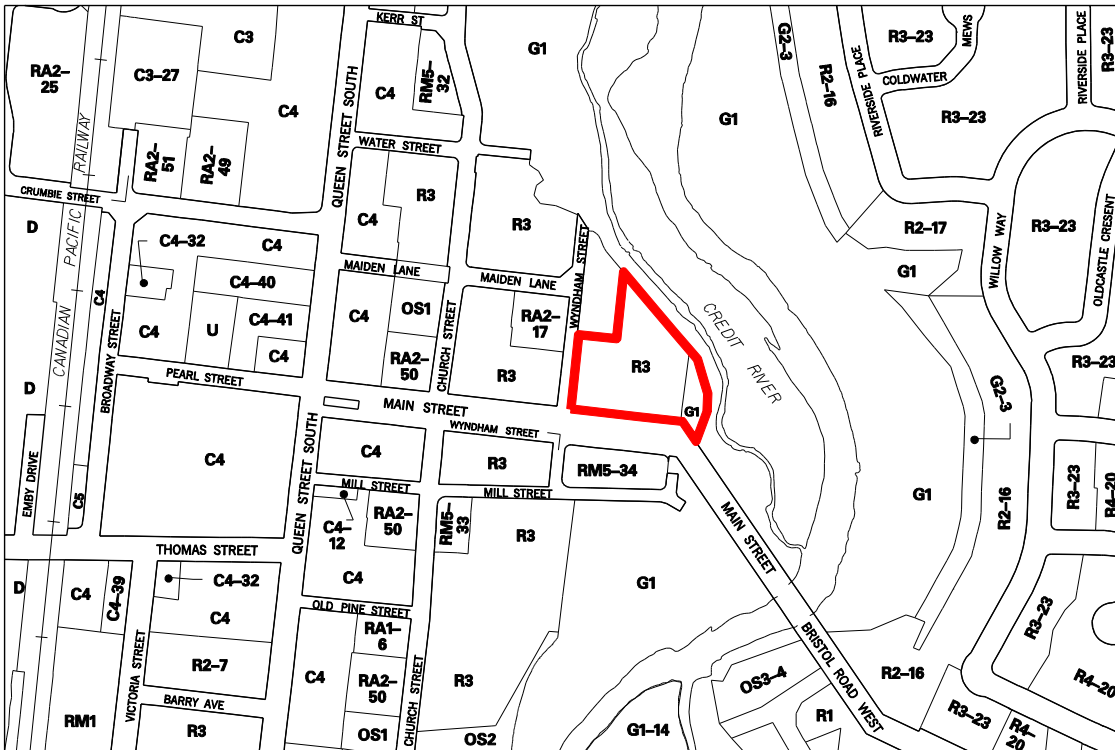
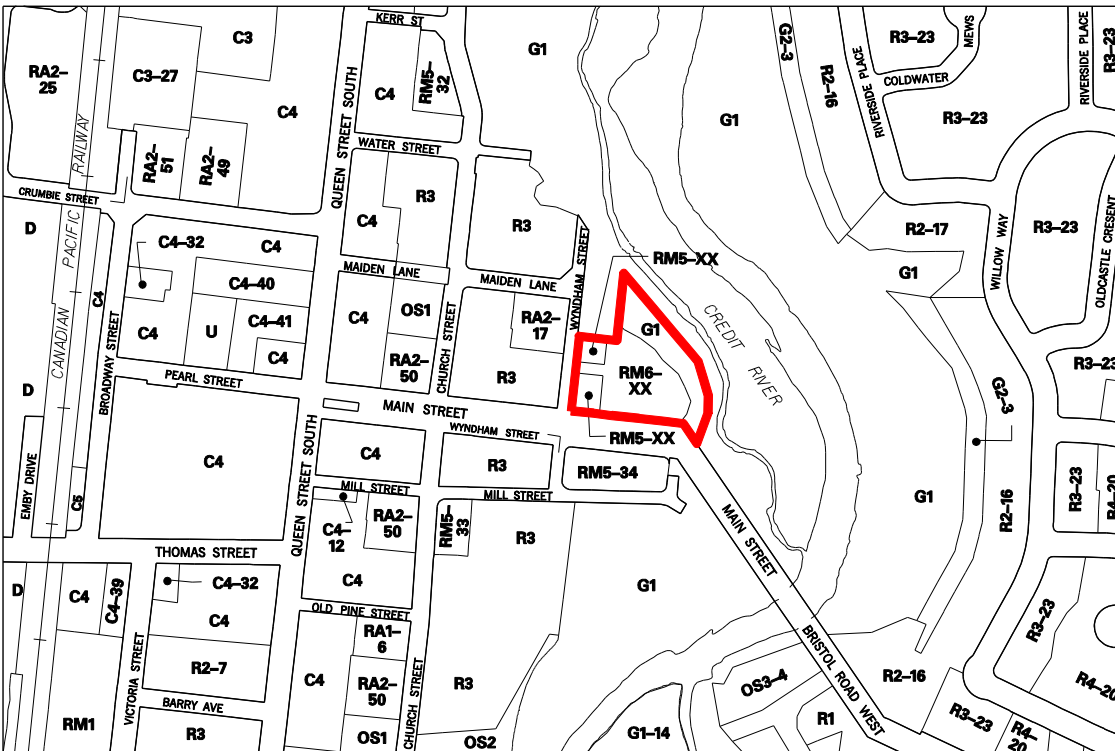
6. Land Use Policies and Regulations

Excerpt of Streetsville Neighbourhood Character Area Land Use



Excerpt of Proposed Streetsville 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
Provincial Policy Statement (PPS)	The relevant existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The relevant existing policies of the MOP conform with the <i>Growth Plan</i> . Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The proposed development is generally in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	Only public lands are subject to the Urban River Valley policies in the <i>Greenbelt Plan</i> . Since this proposal is on privately owned lands it is not subject to these policies.
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	A small portion on the east side of the property is identified as a Core Area of the Greenlands System within the Region of Peel Official Plan.
Mississauga Official Plan	The lands are located within the Streetsville Neighbourhood Character Area and are designated Residential Low Density I which permits detached homes and Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland. Neighbourhood policies 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 Residential Medium Density and Greenlands . These proposed designations conform with the general intent of the MOP.
Zoning By-law 225-2007	The lands are currently zoned R3 (Residential) which permit detached homes and G1 (Greenlands) which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland.	A rezoning is proposed from R3 (Residential) and G1 (Greenlands) to RM5-Exception (Street Townhouse Dwellings), RM6-Exception (Townhouse Dwellings on a CEC – Private Road) and G1 (Greenlands) to permit 7 freehold townhomes and 19 condominium townhomes on a

Policy	Mississauga Official Plan (MOP) Policies	Proposal
		private condominium road and an addition to the adjacent Greenlands system.

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

Proposed Designation

Residential Medium Density which permits townhomes
Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreation activity and parkland

The portion of the subject property to be designated **Greenlands** is also proposed to be zoned **G1** as shown on the "Proposed Zoning and General Context" map (page 11).

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 (as found in "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 (as found in "OZ 17/020 W11 and T-M17007 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

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable,	The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to	The applications include a development proposal that is generally compatible with the surrounding land uses and a development pattern that

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	maintaining the character of existing neighbourhoods.	supports sustainability while protecting the environment.
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 Streetsville 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 homes, townhomes and an apartment building. The proposal encompasses street townhomes to be accessed from Wyndham Street and condominium townhomes 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 portions of the subject property will retain its Greenlands designation and will be zoned G1 (Greenlands).
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources are appropriate for and efficiently use infrastructure and public service facilities minimize negative impacts to air quality and climate change and promote energy efficiency 	Streetsville is identified as a neighbourhood, which is 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	The surrounding area contains a mix of detached homes, townhomes and an apartment building. 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.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
<p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>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 the Plan.</p>	
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The Streetsville 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.</p>	<p>The applications are to redevelop a vacant residential lot that would provide a consistent street frontage along Main Street.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>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.</p>	<p>The subject property is located within an established neighbourhood. The proposed development will be evaluated against the applicable official plan policies.</p>
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable</p>	<p>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.</p>	<p>The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.</p>
<p>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.</p>	<p>Mississauga will promote and protect green infrastructure. Buffers which are vegetated protected areas will provide a physical separation of development and maintain the green system (6.3.7)</p>	<p>The rezoning of a portion of the property to Greenlands provides for the protection and conservation of the Credit River Valleylands.</p>
2.1 Natural Heritage		
<p>2.1.1 Natural features and areas shall be protected for the long term.</p>	<p>The policies in Section 6.3.12 speak to the long term protection of Significant</p>	<p>A portion of the site is identified as a Significant Natural Area.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
<p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</p> <p>2.1.5 Development and site alteration shall not be permitted in:</p> <p>c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;</p> <p>unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated</p>	<p>Natural Areas.</p> <p>In addition to MOP policies, Mississauga undertakes a Natural Areas Survey (NAS) which contains an inventory of natural heritage features. The NAS was last updated in 2018.</p>	<p>Consistency with this policy is under review.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Consistency
and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.		
4.0 Implementation and Interpretation		
General Statement of Intent: 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 under MOP policies with respect to development limits and built form.

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 (as found in "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 (as found in "OZ 17/020 W11 and T-M17007 W11 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: 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 healthy urban lifestyle options (section 4.3)	The range of housing types proposed is consistent with the <i>Growth Plan</i> policies.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: 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 and a small range of housing options.
1.2.1 Guiding Principles		
General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities 	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	The proposal provides a small range of housing options and protects valleylands and a floodplain associated with the Credit River.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
<ul style="list-style-type: none"> d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	surrounding neighbourhood. (Chapter 5)	
1.2.2 Legislative Authority		
General Statement of Intent: 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 January 30, 2018.
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: 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.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: 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	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 housing that is generally compatible with the existing neighbourhood.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
for transit and active transportation.		
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: 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)	This development proposal has a similar density and compatible housing form as the surrounding neighbourhood.
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 in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will:	Streetsville 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.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
<ul style="list-style-type: none"> 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) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) c. The <i>Growth Plan</i> will support the achievement of complete communities that: <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options 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 		

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
2.2.2 Delineated Built-up Areas		
Statement of Intent: 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).	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. The proposed built form and site layout will be evaluated against the MOP policies.
2.2.6 Housing		
General Statement of Intent: 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: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	The application proposes medium density residential development.
Relevant Policies: <ol style="list-style-type: none"> The Region is responsible for preparing a housing strategy (2.2.6.1) Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	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 of the existing neighbourhood with two housing options.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
3.2.2 Transportation - General		
<p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> a. provide connectivity among transportation modes for moving people and for moving goods; b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation; c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles; d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services; e. accommodate agricultural vehicles and equipment, as appropriate; and f. provide for the safety of system users. 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel. In addition, policies look to encourage redevelopment to support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p>	<p>The proposed development aims to support the modes of traffic currently servicing the site.</p> <p>The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>
4.2 Policies for Protecting What is Valuable		
<p>General Statement of Intent: Natural Heritage Assets must be protected and managed as part of planning for future growth.</p>	<p>Mississauga Official Plan has identified Natural Heritage Features and has policies in section 6.3 for their protection. (MOP Policy 6.3.12)</p>	<p>The applicant has submitted an Environmental Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File 17/020 W11 and T-M17007 W11 Conformity
Beyond the Natural Heritage System, including within settlement areas, the municipality will continue to protect any other natural heritage features in a manner that is consistent with the <i>PPS</i> . (4.2.2.6)		
5 Implementation		
<p>Statement of Intent: 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 eastern portion of the site is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meets 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 9 of this report.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 4 Vision	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.
Section 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
Section 5.2 Green System	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.
Section 5.3 Neighbour- hoods	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>
Section 6 Value the Environment	Section 6.1 Section 6.1.1 Section 6.1.2	Mississauga will: (a) protect, enhance and expand the Natural Heritage System; (b) encourage the stewardship and enhancement of other areas within the Green System,

	Specific Policies	General Intent
	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 Section 6.3.12	<p>particularly where it contributes to the function and linkage of the Natural Heritage System; (c) protect life and property from natural and human made hazards.</p> <p>Mississauga will promote an ecosystem approach to planning.</p> <p>Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.</p> <p>Significant Natural Areas include valleylands associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek.</p>
Section 7 Complete Communities	Section 7.1 Section 7.1.1 Section 7.1.3 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 opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price: b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
Section 9 Building a Desirable Urban Form	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	<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>

	Specific Policies	General Intent
	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>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>
Section 11 General Land Use Designation	Section 11.2 Section 11.2.3 Section 11.2.5	<p>Greenlands are associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System.</p> <p>Residential uses are permitted within the Low Density Residential and Medium Density Residential designations.</p>
Section 16 Neighbour- hood	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	<p>Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.</p>

Section 19 Implementation	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"> the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.
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Existing and Proposed Zoning**Existing Zone – R3** (Residential) which permits detached dwellings**Proposed Zoning Regulations – RM5 – Exception** (Street Townhouse Dwellings); **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road); and **G1** (Greenlands)

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
Minimum Lot Area		
Interior lot	200 m ² (2,152.8 ft. ²)	132 m ² (1,420.8 ft. ²)
Corner lot	280 m ² (3,014 ft. ²)	199 m ² (2,142 ft. ²)
Minimum Lot Frontage		
Interior lot	6.8 m (22.3 ft.)	5.4 m (17.7 ft.)
Corner lot	9.8 m (32.15 ft.)	8.6 m (28.2 ft.)
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	N/A
to a lot line abutting a private road	N/A	3.0 m (9.8 ft.)
Minimum Front Yard		
Interior lot/ CEC – corner lot	4.5 m (14.7 ft.)	2.0 m (6.5 ft.)
Maximum encroachment of a		

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
balcony into a required rear yard	1.0 m (3.2 ft.)	1.5 m (4.9 ft.)
A maximum encroachment of a porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	1.6 m (5.2 ft.)	1.8 m (5.9 ft.)
Maximum Gross Floor Area – Residential	0.75 times the lot area	1.3 times the lot area
Zone Regulations	RM6 Zone Regulations	Proposed RM6-Exception Zone Regulations
Minimum Lot Frontage		
Interior lot	5.0 m (16.4 ft.)	4.7 m (15.4 ft.)
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	4.6 m (15.0 ft.)
Minimum Exterior Side Yard Lot with an exterior side lot line that is a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of the By-law	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Interior Side Yard Where interior side lot line is the rear lot line of an abutting parcel	2.5 m (8.2 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard		
Interior lot/ CEC – corner lot	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Landscaped Area	25% of the lot area	20% of the lot area
The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0m or the required yard/setback	7.5 m (24.6 ft.) (the required yard)	5.0 m (16.4 ft.)
Maximum projection of a balcony into a required rear yard abutting a G1 zone	0 m (Not permitted)	1.5 m (4.9 ft.)
A maximum encroachment of a porch or a deck, located at		

Zone Regulations	RM5 Zone Regulations	Proposed RM5-Exception Zone Regulations
and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	1.6 m (5.2 ft.)	1.8 m (5.9 ft.)

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"> Student Yield: <ul style="list-style-type: none"> 4 Kindergarten to Grade 5 2 Grade 6 to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Ray Underhill PS <ul style="list-style-type: none"> Enrolment: 283 Capacity: 350 Portables: 1 Dolphin Sr. <ul style="list-style-type: none"> Enrolment: 580 Capacity: 555 Portables: 0 Streetsville S.S. <ul style="list-style-type: none"> Enrolment: 866 Capacity: 1,008 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Joseph <ul style="list-style-type: none"> Enrolment: 329 Capacity: 478 Portables: 1 St. Aloysius Gonzaga <ul style="list-style-type: none"> Enrolment: 1,708 Capacity: 1,656 Portables: 0

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (October 15, 2018)	<p>Municipal sanitary sewers consist of a 300 mm (11.8 in.) sewer on Main Street and 250 mm (9.8 in.) sewer on Wyndham Street. Municipal water infrastructure consists of a 400 mm (15.7 in.) watermain on Main Street and 150 mm (5.9 in.) watermain on Wyndham Street.</p> <p>The Region of Peel requires specific conditions related to servicing to be included in the Subdivision Agreement.</p> <p>Prior to servicing the developer shall submit a satisfactory engineering submission for review and approval.</p> <p>The subject property is partially contained within lands designated Core Greenlands by the Region of Peel. The Region defers to the Credit Valley Conservation Authority to delineate the area and provide appropriate comments.</p> <p>The applications will not require a Regional Official Plan Amendment (ROPA).</p>
Dufferin-Peel Catholic District School Board (February 21, 2018) and the Peel District School Board (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 (November 15, 2018)	<p>Further information to confirm that the dripline of the existing tree canopy is the greatest of all onsite constraints is required.</p> <p>Further information from the Geotechnical Investigation and Slope Stability Study is required confirming the stability of the staked top of bank and long term stable slope.</p> <p>Further clarification is required with regards to the Stormwater Management Report.</p>

Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (March 22, 2018)</p>	<p>The Community Service Department notes that the subject site is adjacent to the Timothy Street Park (P-127) zoned G1. This 10.76 ha park contains a trail on the east side of the Credit River which terminates at Bristol Road West and continues on the west side of the river south of Main Street. All identified lands below the greatest environmental constraint, including the 10 m (32.8 ft.) buffer, shall be dedicated gratuitously to the City as Greenbelt for conservation purposes.</p> <p>Future residents on this property will be served by Streetsville Memorial Park (P-114), located on the east side of Church Street and south of Main Street, which is less than 100 metres (330 ft.) from the subject lands. This 12.54 ha (30.99 ac) park contains active sports fields, a play site, a pool, picnic areas, a washroom, a bocce court, the Vic Johnston Community Centre and trails.</p> <p>Should this application be approved, hoarding and fencing is required along the boundary of Timothy Street Park.</p> <p>Securities will be required for greenbelt clean-up, restoration and protection, hoarding, and fencing. A cash contribution in the amount of \$9,108.94 is required for street tree planting along Main Street and Wyndham Street.</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's Policies and By-laws.</p>
<p>City Community Services Department – Heritage Planning (October 24, 2018)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting any adverse impacts to any significant archaeological resources found.</p>
<p>City Transportation and Works Department (November 27, 2018)</p>	<p>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 in support of the application, as follows:</p> <p>Noise Study The report is to provide additional clarification regarding the noise levels at the Outdoor Living Areas (OLAs), due to traffic sources and changes to the development configuration. All calculations are to be provided in the report. If required, noise mitigation measures will be secured for through the Subdivision Agreement.</p>

Agency / Comment Date	Comment
	<p>Functional Servicing Report (FSR) The report is to provide additional clarification regarding the impact of the proposed development on the Wyndham Street storm sewer. To be more specific, a downstream analysis is required. Also, it is to update the drainage areas, run-off coefficients and to calculate the required volume for the 5 mm (0.2 in.) water balance. Additionally, as stated by the FSR, upgrades on the Main Street storm sewer will be required.</p> <p>Grading/Servicing Plan The engineering drawings are to show that the necessary municipal services can be provided for the proposed development. Clearly depict the freehold townhouses and common element townhouses limits. Additionally, they have to ensure the proposal doesn't negatively impact existing slopes along the Credit River for which a catch basin system on the rear yards of the units along the River should be provided instead of infiltration strategies that could compromise the slope. For all works proposed along the River valley, CVC approval will be required. Further, revisions shall be made to ensure no negative impacts from this development are caused on adjacent properties and, if any, to provide the mitigation measures to counteract those effects.</p> <p>Common Element Condominium (CEC) Townhouses The supporting engineering and landscape drawings are to be revised to clearly depict the minimum 3.0 m (10 ft.) utility corridor within the minimum 4.5 m (14.8 ft.) front yard setback, ensuring that steps and/or any landing/porch area does not encroach within this area and that there is no encroachment of the freehold townhouses services or fences within the CEC utility corridor. Additionally, the private condominium road shall be revised to provide crowned road with 2% cross fall and to clearly show the Parcels of Tied Land (POTL) boundaries.</p> <p>Municipal Works Municipal works will be required to support this development and these works shall form part of the Subdivision Agreement. The extent of the works will be determined prior to the Recommendation Report. Detailed design, securities and insurance will be addressed through the Subdivision Agreement.</p> <p>Traffic The Traffic Impact Study (TIS) is to be updated to show the latest traffic volume counts and to reflect the only permitted access to the site on Wyndham Street and to provide the supporting turning movements templates. As mentioned in the</p>

Agency / Comment Date	Comment
	<p>1st submission of this application, the access via Main Street is not supported. The owner is to provide a turnaround area to facilitate the ingress/egress of emergency/waste collection vehicles through the Wyndham Street access to the site. Additionally, the TIS report is to be revised to incorporate sidewalk connectivity along Wyndham Street and to append the signal timing plans used on the report. Further, a draft plan of subdivision is to be submitted detailing all the required land dedications as required by the Official Plan.</p> <p>Environmental Additional information is required to confirm how potential environmental constraints identified in the Phase I Environmental Site Assessment will be managed. Further, as lands will be dedicated to the City for Greenbelt purposes, the owner is to confirm the presence and quality of fill material on those lands.</p> <p>The above noted issues are to 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>Canada Post Rogers Cable Greater Toronto Airport Authority Enbridge Peel Regional Police Fire Prevention Community Services - Arborist</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?
- Is the proposed vehicular access onto Main Street acceptable?
- If the access to Main Street is not found to be acceptable, the proposal will need to be redesigned to accommodate emergency and waste collection vehicles
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues
- Have the environmental constraints been addressed to the satisfaction of Credit Valley Conservation

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.

Other Information

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

- Concept Plan
- Draft Plan of Subdivision
- Elevations
- Site Grading & Servicing Plan
- Storm and Sand Tributary Plan
- Erosion and Sediment Control Plan
- Tree Preservation Plan
- Landscape Plan
- Planning Justification Report
- Arborist Report
- Green Site and Building Initiatives
- Environmental Impact Study
- Phase I Environmental Site Assessment
- Reliance Letter
- Traffic Impact and Parking Study
- Noise Feasibility Study
- Functional Servicing & Stormwater Management Report
- Geotechnical Letter
- Archaeological Assessment
- Heritage Impact Assessment

City of Mississauga

Corporate Report



Date: January 8, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 18/009 W1

Meeting date:
2019/01/28

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East

1345 Lakeshore Road East, northwest corner of Lakeshore Road East and Dixie Road

Owner: Vandyk Group of Companies

File: OZ 18/009 W1

Bill 139

Recommendation

That the report dated January 8, 2019, from the Commissioner of Planning and Building regarding the applications by Vandyk Group of Companies to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East, under File OZ 18/009 W1, 1345 Lakeshore Road East, be received for information.

Background

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

PROPOSAL

The official plan amendment and rezoning applications are required to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East. The proposal includes underground parking and has vehicular access points on Dixie Road and St. James Avenue. The applicant is proposing to amend the **Mixed Use – Special Site 7** policies and **Greenlands** designation to reflect the additional height being sought and the delineation of the lands designated **Greenlands** associated with the Applewood Creek. The zoning will also need to change from **C4-13** (Mainstreet Commercial) to **C4 – Exception** (Mainstreet Commercial) and **G1** (Greenlands – Natural Hazards) to implement the proposal.

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

Comments

The property is located on the northwest corner Dixie Road, (a Regional Major Collector road) and Lakeshore Road East, (an Arterial road) within the Lakeview Neighbourhood Character Area. The site is also subject to the Lakeview Local Area Plan and is considered within the Lakeshore Corridor Precinct – Outer Core Area. The site previously operated as the former Sheridan Ford Car Dealership. The building is currently vacant.

North of the subject property to the railway tracks are detached homes that are mostly bungalows. On the north side of the railway tracks is the Lakeview Golf Course. At the north east corner of the Lakeshore Road East and Dixie Road intersection is the Dixielake Plaza that has retail and commercial tenants. South of the site is the Small Arms Inspection Building on the former “Arsenal Lands”, which are currently owned by the City of Mississauga. West of the site contains the “Green Acres” motel and an apartment building. Applewood Creek is located just to the west of the site and is facilitated by a culvert under Lakeshore Road that has recently been expanded.

Aerial image of 1345 Lakeshore Road East



Applicant's rendering



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 Regional of Peel Official Plan (ROP). No other provincial policies apply. The proposed development is generally consistent with the PPS and conforms to the Growth Plan and the ROP. The applicant is proposing to amend the special site policies that apply to the site. The request, and its conformity with the policies of Mississauga Official Plan, is under review.

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

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

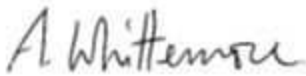
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues, including the refinement of the access from Dixie Road and St. James Avenue and the delineation of the hazard lands associated with Applewood Creek, 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: David Ferro, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Vandyk Group of Companies

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1. Site History

- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands were designated **Mixed Use – Special Site 18** in the Lakeview Neighbourhood Character Area that allowed for a car dealership in addition to the uses permitted under the **Mixed Use** designation
- May 1, 2013 – Applications for Official Plan Amendment and Rezoning submitted for the subject property, under file OZ 13/008 W1, from the previous property owner Lago Terrace Inc., which proposed a 10 storey apartment building
- October 14, 2015 – Lakeview Local Area Plan came into force and is applicable to the subject property, which designated the subject property **Mixed Use – Special Site 7** maintaining the uses in the Mixed Use designation and adding townhouse dwellings as an additional permitted use
- October 3, 2017 – Lago Terrace Inc. communicates to City staff that the proposal under file OZ 13/008 W1 will not be pursued and the file is subsequently cancelled by the applicant and closed
- June 3, 2018 – Vandyk Group of Companies, new property owners of 1345 Lakeshore Road East, submit applications for Official Plan Amendment and Rezoning and is deemed complete

2. Site Context

The property is located on the northwest corner of Lakeshore Road East (a Major Collector road) and Dixie Road (a Regional Major Collector road) within the Lakeview Neighbourhood Character Area. Both roads traverse the City. The site was previously used for the Sheridan Ford Car Dealership. The building is currently vacant. At the northwest corner of the site there is a portion of the floodplain associated with Applewood Creek and regulated by Credit Valley Conservation. Lands west of Applewood Creek along the north side of Lakeshore Road East are characterized by apartment buildings ranging from 7 – 10 storeys and a motel. To the east, there is the Dixielake commercial plaza which has a tattoo parlour, spa and a discount store, among other tenants, Green Acres motel and lands are pending redevelopment for a 4 storey mixed use residential and commercial buildings. Opposite of the property, on the south side of Lakeshore Road East, is the Small Arms Inspection Building on lands that are currently owned by the Toronto Region Conservation Authority (TRCA), commonly known as the “Arsenal Lands”.

The site is currently serviced by MiWay transit Routes 23 – Lakeshore and 5 – Dixie, with both routes terminating approximately one kilometre east of the site in the City of Toronto boundary at the Long Branch GO Station. The routes also provides service to the Dixie GO Station.

Approximately 500 m (1,640.4 ft.) east of the site is a local neighbourhood park named Orchard Hill Park. In addition, approximately 2000 m (6, 561.7 ft.) south east of the site is Lakefront Promenade Park, which is a large waterfront park with trails, baseball diamonds, volleyball courts, spray pads and a marina.

Aerial Photo



Property Size and Use	
Frontages:	
Lakeshore Rd. E.	81.61 m (267.75 ft.)
Dixie Road	125.04 m (410.02 ft.)
St. James Ave	81.33 m (266.83 ft.)
Gross Lot Area:	1.26 ha (3.12 ac.)
Existing Uses:	Former Sheridan Ford Car Dealership (now vacant)

The surrounding land uses are:

North: Detached homes, railway tracks and Lakeview Golf Course

East: Commercial plaza (Dixielake Plaza) and detached homes

South: Lands subject to Lakeview Village Masterplan, Small Arms Inspection Building

West: Applewood Creek, Green Acres Motel and apartment

Image of existing conditions facing north



3. Neighbourhood Context

Demographics – Lakeview Neighbourhood Character Area

The subject property is located within a neighbourhood that is undergoing transition and growth. The surrounding residential neighbourhood was originally developed in the 1920s and 1930s with the majority of the residential built form being detached bungalows. The apartment building to the west was built in the 1990s. The population for the area is two-thirds middle aged, while children and seniors make up one-third of the population. On average, the number of people per household is three, with over half of the population living in detached dwellings. By 2031 and 2041, the population for this character area is forecasted to be 26,600, and 27,900, respectively.

Other Development Applications

East of the subject property, the City has been processing Site Plan applications for residential

and commercial uses located at 1041 and 1407 Lakeshore Road East. West of the subject property and south of Lakeshore Road East are the former Ontario Power Generation lands that are currently undergoing a master planning exercise in anticipation of future development applications to accommodate a mixed use community of 6800 residential units and an innovation corridor.

The City is undertaking a study called “Lakeshore Connecting Communities” that is reviewing future planning along the Lakeshore Road corridor. The intent of the study is to ensure that all modes of transportation can be accommodated within the corridor and will consider future options for the corridor.

The Lakeview Neighbourhood Character Area has been subject to development activity in the form of infill intensification occurring in different parts of the neighbourhood and the construction of newer two storey detached homes replacing older detached bungalows.

Community Facilities and Services

The proposal is served by major City of Mississauga facilities such as Carmen Corbasson Community Centre (within 2 km), Lakeview Golf Course (within 300 m) and Lakeview Library (within 900 m). The site is also served by nearby Orchard Hill Park, Douglas Kennedy Park and Lakefront Promenade Park. In addition, there is planning for future parks and community facilities as part of the future major development located on the former Ontario Power Generation (OPG) lands. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

4. Project Details

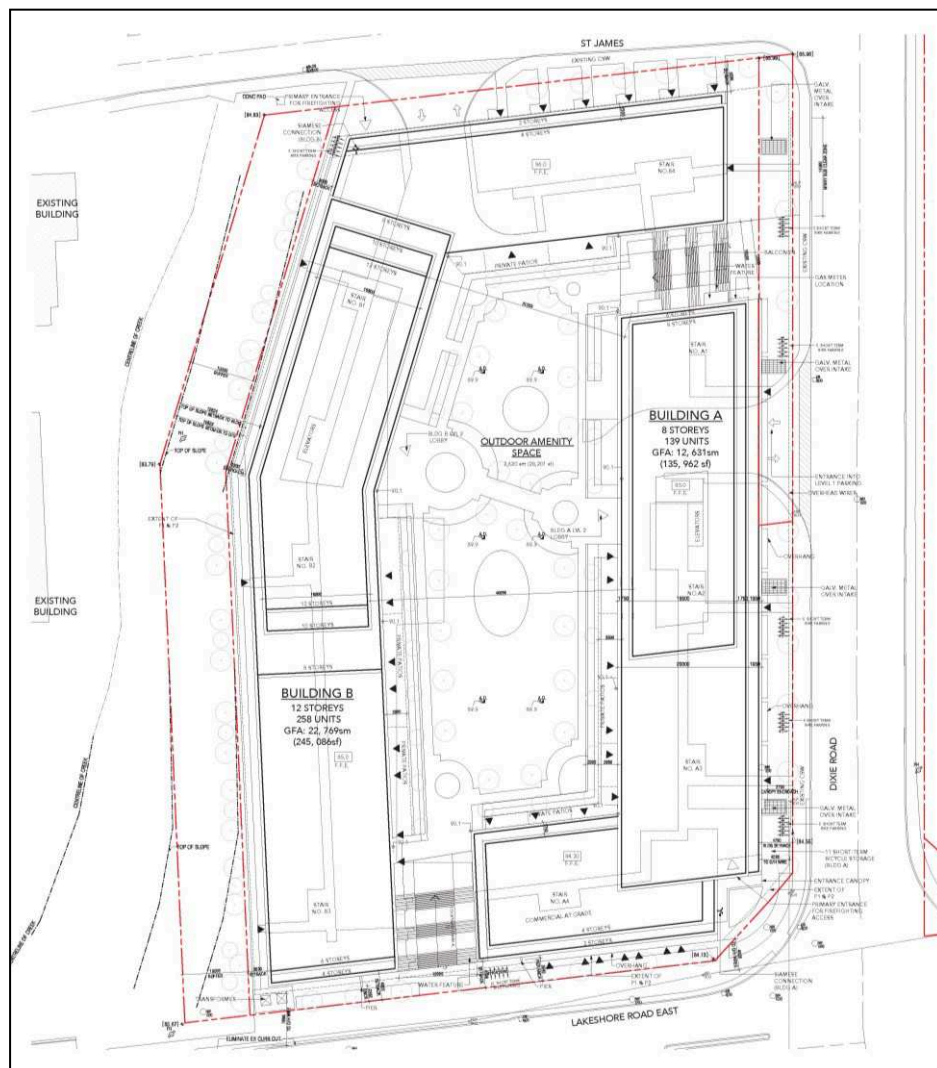
The applications are to permit a 4 to 12 storey apartment building proposing 397 units, including townhouse units fronting onto St. James Avenue, and ground floor commercial uses facing Lakeshore Road East. The proposal includes underground parking with access onto Dixie Road and St. James Avenue. Also the application is proposing to identify and prohibit any development on lands associated with the Applewood Creek

Development Proposal	
Applications submitted:	Received: May 14, 2018 Deemed Complete: June 13, 2018
Developer/ Owner:	Vandyk Group of Companies
Number of units:	397 units
Proposed Gross Floor Area: Residential Commercial	35 656 m ² (383,797 ft ²) 296 m ² (3,186.12 ft ²)
Height:	4-12 storeys

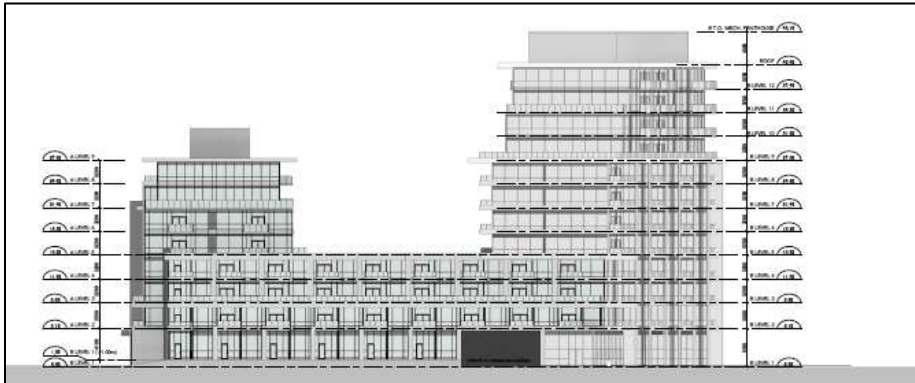
Development Proposal		
Lot Coverage:	73%	
Floor Space Index:	2.8	
Landscaped Area:	27%	
Anticipated Population:	870*	
	*Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	535	535
visitor spaces	79	79
commercial spaces	13	13
Total	627	627

Concept Plan and Elevations

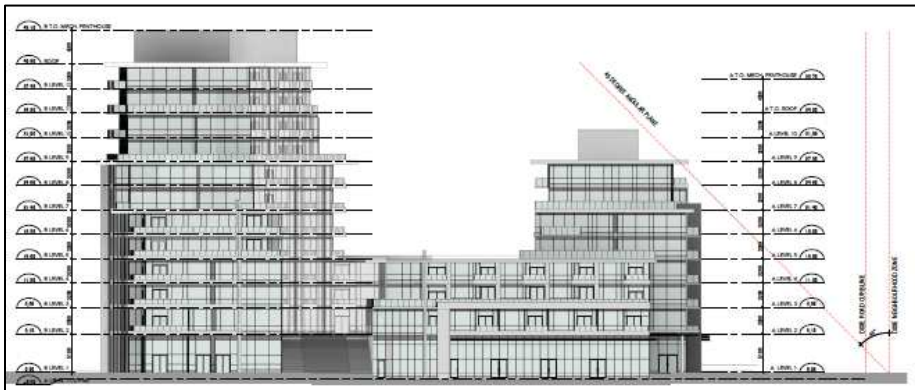
Site Plan



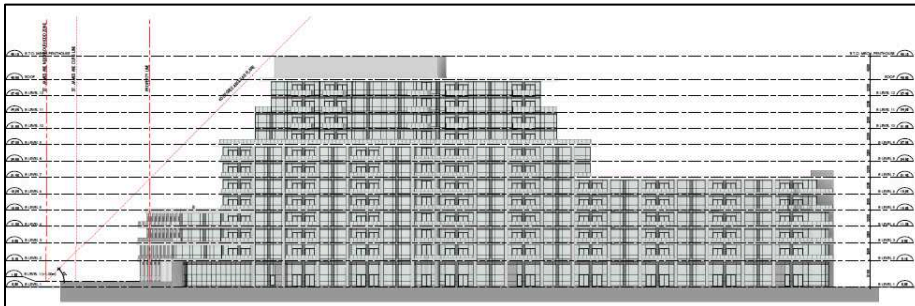
Elevations



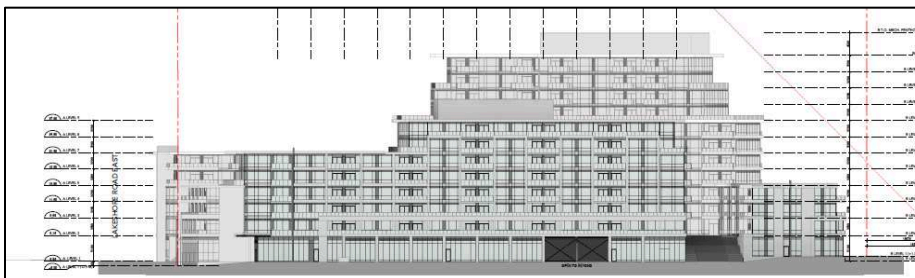
North Elevation



South Elevation



West Elevation



East Elevation

Applicant's rendering proposed apartment dwelling.



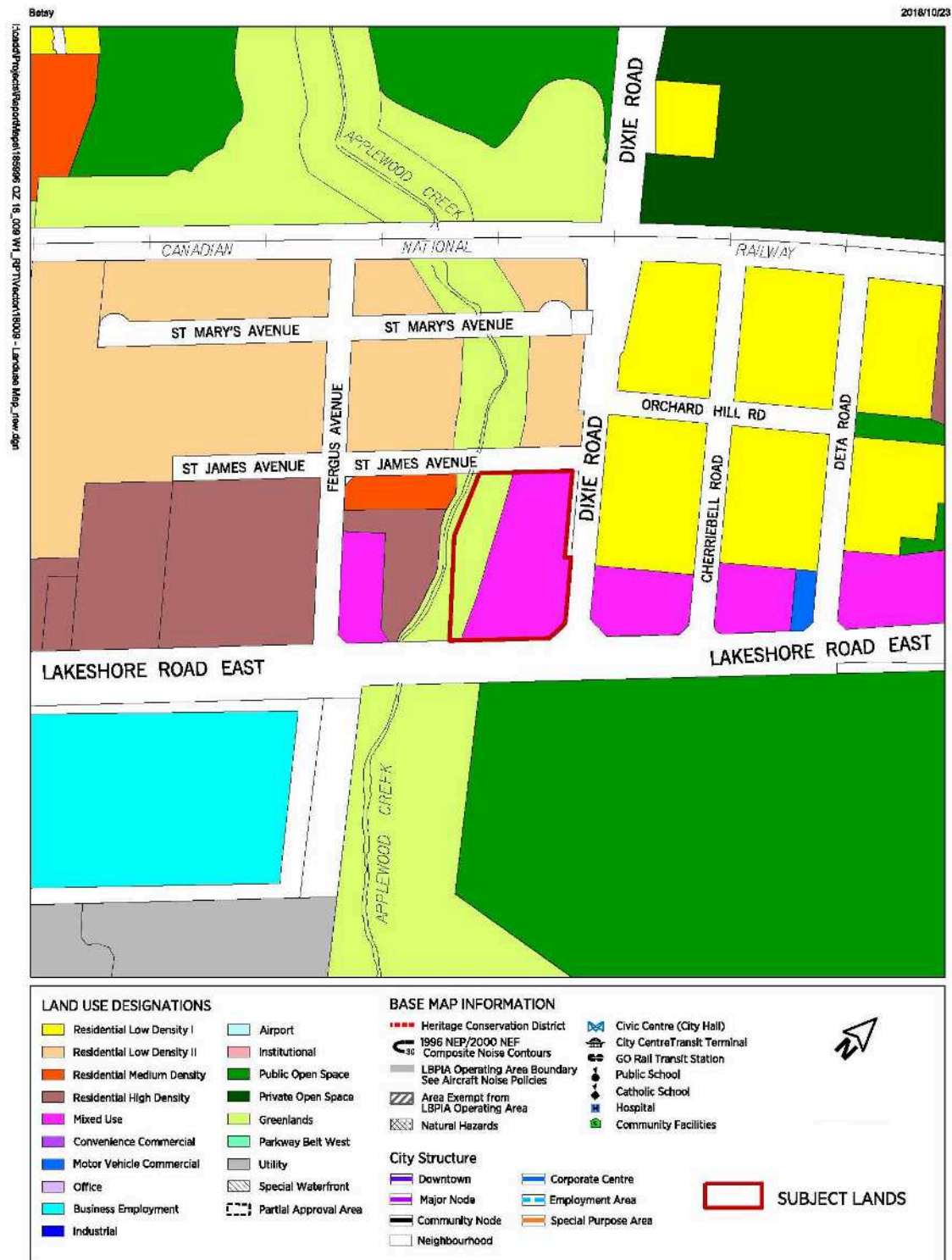
5. Community Comments

No community meeting was held at the time of preparing this report, yet staff anticipate a community meeting being held within the near future. Comments from area residents have been received by the Planning and Building Department and are summarized as follows:

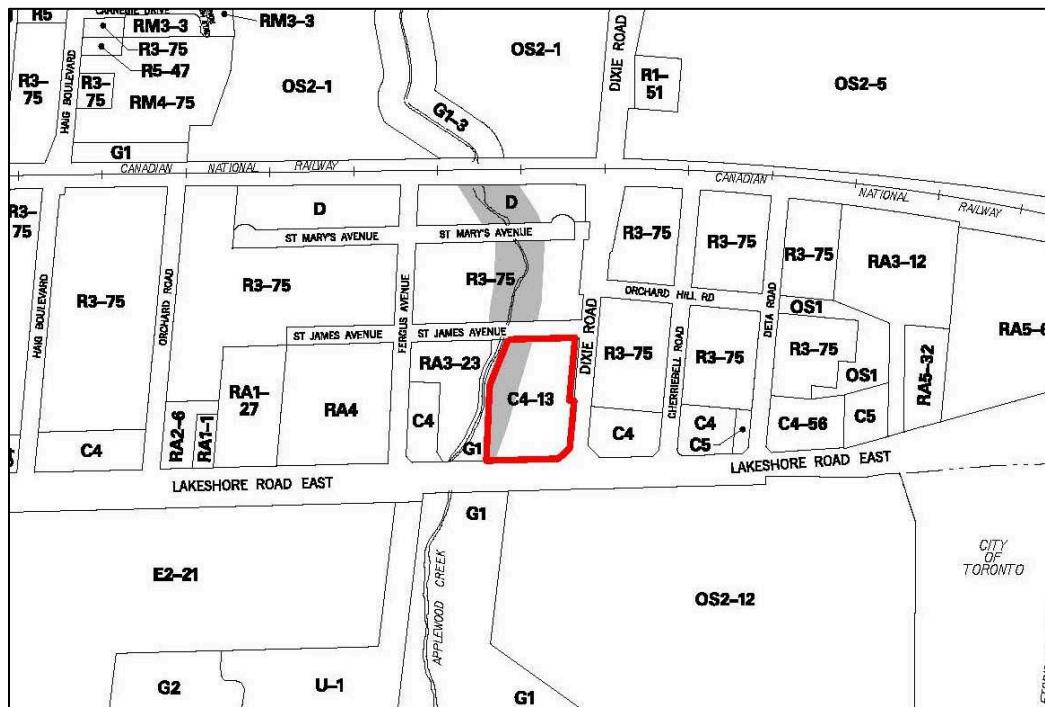
- The proposed development will impact the available parking supply within the surrounding area and in particular on St. James Avenue.
- The access point on St. James Avenue will negatively impact the existing traffic patterns surrounding the site.
- The addition of 397 units will negatively impact the neighbourhood.

6. Land Use Policies and Regulations

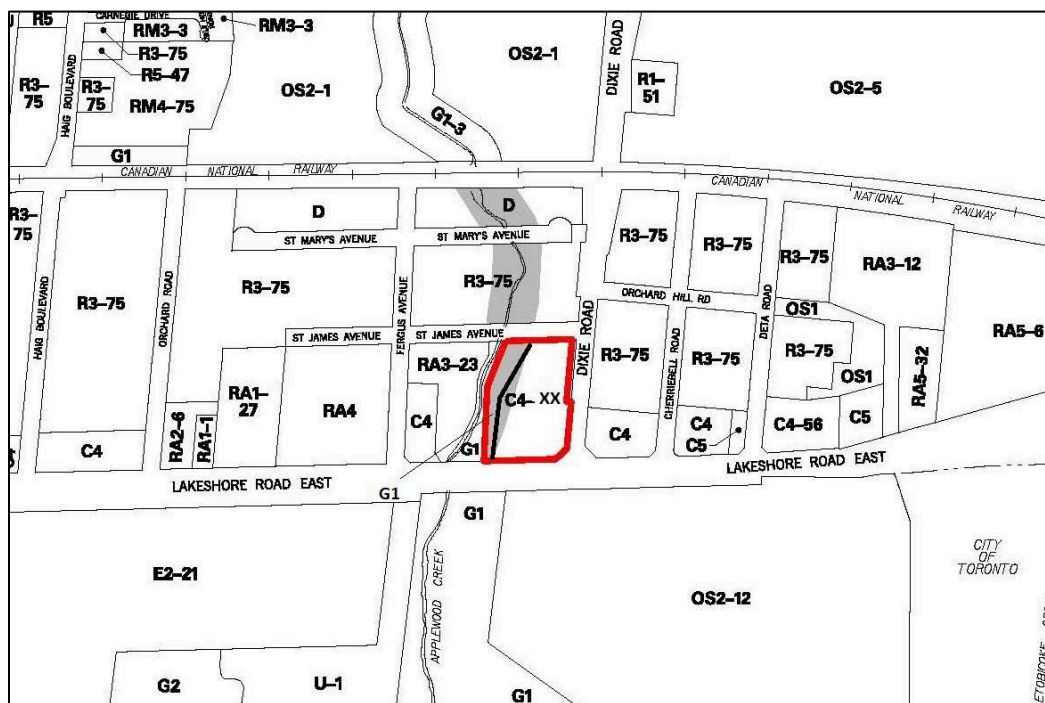
Excerpt of Lakeview Neighbourhood Character Area



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
<i>Provincial Policy Statement (PPS)</i>	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
<i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i>	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 generally in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP.	The proposed application is exempt from Regional approval.
Mississauga Official Plan	The lands are located within the Lakeview Neighbourhood Character Area and are designated Mixed Use – Special Site 7 which permits commercial and residential uses. The Lakeview Local Area Plan allows building heights of 2-10 storeys for the site. In addition, the western portion of the site is designated Greenlands , which recognizes natural lands.	The applicant is proposing an amendment to the existing Mixed Use – Special Site 7 to allow for an additional height permission of 12 storeys. The Greenlands designation will be amended to reflect the delineation of the valley lands associated with the Applewood Creek.
Zoning By-law 225-2007	The lands are currently zoned C4 - 13 (Mainstreet Commercial) which permits residential and commercial uses, including a car dealership. The Greenlands overlay is on the west side of the property.	A rezoning is proposed from C4 - 13 (Mainstreet Commercial) to C4-Exception (Mainstreet Commercial) to permit a 4-12 storey apartment building proposing 397 units, including townhouse units fronting onto St. James Avenue, and ground floor commercial facing Lakeshore Road East. The western portion of the property contains a greenbelt overlay and will be rezoned to G1 (Greenbelt – Natural Hazards).

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Mixed Use – Special Site 7 and Greenlands: The **Mixed Use** portion of the site permits commercial and residential uses, with townhouses facing St. James Avenue. The **Greenlands** portion of the site permits conservation uses, stormwater management facilities, flood control and passive recreational activities, among other uses.

In addition, the site is subject to the Lakeview Local Area Plan policies in Mississauga Official Plan. These policies contain a schedule titled “Map 3 – Lakeview Local Area Plan Height Limits” which prescribes a height limit of 2 – 10 storeys for the site.

Proposed Designation

Mixed Use – Special Site: to add an additional permission for a maximum height of 12 storeys to the existing special site policies. In addition, through the processing of the application, an amendment to the **Greenlands** portion of the site will be required to reflect the revised delineation of the floodplain that will be confirmed in consultation with the Credit Valley Conservation.

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 18/009 W1 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

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: 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.	<p>The development of Neighbourhoods through infilling supports the general intent of the PPS.</p> <p>Neighbourhood Character Areas are stable residential areas, but they are not to remain static. Intensification may be considered where the proposed development is compatible in built form and scale to the surrounding context and is consistent with other MOP policies related to appropriate built form and design. (MOP policies 5.3.5.1, 5.3.5.2., 5.3.5.5.)</p>	<p>Infill development within Neighbourhoods that is context sensitive and designed to respect and relate to the adjacent low density character is consistent with the PPS and fulfills the general intent of the OP by facilitating better efficiency of land on appropriate sites in neighbourhoods and contributing to strong healthy communities.</p> <p>As part of the next staff report, the applications will be assessed with regard to whether the proposal represents appropriate infill.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 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 	<p>MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification. Consistent with the PPS, available and planned infrastructure are key in determining where growth should occur.</p> <p>Lakeview Neighbourhood Character Area is identified as a Non-Intensification area. However, Neighbourhood policies in MOP make the provision for the allowance of intensification that is context appropriate. (MOP policies 5.1.9, 5.3.5.5.)</p>	<p>Development within Neighbourhoods can occur subject to meeting MOP policies with respect to appropriate design and sensitivity to the surrounding context.</p> <p>The proposed development provides for a range of units types, is located at the intersection of two corridors, is in proximity to surrounding community infrastructure and has access to adequate servicing.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Consistency
<p>accordance with criteria in 1.1.3.3</p> <p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>		
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The Built Form policies of MOP provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. Policies also require development applications to provide appropriate height and built form transitions between sites and their surrounding area (MOP policy 9.2.1.10).</p>	<p>The proposal is being evaluated on its built-form and land use compatibility with the surrounding context, which includes an assessment relating to MOP policies.</p>
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable</p>	<p>Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas. However, Neighbourhoods are intended to receive intensification in an appropriate manner that is context sensitive. Envisioned in this is the accommodation of intensification that makes more efficient use of land and is compact in built form. (MOP policy 5.3.5.5)</p>	<p>The proposal provides a range and mix of unit types in a neighbourhood that has predominantly detached dwellings.</p>
<p>1.5 Public Spaces, Recreation, Parks, Trails and Open Space</p> <p>a. 1.5.1 Healthy, active communities should</p>	<p>Mississauga will promote and protect green infrastructures. Buffers, which are vegetated protected areas, will provide for an appropriate separation</p>	<p>The rezoning and designation of a portion of the property next to the Applewood Creek will ensure proper protection and conservation of valley lands.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Consistency
be promoted by: recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.	between development and the green system. (MOP Policy 6.3.7)	
2.0 Wise Use and Management of Resources		
2.1 Natural Heritage 2.1.1 Natural features and areas shall be protected for the long term. 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	A portion of the lands at the northwest corner of the site is identified as a Significant Natural Area (LV1) forms part of the Applewood Creek. MOP contains policies that require the protection, conservation and enhancement of the City's Natural Heritage System. (MOP Policies 6.3.24 – 6.3.38)	The applicant has submitted an Environmental Impact Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development.
3.0 Protecting Public Health and Safety		
3.1 Natural Hazards 3.1.1 Development shall generally be directed to areas outside of: a. hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards; b. hazardous lands adjacent to river, stream and small	Mississauga Official Plan requires new development to be located outside of floodplain areas. It also requires property owners to submit the necessary studies to ensure that the appropriate limits of development can be identified. (MOP Policy 6.3.47, 6.3.48)	The applicant has submitted an environmental impact study to delineate the floodplain boundaries and the exact limits of development.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Consistency
inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c. hazardous sites.		
3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	Mississauga Official Plan requires applicants to address remediation issues on site and to submit the necessary information to determine the extent of contamination and suggested remediation actions. (MOP Policy 6.7.1.)	The applicant has submitted the required environmental reports which is currently under review and will be addressed.
4.0 Implementation and Interpretation		
General Statement of Intent: 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 the relevant policies of the Provincial Policy Statement. As permitted by the <i>Planning Act</i> , land owners have the ability to submit applications to amend the Official Plan and Zoning By-law. MOP states that City Council will consider applications for site specific amendment to this Plan, and identifies the criteria for site specific official plan amendments (Section 19.5).	As outlined in this table, the policies of Mississauga Official Plan and the proposed applications by Vandyk Group of Companies are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> . The proposal is being further evaluated on MOP policies with respect to access, traffic, servicing capacity and height and transition to surrounding land uses, among other facets.

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 18/009 W1 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

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: 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	<p>MOP directs growth to Intensification Areas and contains direction on how intensification occurs based on the City's Urban Hierarchy. However, for areas identified as Non-Intensification areas, MOP provides policies that relate to limited intensification through sensitive and modest infilling.</p> <p>This direction helps in fulfilling the goals and objectives in MOP that guide Mississauga to develop in a manner that provides for complete communities that are healthy and efficient. (MOP policy 4.3)</p>	<p>The development applications represent intensification within the existing urban boundary.</p> <p>The subject property is located within Lakeview Neighbourhood Character Area. The proposal provides the surrounding neighbourhood with more choice in housing types and is conducive to a healthy and efficient type of development.</p> <p>However, any potential issues associated with accommodating growth on the subject site will be further evaluated.</p>
1.2 The Growth Plan for the Greater Golden Horseshoe		
1.2.1 Guiding Principles		
General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment opportunities Support a range 	<p>MOP is based on an urban hierarchy that is accompanied by overarching policies that provide guidance of where growth is to occur. These policies go on to further ensure that growth is done in a manner that is compact, makes for efficient use of land, takes advantage of existing services, supports complete communities and is appropriate in built form and design.</p>	<p>The proposal makes efficient use of underutilized and serviced land by providing a mix of unit types within the development and is located at the intersection of two corridor roads. The applications are supportive of many Growth Plan principles, however, the manner in which the applications implement those principles will be evaluated against applicable official plan policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
<p>and mix of housing options</p> <p>e. Integrate land use planning and investment in infrastructure</p> <p>f. Provide different approaches to manage growth that recognize diversity of communities</p> <p>g. Protect natural heritage, hydrologic, landforms</p> <p>h. Conserve and promote cultural heritage</p> <p>i. Integrate climate change considerations</p>	(MOP policies 4.5, 5.3.5, 7.2.1, LLAP 6.2)	
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform to this plan.</p>	As illustrated through this table, MOP generally conforms to the growth plan.	The applications were deemed complete on February 12, 2018.
1.2.3 How to Read This Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan</p>	MOP policies have been reviewed in relation to the Growth Plan and other applicable Provincial planning documents	The applications have been reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: 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</p>	Mississauga will develop a city pattern that is more sustainable and supports complete communities by directing growth to Intensification Areas and managing growth in other areas (MOP, Section 9.2).	<p>The proposal makes efficient use of underutilized and serviced land by providing a mix of unit types within the development and is located at the corner of two corridors.</p> <p>It is important to ensure the manner in which these uses are</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
communities, and increasing the modal share for transit and active transportation.		planned and designed are appropriate and subject to further analysis.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	MOP directs growth to Intensification Areas. While the Lakeview Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling. (LLAP policy 6.2) Policies within MOP direct intensification in Neighbourhoods to develop on corridors to take advantage of existing services. (MOP policy 5.3.5)	The subject lands are within a Neighbourhood Character Area, which allows for limited intensification in accordance with applicable MOP design policies. The site is located on two corridors, where development is encouraged to be located.
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 in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands	City Structure MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification (MOP policy 5.3). Conforming to the Growth Plan, available and planned infrastructure as well as the existing context are key determinants in directing growth within MOP. a. The Lakeview Neighbourhood Character is an existing and established residential neighbourhood. b. While Neighbourhoods are not an area where intensification will be focused, appropriate infill redevelopment is	The subject lands are within a Neighbourhood and the proposed development will be evaluated against applicable official plan policies.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
<p>(2.2.1.2. e)</p> <p>b. Integrated planning to manage forecasted growth will:</p> <p>i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b)</p> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii. Support the environment (2.2.1.3.d)</p> <p>iv. Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <p>i. Features a diverse 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, attractive public realm, including</p>	<p>encouraged to support and take advantage of existing services.</p> <p>c. MOP includes policies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban design (MOP section 9.1).</p> <p>Appropriate infill in Neighbourhoods will help revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.</p>	

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
<p>open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form. While most of the City is included within the delineated built-up area, MOP contains policies how each character area is to development.</p> <p>Policies within MOP direct intensification in Neighbourhoods to be context sensitive and develop on corridors and commercial sites to take advantage of existing services. (MOP policy 5.3.5)</p>	<p>The subject property is located within a Neighbourhood which is considered to be within the built-up area. The proposal and how growth is accommodated will be further evaluated.</p>
2.2.4 Transit Corridors and Station Areas		
<p>Statement of Intent: Given Provincial investment in higher order transit municipalities are to plan for “major transit station areas on priority transit corridors” as identified on Schedule 5 of the Growth Plan (2.2.4.1)</p>	<p>Lakeshore Road and Dixie Road are not identified in the Growth Plan as a transit priority corridor, and therefore MOP policies do not have to address this issue.</p> <p>However, MOP does identify Lakeshore Road and Dixie Road as corridors which are to accommodate growth in order to be transit supportive.</p> <p>MOP policies support intensification that is appropriate and requires high levels of transit use within corridors. (MOP policy 5.1).</p>	<p>The subject site is located on two corridors and is supportive of higher transit usage on the corridors.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy</p>	<p>The proposal provides for a range and mix of units types within a neighbourhood that has</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
<p>is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p> <p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	<p>that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>predominantly detached dwellings.</p> <p>How the proposal addresses this strategy will be further evaluated.</p>
3.2.2 Transportation - General		
<p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> a. provide connectivity among transportation modes for moving people and for moving goods; b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation; c. be sustainable and reduce greenhouse gas emissions by 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel. In addition, policies look to encourage redevelopment to support multi-modal transportation. (MOP Policy 8.1.1., 8.1.4., 8.1.7.)</p>	<p>The proposed development will provide for a more efficient use of land and aims to support the modes of traffic currently servicing the site. The site is serviced by 2 MiWay bus routes. Currently existing along the Dixie Road frontage of the site is a bike lane within the right-of-way. The proposal also incorporates both long term and short term bicycle parking.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
<p>encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</p> <p>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</p> <p>e. accommodate agricultural vehicles and equipment, as appropriate; and</p> <p>f. provide for the safety of system users.</p>		
4.0 Protecting What is Valuable		
<p>The Province will map a Natural Heritage System for the GGH to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017.</p> <p>4.2.2.3 Within the Natural Heritage System: new development or site alteration will demonstrate that:</p> <ol style="list-style-type: none"> 1. there are no negative impacts on key natural heritage features or key hydrologic features 	<p>A portion of the lands at the northwest corner of the site is identified as a Significant Natural Area (LV1) forms part of the Applewood Creek. MOP contains policies that require the protection, conservation and enhancement of the City's Natural Heritage System. (MOP Policies 6.3.24 – 6.3.38)</p>	<p>The applicant has submitted an Environmental Impact Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/009 W1 Conformity
or their functions;		
5.0 Implementation		
<p>Statement of Intent: 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>MOP has been reviewed in the context of the Growth Plan and conforms to the applicable policies as demonstrated.</p>	<p>The proposed applications have regard for the applicable Growth Plan policies and Mississauga Official Plan policies.</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 meets 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 9 of this report.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 4 Vision	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.
Section 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.7 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>

	Specific Policies	General Intent
Section 5 Direct Growth Neighbourhoods	Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.3 Section 5.3.5.4 Section 5.3.5.5 Section 5.3.5.6	<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>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.</p> <p>Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.</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>
Section 5 Direct Growth Corridors	Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.5 Section 5.4.6	<p>Where Corridors run through or when one side abuts the Downtown, Major Nodes, Community Nodes and Corporate Centres, development in those segments will also be subject to the policies of the City Structure element in which they are located. Where there is a conflict, the policies of the Downtown, Major Nodes, Community Nodes and Corporate Centres will take precedence.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.</p>

	Specific Policies	General Intent
Section 6 Value The Environment	Section 6.1.1 Section 6.3.10 Section 6.3.12 Section 6.3.47 Section 6.3.48 Section 6.3.50 Section 6.4.2.4 Section 6.7.1	<p>Mississauga will:</p> <ul style="list-style-type: none"> a. protect, enhance, restore 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; d. promote pollution prevention, reduction of natural resource consumption and increased use of renewable energy; e. ensure land use compatibility; and f. develop monitoring and information/education programs. <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>6.3.12 Significant Natural Areas are areas that meet one or more of the following criteria:</p> <ul style="list-style-type: none"> a. provincially or regional significant life science areas of natural and scientific interest (ANSI); b. environmentally sensitive or significant areas; c. habitat of threatened species or endangered species; d. fish habitat; e. significant wildlife habitat; f. significant woodlands are those that meet one or more of the following criteria: <ul style="list-style-type: none"> ● woodlands, excluding cultural savannahs, greater than or equal to four hectares; ● woodlands, excluding cultural woodlands and cultural savannahs, greater than or equal to two hectares and less than four hectares; ● any woodland greater than 0.5 hectares that: <ul style="list-style-type: none"> o supports old growth trees (greater than or equal to 100 years old); o supports a significant linkage function as determined through an Environmental

	Specific Policies	General Intent
		<p>Impact Study approved by the City in consultation with the appropriate conservation authority;</p> <p>o is located within 100 metres of another Significant Natural Area supporting a significant ecological relationship between the two features;</p> <p>o is located within 30 metres of a watercourse or significant wetland; or</p> <p>o supports significant species or communities;</p> <p>g. significant wetlands are one of the following:</p> <ul style="list-style-type: none"> • Provincially significant coastal wetlands; • Provincially significant wetlands; • Coastal wetlands; • other wetlands greater than 0.5 hectares; <p>and</p> <p>h. significant valleylands are associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleyland and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority.</p> <p>Development adjacent to valleyland and watercourse features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate.</p> <p>Development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved.</p> <p>Surface drainage and stormwater management facilities will be installed for the safety of residents and to protect infrastructure and property.</p>

	Specific Policies	General Intent
		<p>To ensure that contaminated sites are identified and appropriately addressed by the proponent of development, the following will be required:</p> <p>a. the owners of lands proposed for development will submit information as required by the City to identify the potential for contamination;</p>
Section 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2.2	<p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.</p> <p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <p>a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;</p> <p>b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;</p> <p>c. encourage environments that foster incidental and recreational activity; and</p> <p>d. encourage land use planning practices conducive to good public health.</p> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</p> <p>Mississauga will provide opportunities for:</p> <p>a. the development of a range of housing choices in terms of type, tenure and price;</p> <p>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</p> <p>c. the production of housing for those with special needs, such as housing for the elderly and shelters.</p>
Section 9 Building a Desirable Urban Form	Section 9.1.1 Section 9.1.3 Section 9.1.5 Section 9.1.6	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p>

	Specific Policies	General Intent
		<p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.</p>
Section 9 Intensification Areas	Section 9.2.2.1 Section 9.2.2.3 Section 9.2.2.6	<p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> a. respect existing lotting patterns; b. respect the continuity of front, rear and side yard setbacks; c. respect the scale and character of the surrounding area; d. minimize overshadowing and overlook on adjacent neighbours; e. incorporate stormwater best management practices; f. preserve mature high quality trees and ensure replacement of the tree canopy; and g. be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Development on Corridors will be encouraged to:</p> <ul style="list-style-type: none"> a. assemble small land parcels to create efficient development parcels; b. face the street, except where predominate development patterns dictate otherwise; c. not locate parking between the building and the street; d. site buildings to frame the street and where nonresidential uses are proposed to create a continuous street wall; e. provide entrances and transparent windows facing the street for non-residential uses; f. support transit and active transportation modes; g. consolidate access points and encourage shared parking, service areas and driveway entrances; and h. provide concept plans that show how the site can be developed with surrounding lands.
Section 9 Site Development Buildings	Section 9.5.1.5 Section 9.5.1.11	<p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures the attractiveness of the thoroughfare.</p>

	Specific Policies	General Intent
Section 11 General Land Use Designation	Section 11.2.6.2 Section 11.2.6.3	<p>Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.</p> <p>Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.</p>
Section 16 Neighbourhoods	Section 16.1.1.2	<p>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ul style="list-style-type: none"> a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan.
Section 19 Implementation	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"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Lakeview Local Area Plan

	Specific Policies	General Intent
Section 5 Guiding Principles	Section 5.1.2 Section 5.1.3 Section 5.2.2	<p>Strengthen distinct neighbourhoods by preserving heritage features, protecting established stable neighbourhoods and ensuring appropriate built form transitions for development.</p> <p>Support complete communities through compact, mixed use development and a pedestrian oriented mainstreet that offers a range of culture, residential and employment opportunities.</p> <p>Although Lakeshore Corridor is a non-intensification area, the Area Plan has identified sites along the corridor which are appropriate for intensification.</p>
Section 6 Direct Growth	Section 6.1.1 Section 6.1.2 Section 6.1.3 Section 6.2.1 Section 6.2.2 Section 6.2.3	<p>Intensification will be through modest infilling, redevelopment along the corridors, or on commercial sites.</p> <p>Neighbourhoods are encouraged to provide a variety of housing forms to meet the needs of a range of household types.</p> <p>Intensification will be sensitive to the existing character of the residential areas and the planned context.</p> <p>Intensification will occur through infilling or redevelopment.</p> <p>Intensification will be sensitive to the existing and planned context of the corridor and adjacent residential uses.</p> <p>Intensification will address matters such as:</p> <ul style="list-style-type: none"> a. contribution to a complete community; b. contribution to the mainstreet character; c. respecting heritage; and d. protecting views to the waterfront
Section 7 Value The Environment	Section 7.1.1 Section 7.1.2	<p>Mississauga will give priority to actions that protect, enhance, and restore the Green System in Lakeview.</p> <p>Opportunities to create an interconnected network of open spaces, including parks, trails, and bicycle facilities, with linkages to the surrounding areas will be encouraged.</p>

	Specific Policies	General Intent
Section 8 Complete Communities	Section 8.1.2	The Lakeshore Corridor is encouraged to develop using a range of housing choices in terms of type, tenure and price.
Section 9 Multi Modal City	Section 9.1.1 Section 9.1.2 Section 9.1.3	<p>Lakeshore Road East will be planned to accommodate, to the extent possible, all modes of transportation, including pedestrian facilities, cycling facilities, and higher order transit facilities.</p> <p>The City may acquire lands for a public transit right-of-way along Lakeshore Road East where the creation of a public transit right-of-way separate from, adjacent to, or in addition to, a road right-of-way is deemed appropriate.</p> <p>The City will, through the review of development applications, eliminate and/or consolidate vehicular turning movements to and from Lakeshore Road East and direct traffic towards signalized intersections, where appropriate. Vehicle access to redevelopment opportunities should be considered from existing north-south side streets or existing or proposed laneways parallel to Lakeshore Road East.</p>

	Specific Policies	General Intent
Section 10 Desirable Urban Form	Section 10.2.3 Section 10.2.4 Section 10.2.5 Section 10.2.6 Section 10.3.5	<p>Development will be encouraged to locate parking to the rear of buildings or underground.</p> <p>Development along Lakeshore Road East is encouraged to be two to four storeys in height; however, some sites will be permitted building heights greater than four storeys as shown on Map 3.</p> <p>Appropriate transition to adjacent low density residential will be required.</p> <p>To promote a pedestrian friendly mainstreet environment, street related commercial uses will front onto and be located along Lakeshore Road East. Development should address the following, among other items: a. maintaining an appropriate average lot depth for mainstreet commercial; b. buildings should be closely spaced with minimal breaks to ensure a continuous building or street frontage; c. buildings should incorporate active uses at grade, in order to animate the public realm and pedestrian environment; and d. building entrances should be located along and face Lakeshore Road East, and should be clearly identifiable with direct access from the sidewalk.</p> <p>Criteria for apartment development will include, among other things: a. a minimum separation distance to ensure light and permeability; b. a maximum floor plate to ensure minimal impact on residential areas; and c. transition to adjacent lower built forms.</p>

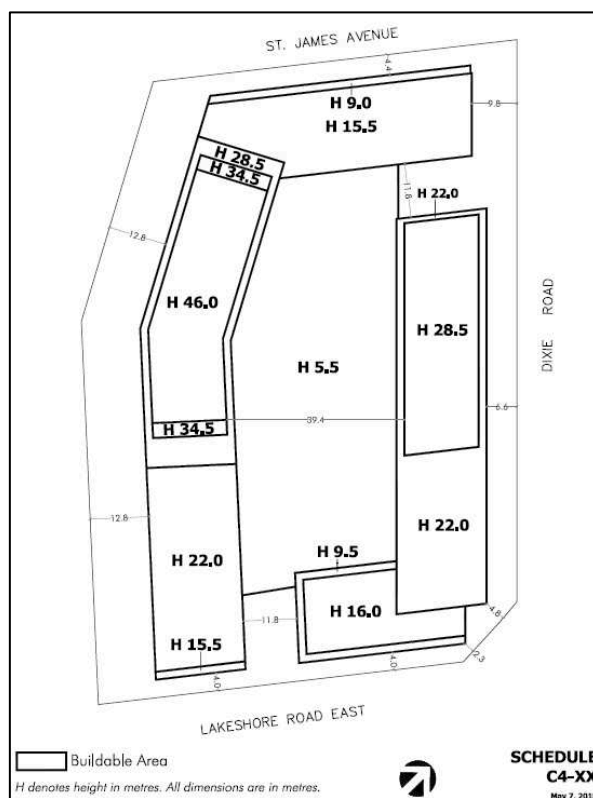
Existing and Proposed Zoning

Existing Zone - C4 (Mainstreet Commercial) which permits apartment dwelling, dwelling units located above commercial, restaurants, medical office and office, among other retail, service, hospitality and entertainment uses.

Proposed Zoning Regulations - C4 - Exception (Mainstreet Commercial)

Zone Regulations	Current C4 Zone Regulations	Proposed C4 - Exception Zone Regulations
Maximum Floor Space Index (FSI)	-	2.9
Maximum Height	Flat Roof – 3 Storeys or 12.5 m (41.0 ft.)	Flat Roof – 12 Storeys or 46.0 m (151.0 ft.)
Total Number of Loading Spaces	Commercial – 3 spaces Residential – 1 space	3 spaces total
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

The applicant has provided a draft site exception schedule as follows:



7. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, the City 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"> Student Yield: <table> <tr> <td>36</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>16</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>19</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Janet I McDougald PS</p> <table> <tr> <td>Enrolment:</td><td>463</td></tr> <tr> <td>Capacity:</td><td>552</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Allan A Martin Senior PS</p> <table> <tr> <td>Enrolment:</td><td>478</td></tr> <tr> <td>Capacity:</td><td>538</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Cawthra Park SS</p> <table> <tr> <td>Enrolment:</td><td>1,295</td></tr> <tr> <td>Capacity:</td><td>1,044</td></tr> <tr> <td>Portables:</td><td>5</td></tr> </table> 	36	Kindergarten to Grade 6	16	Grade 7 to Grade 8	19	Grade 9 to Grade 12	Enrolment:	463	Capacity:	552	Portables:	0	Enrolment:	478	Capacity:	538	Portables:	0	Enrolment:	1,295	Capacity:	1,044	Portables:	5	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>8</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>7</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Queen of Heaven</p> <table> <tr> <td>Enrolment:</td><td>348</td></tr> <tr> <td>Capacity:</td><td>579</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Paul Secondary School</p> <table> <tr> <td>Enrolment:</td><td>424</td></tr> <tr> <td>Capacity:</td><td>579</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	8	Junior Kindergarten to Grade 8	7	Grade 9 to Grade 12	Enrolment:	348	Capacity:	579	Portables:	0	Enrolment:	424	Capacity:	579	Portables:	0
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9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (August 14, 2018)	<p>Water Service There is an existing 600 mm (23.6 in.) and 300 mm (11.8 in.) diameter water main located on Lakeshore Road. There is also an existing 600 mm (23.6 in.) diameter water main located on Dixie Road.</p> <p>Sanitary Sewer There is an existing 250 mm (9.8 in.) diameter sanitary sewer located on Dixie Road and an existing 1500 mm (59.0 in.) diameter sanitary sewer located on Lakeshore Road.</p> <p>Waste Collection Front end collection of garbage and recyclable materials will be provided by the Region of Peel. At the Site Plan stage, a revised site plan or waste collection plan must be submitted to reflect the conditions of sections 2, 4, 5 and 6 of the Waste Collection Design Standards Manual.</p> <p>Access, property dedication and engineering details will be addressed prior to approval of the subject applications.</p>
Dufferin-Peel Catholic District School Board (July 6, 2018) and the Peel District School Board (July 3, 2018)	Both School Boards 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 these development applications.
City Community Services Department – Parks and Forestry Division/Park Planning Section (November 23, 2018)	The proposed development site is adjacent to City owned lands identified as Appledale Park (P-329), zoned G1 and classified as a Significant Natural Area in the Natural Area Survey (NAS). A top-of-bank staking was conducted on July 11, 2018 with the City and CVC staff to determine hazard and natural features and establish limits of development. The lands below the established top-of-bank, the Regional Storm floodplain, or within the stability and/or erosion component of the valley slope, including natural area dripline whichever is

Agency / Comment Date	Comment
	<p>greater, is recommended to be deeded gratuitously to the City along with the 10 meters buffer as Greenlands, and shall be appropriately zoned.</p> <p>Orchard Hill Park (P-145) which contains a community play site is approximately 400 m (1312.3 ft.) from the proposed development. Furthermore, Douglas Kennedy Park (P-021) and Lakefront Promenade Park (P-323) are approximately 900 m (2,952.76 ft.) from the subject site and include a community play site, a spray pad, volleyball courts, and a lit baseball diamond.</p> <p>If the proposed development is approved and hazard lands including associated buffer lands are gratuitously dedicated to the City for long term conservation purposes, securities for fencing, hoarding and cleanup work for Greenlands will be required. Furthermore, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Heritage Planning (July 10, 2018)	The property at 1352 Lakeshore Road East is designated under the Ontario Heritage Act. Submission of a Heritage Impact Assessment is requested in order to ensure no negative impacts are imposed on the heritage resource.
Credit Valley Conservation (November 27, 2018)	CVC staff have received and reviewed the technical studies submitted in support of the proposed Zoning By-Law Amendment, in particular an FSR by Cole Engineering (July 2018), Slope Stability Study by Toronto Inspections Ltd. (May 2018) and an EIS by Aquafor Beech (May 2018). Staff have provided detailed technical comments on the studies and are working with the applicant to resolve the various matters related to flooding, erosion, stormwater management and limits of development. Staff anticipate the resubmission of these studies and will continue the dialogue with the applicant as necessary to work through any outstanding issues.
City Transportation and Works Department (November 27, 2018)	The owner has been requested to provide additional technical details and revisions in support of the application, as follows:

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> • The initial Noise Study is to be updated to provide further analysis of noise levels impacting the “Outdoor Living Areas” and “private patios”. It is also to include original AADT data from the Region of Peel. Rail traffic information/report is to be updated as per Metrolinx comments/requirements and off-site stationary noise is to be included in the report to address any stationary noise impacts caused by existing commercial/industrial facilities. • The Storm Water Management report is to be updated to verify external drainage areas, overland flow, water balance and CVC flood mapping, among other related matters. It should be noted that currently there are improvement works being completed on the Applewood Creek culvert crossing. • The Urban Transportation Considerations Report will require additional coordinated comments with the Region of Peel with respect to the access as Dixie Road is under their jurisdiction. The report is to incorporate TDM measures (i.e. bicycle parking and storage facilities to the satisfaction of the City). In addition, there are truck loading and internal vehicle circulation concerns that are to be addressed. • The ‘Draft’ Phase 1 ESA must be finalized and resubmitted with a letter of reliance for review. Phase 2 ESA is required on the site. <p>The above aspects are to be addressed prior to the Recommendation Report meeting.</p>
Metrolinx (June 25, 2018)	<p>The subject site is located within 300 m (984.2 ft.) of GO Transit’s Lakeshore West rail corridor.</p> <p>Based on a review of the information, Metrolinx requests the following:</p> <ul style="list-style-type: none"> • Changes to the Noise Study are requested to reflect current rail traffic forecast. • Inclusion of a warning clause in the development agreement and offers to agreement of purchase and

Agency / Comment Date	Comment
	<p>sale of each unit.</p> <ul style="list-style-type: none"> • Environmental easement required.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post City Planning Strategies Economic Development Rogers Cable Greater Toronto Airport Authority Alectra Utilities Public Art</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Fire Realty Services Bell Canada Enbridge Gas Trillium Health Partners Ratepayers Association</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 project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- Resolution of environmental issues associated with Applewood Creek.
- Resolution of access issues to the site from Dixie Road.

Development Requirements

There are engineering matters including: site clean up, 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:

- | | |
|----------------------------------|------------------------------------|
| • Planning Justification Report | • Traffic Impact Study |
| • Concept Plan | • Draft Zoning By-law Amendment |
| • Elevations | • Draft Official Plan Amendment |
| • Shadow Study | • Slope Stability Study |
| • Environmental Impact Statement | • Urban Design Brief |
| • Noise Study | • Phase 1 ESA |
| • Wind Study | • Archaeological Assessment Letter |
| • Survey | • Low Impact Development Letter |

City of Mississauga

Corporate Report



Date: January 8, 2019

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 17/002 W6 &
T-M17001 W6

Meeting date:
2019/01/28

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 6)

Applications to Permit 83 townhomes on a private condominium road

1707-1725 Barbertown Road, north side of Barbertown Road, east of Creditview Road

Owner: Barbertown Ventures Inc.

Files: OZ 17/002 W6 & T-M17001 W6

Pre-Bill 139

Recommendation

That the report dated January 8, 2019, from the Commissioner of Planning and Building regarding the applications by Barbertown Ventures Inc. to permit 83 townhomes on a private condominium road, under Files OZ 17/002 W6 and T-M17001 W6, 1707-1725 Barbertown Road, be received for information.

Background

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

PROPOSAL

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

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

Comments

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

Aerial image of 1707-1725 Barbertown Road



Applicant's elevations of the proposed townhomes



LAND USE POLICIES AND REGULATIONS

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

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

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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

Conclusion

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

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Aiden Stanley, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Barbertown Ventures Inc.

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1. Site History

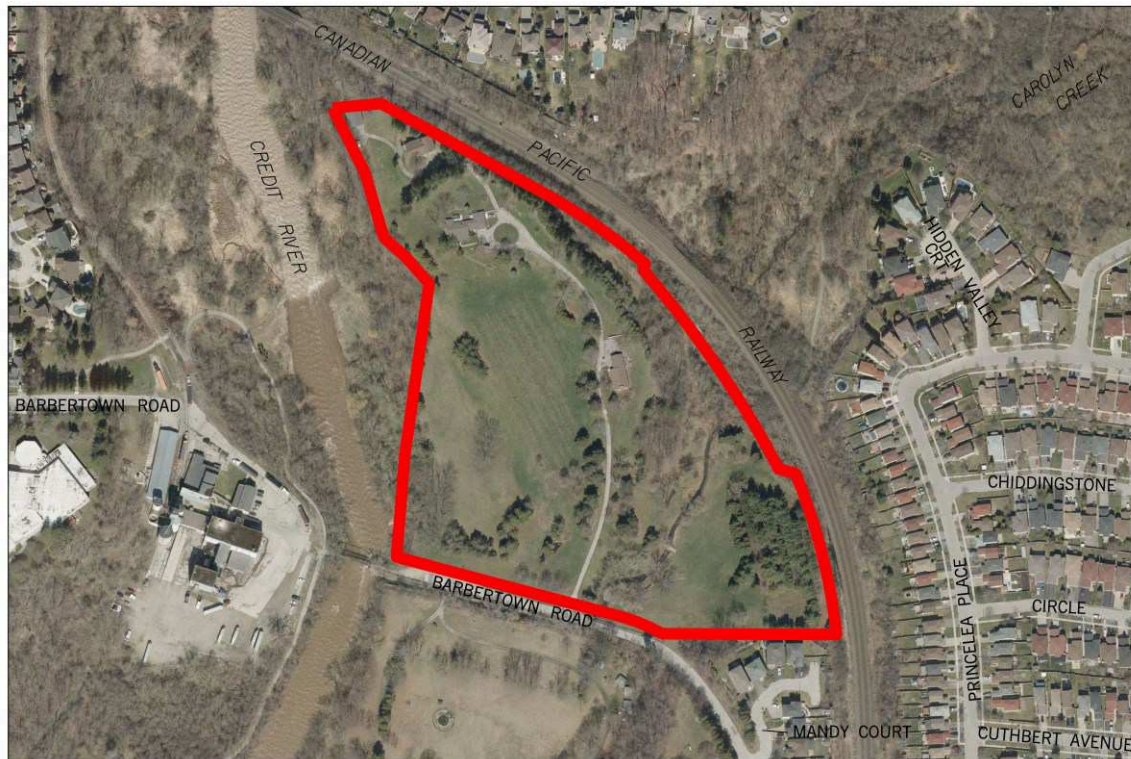
- 1960-1990 – The lands were historically used as an apple orchard and farm residence
- 1975-1976 – Two additional detached dwellings were built on the property
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **G1-6** (Greenlands – Natural Hazards) which permits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

2. Site Context

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

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

Aerial Image of 1707-1725 Barbertown Road



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

The surrounding land uses are:

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

South: Barbertown Road, Koliba Park

West: Credit River, ADM Mill

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

Image of existing conditions facing northeast from Barbertown Road



3. Neighbourhood Context

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

Demographics

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

Other Development Applications

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

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

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

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

Community Facilities and Services

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

4. Project Details

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

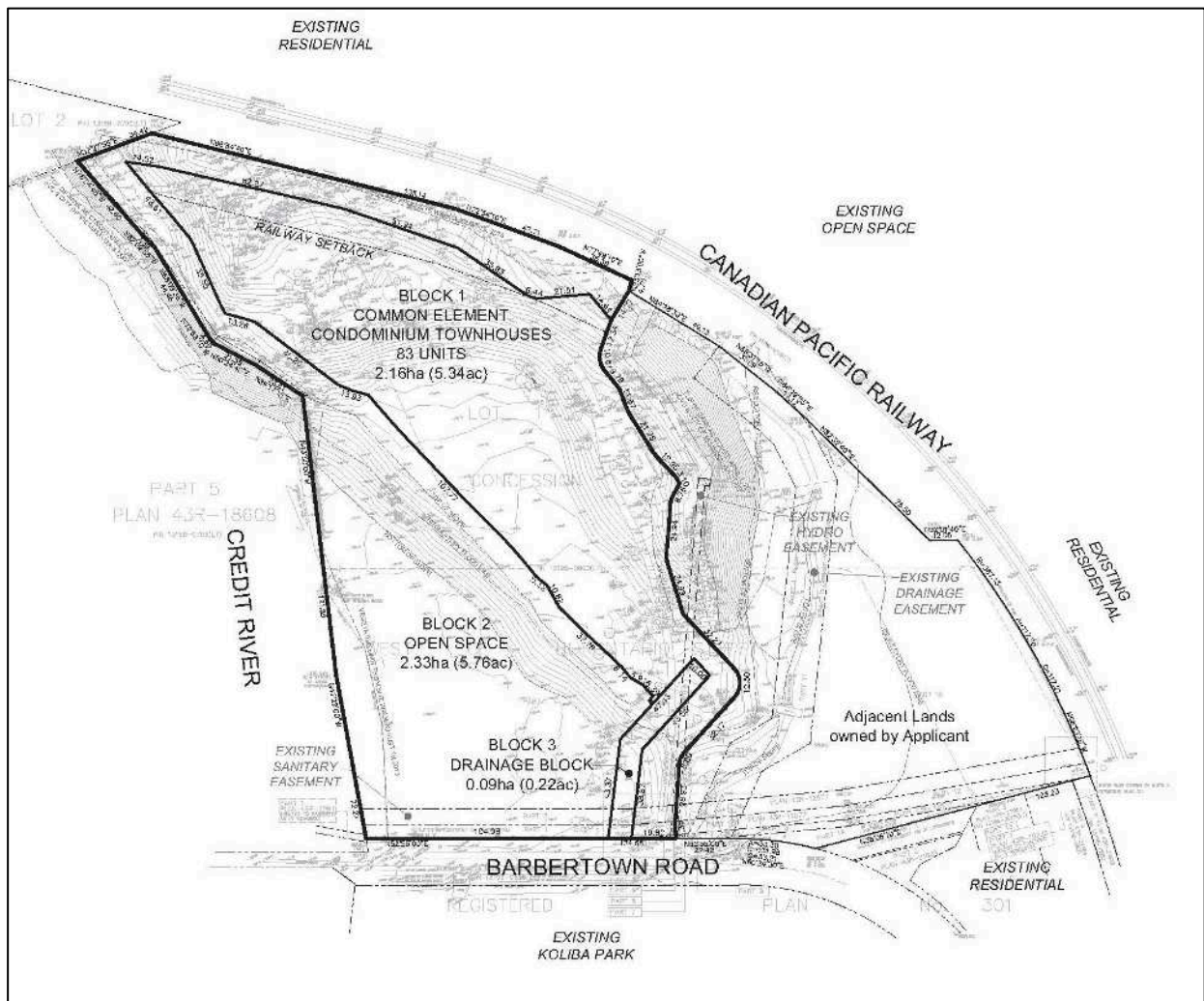
It is recommended that all hazard lands, natural features and buffers be dedicated to the City and zoned appropriately for their long term conservation and management.

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

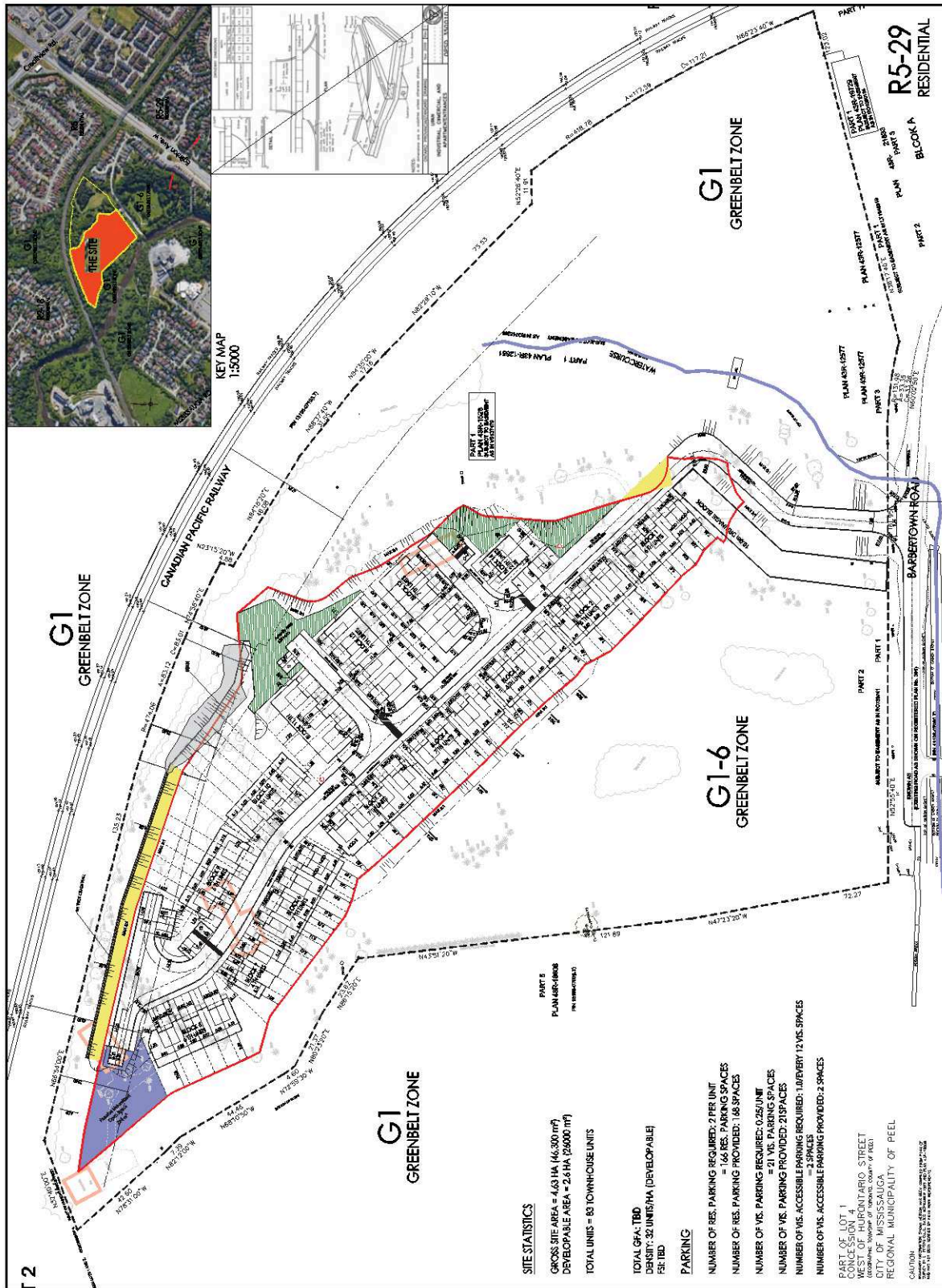
Development Proposal		
	*Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	166	166
visitor spaces	21	21
Total	187	187
Green Initiatives:	<ul style="list-style-type: none"> • Restoration and extent of natural areas to be determined • Permeable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

Draft Plan of Subdivision, Concept Plan and Elevations

Draft Plan of Subdivision



Site Plan



Elevations

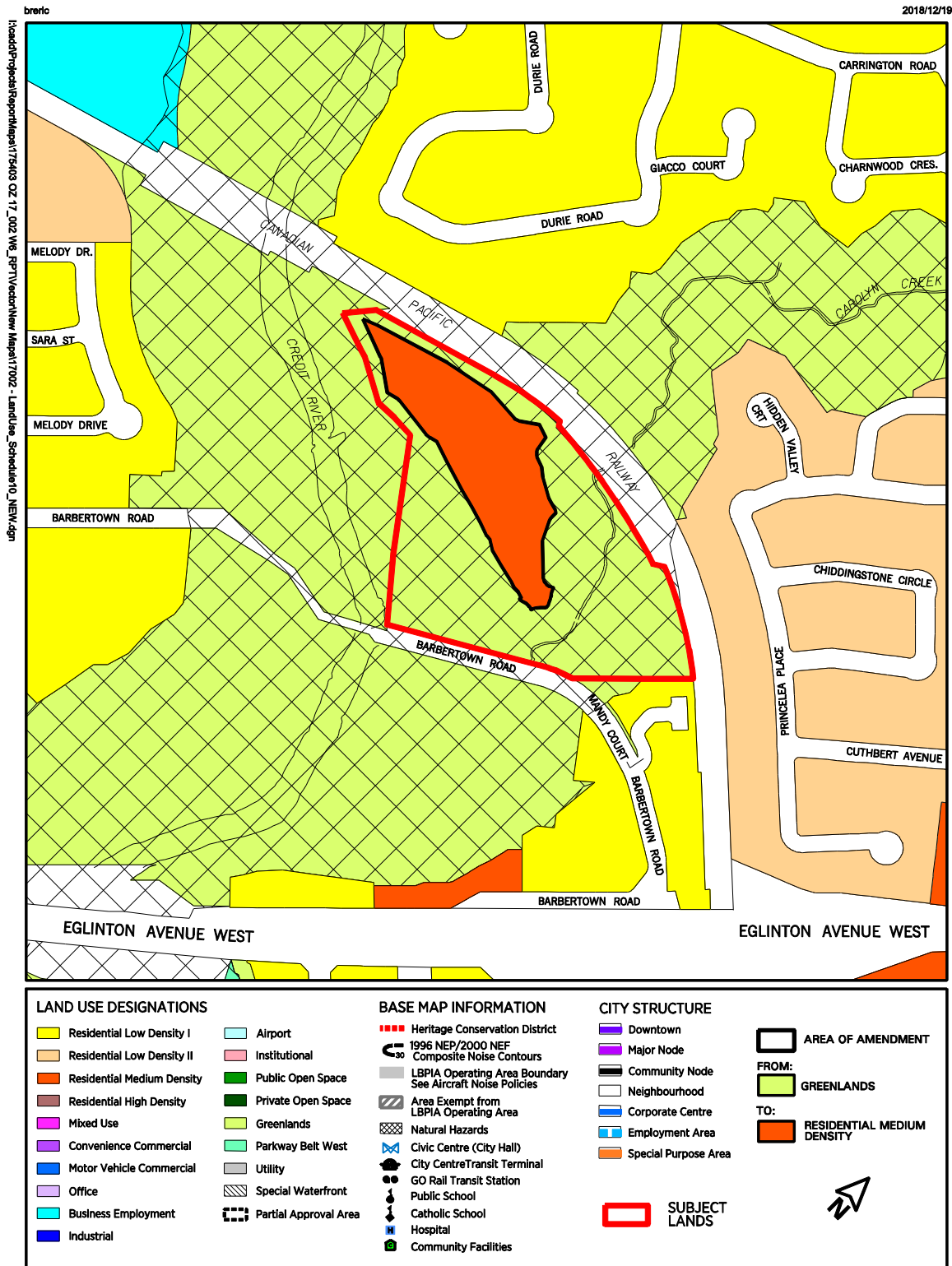


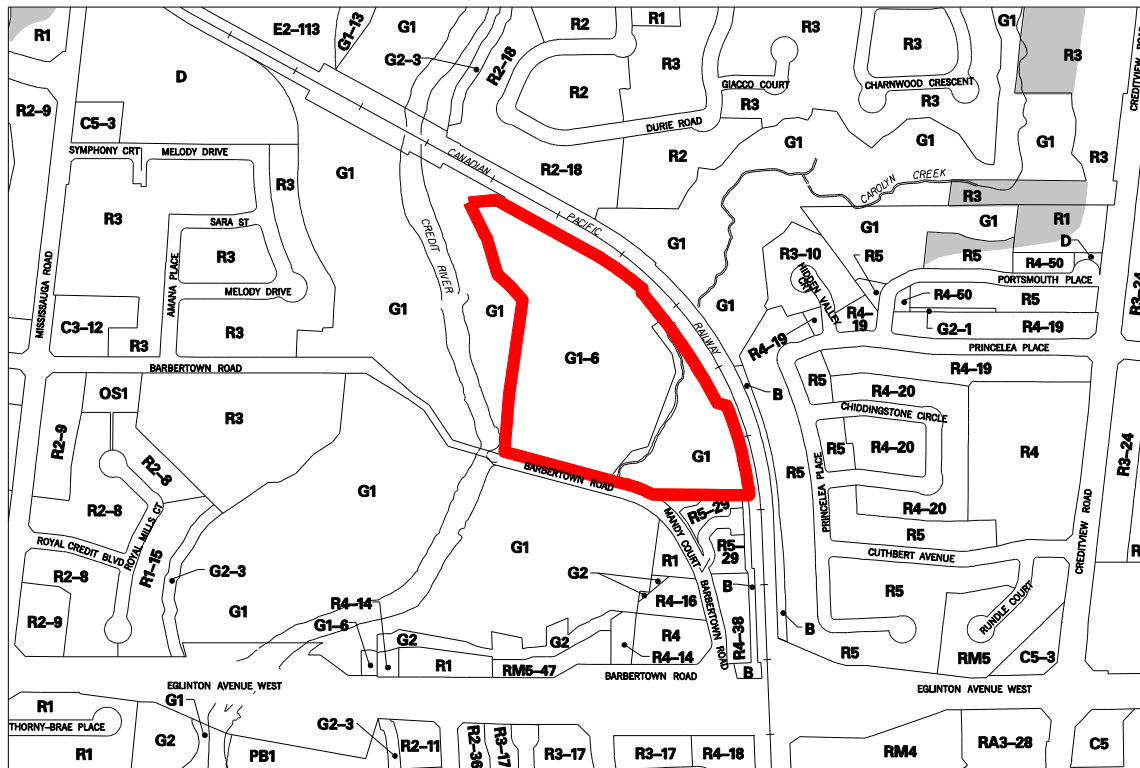
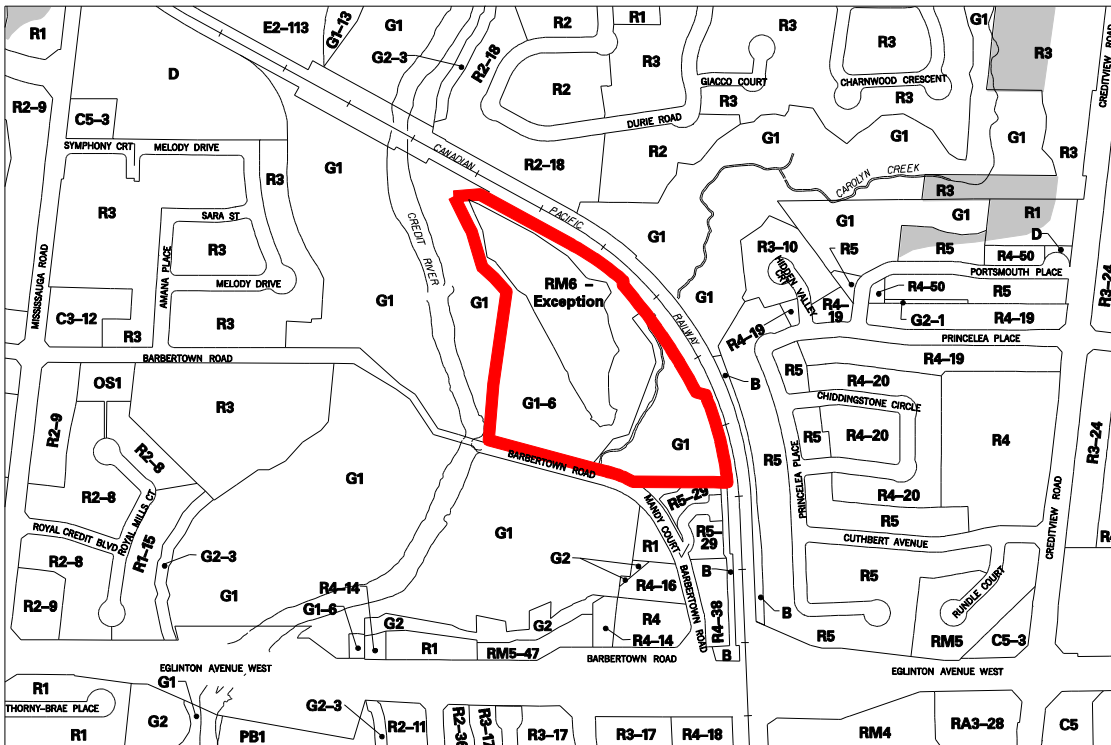
5. Community Comments

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

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

Excerpt of East Credit Neighbourhood Character Area – Proposed Land Use



Existing Zoning and General Context**Proposed Zoning and General Context**

Summary of Applicable Policies

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

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

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

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

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

Proposed Designation

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

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

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

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

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

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File17/002 W6 and T-M17001 W6 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of Neighbourhoods (as defined in MOP) supports the general intent of the PPS with respect to building strong, healthy communities.	Residential intensification promotes the efficient use of lands and additional population facilitates economic growth. As part of the next staff report, the applications will be assessed with regard to whether the proposal represents appropriate infill.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns (h) promoting development and land use patterns that conserve biodiversity and consider the impact of a changing climate	The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development. As the City continues to grow, it is imperative that growth does not compromise the natural environment.	The area contains a mix of low-rise housing types. Condominium townhomes are proposed to be located on a private road. Development within Neighbourhoods can occur subject to meeting MOP policies with respect to appropriate design and sensitivity to the surrounding context. The remaining portion of the subject property will retain the Greenlands designation and is recommended to be rezoned from G1-6 (Greenlands - Natural Hazards) to G1 (Greenlands – Natural Hazards) to retain and protect natural features.
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service	The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and	The area contains a mix of detached, semi-detached and street townhomes. Condominium townhomes are proposed to be located on a private road. The built form will be evaluated within the context of the MOP policies.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 17/002 W6 and T-M17001 W6 Consistency
<p>facilities</p> <p>3. minimize negative impacts to air quality and climate change and promote energy efficiency</p> <p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>scale to surrounding development.</p>	
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The East Credit Neighbourhood is an area not considered for intensification. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>	<p>The applications will be evaluated to ensure development is in accordance with the Direct Growth policies of MOP.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>Policies in MOP ensure development is in accordance with the wise management and resource of protecting health and safety.</p>	<p>The subject property is located within an established neighbourhood and represents intensification. Flood-free access to the site is required and the proposed solution is under review.</p>
<p>1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.</p>	<p>In order to discourage the encroachment of sensitive land uses on existing industrial noise sources, a feasibility and/or detailed noise impact study will be submitted prior to approval of development in proximity to an existing industrial noise source. This will identify options for mitigation at the source and at the proposed development site.</p>	<p>A Noise and Vibration Feasibility Study has been submitted for review to address noise from the railway as well as from the ADM mill.</p>

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

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File17/002 W6 and T-M17001 W6 Consistency
<p>long term.</p> <p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	<p>term protection of Significant Natural Areas.</p> <p>In addition to MOP policies, Mississauga undertakes a Natural Areas Survey (NAS) which contains an inventory of natural heritage features. The NAS was last updated in 2018.</p>	<p>Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development.</p>
3.0 Protecting Public Health and Safety		
<p>Statement of Intent:</p> <p>Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p>	<p>Access for development to or within the floodplain will be subject to appropriate conservation authority policies and the policies of the City.</p>	<p>The applicant has submitted an environmental impact study to delineate the floodplain boundaries and the exact limits of development.</p>

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

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File17/002 W6 and T-M17001 W6 Consistency
4.0 Implementation and Interpretation		
General Statement of Intent: 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>		The applications for townhouses are being further evaluated under MOP policies with respect to environmental impact, traffic, servicing capacity, context and built form.

Conformity with Growth Plan 2017

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

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

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

Conformity Analysis

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

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

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

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

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File17/002 W6 and T-M17001 W6 Conformity
<ul style="list-style-type: none"> ii. mix of land uses iii. Improves social equity iv. Provides mix of housing options v. Expands convenient access to transportation, public service facilities, open space, healthy food options vi. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vii. Mitigates climate change viii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
Statement of Intent: 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).	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 subject property is located within a Neighbourhood which is considered to be within the built-up area. The proposal and how growth is accommodated will be further evaluated.
2.2.6 Housing		
General Statement of Intent: 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	Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planningreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	The application proposes medium density residential development. How the proposal addresses this strategy will be further evaluated.

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

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File17/002 W6 and T-M17001 W6 Conformity
<ul style="list-style-type: none"> d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services; e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users. 		
4.2 Policies for Protecting What is Valuable		
General Statement of Intent: Natural Heritage Assets must be protected and managed as part of planning for future growth. Beyond the Natural Heritage System, including within settlement areas, the municipality will continue to protect any other natural heritage features in a manner that is consistent with the <i>PPS</i> . (4.2.2.6)	MOP contains policies (Section 6.3) that provide for the protection of natural heritage features.	The applicant has submitted an Environmental Impact Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development.
5 Implementation		
Statement of Intent: 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. The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will	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.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File17/002 W6 and T-M17001 W6 Conformity
implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.		

Region of Peel Official Plan

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

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

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Chapter 4 Vision	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

	Specific Policies	General Intent
Chapter 5 Direct Growth	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>
	Section 5.2 Section 5.2.1 Green System	<p>Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for lands within the City that will be included in the Green System. The City's strategy for protecting, enhancing and restoring the Green System consists of initiatives including some of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration</p>
	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6 Neighbourhoods	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale</p>

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

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

	Specific Policies	General Intent
Chapter 7 Complete Communities	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"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>

	Specific Policies	General Intent
Chapter 9 Build a Desirable Form	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>
Chapter 11 General Land Use Designation	Section 11.2 Section 11.2.3 Section 11.2.5	<p>Greenlands are associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System.</p> <p>Residential uses are permitted within the Low Density Residential and Medium Density Residential designation.</p>
Section 16 Neighbour- hood	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	<p>Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.</p>

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

Existing and Proposed Zoning

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

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

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

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

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

7. Section 37 Community Benefits (Bonus Zoning)

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

8. School Accommodation

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

9. Development Issues

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

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

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

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

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

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

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

Development Requirements

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

Other Information

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

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