
Planning and Development Committee

Date

2019/04/15

Time

7:00 PM

Location

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

Members

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

Contact

Angie Melo, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5423
angie.melo@mississauga.ca

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 Attn: Development Assistant
c/o Planning and Building Department – 6th Floor
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 - NIL
4. MATTERS TO BE CONSIDERED
 - 4.1. PUBLIC MEETING INFORMATION REPORT (WARD 1)
Official Plan Amendment and Rezoning applications to permit a ten storey condominium apartment building with 35 units and one level of underground parking
55 Port Street East, east of Helene Street South
Owner: Brown Maple Investments
File: OZ 18/007 W1
Bill 139
 - 4.2. SECOND PUBLIC MEETING (WARD 7)
Applications to permit 112 Back to Back Stacked Townhomes
2512, 2522 and 2532 Argyle Road, south of Dundas Street West
west of Confederation Parkway
Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)
File: OZ 18/017 W7
Bill 139

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- 4.3. 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
- 4.4. PUBLIC MEETING INFORMATION REPORT (WARD 1)
Rezoning application to permit five detached homes fronting onto Crestview Avenue
200 South Service Road and 201 Radley Road
Owner: Dream Maker Inc.
File: OZ 18/001 W1
Bill 139
5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: 2019/03/22

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 18/007 W1

Meeting date:
2019/04/15

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a ten storey condominium apartment building with 35 units and one level of underground parking

55 Port Street East, east of Helene Street South

Owner: Brown Maple Investments

File: OZ 18/007 W1

Bill 139

Recommendation

That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding the applications by Maple Brown Investments to permit a ten storey condominium apartment building with 35 units and one level of underground parking, under File OZ 18/007 W1, 55 Port Street East, be received for information.

Background

A Public Meeting was held at the March 18, 2019, Planning and Development Committee (PDC) meeting. At this meeting, the Committee directed that an additional evening meeting be held on April 15, 2019. Appendix 1 contains the original Information Report dated February 22, 2019.

Comments

At the March 18, 2019 PDC meeting, the applicant presented to the Committee an overview of the proposal. Subsequent to the presentation, 12 residents in the area were present and gave oral deputations to the committee. The comments shared generally reflected the comments spoken at the Community Meeting on February 11, 2019 and noted in the Information Report (Appendix 1).

Conclusion

All agency and City department comments have been received. There are technical issues that need to be addressed, including overall site and building design, land use and built form compatibility. 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.

Attachments

Appendix 1: Information Report dated February 22, 2019 for March 18, 2019 PDC Meeting



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

Prepared by: David Ferro, Development Planner

City of Mississauga

Corporate Report



Date: February 22, 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 18/007 W1

Meeting date:
2019/03/18

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a ten storey condominium apartment building with 35 units and one level of underground parking

55 Port Street East, east of Helene Street South

Owner: Brown Maple Investments

File: OZ 18/007 W1

Bill 139

Recommendation

That the report dated February 22, 2019, from the Commissioner of Planning and Building regarding the applications by Maple Brown Investments to permit a ten storey condominium apartment building with 35 units and one level of underground parking, under File OZ 18/007 W1, 55 Port Street 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 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).

Comments

PROPOSAL

The official plan amendment and rezoning applications are required to permit a ten storey condominium apartment building with 35 units and one level of underground parking. The applicant is proposing to change the official plan designation from **Mixed Use** to **Mixed Use – Special Site**. The current **RA2-33** (Apartments) zoning is required to be amended in order to implement this development proposal.

Applicant's rendering of the proposed 10 storey apartment building



LOCATION

The property is located at the southeast corner of Helene Street South and Port Street East within the Port Credit Community Node, southwest of the Hurontario Street and Lakeshore Road East major intersection. The property is within a 400 m (1 312.3 ft.) radius of the Port Credit GO Station and is currently occupied by a 2 to 3 storey building that was originally constructed in the early 1980s for a boat building company. The building currently contains a medical office and office, with the tenants being Under Pressure Inc. and AMP Solar Group Inc.

Immediately north of the property are two older bungalows, one which currently contains the Port Credit Chiropractic Wellness Centre, a triplex and a 5 storey residential apartment building. Also to the north is a mixed use development constructed by FRAM Building Group that contains commercial fronting Lakeshore Road East, a square and two 6 storey residential apartment buildings. To the west of the site is the Helene Street South closed road allowance, which is a City owned property and contains a parking lot. Further west is the Port Credit Marina lands (CLC Lands). To the south of the subject property is the waterfront trail network that forms part of the St. Lawrence Park along the Lake Ontario shoreline. To the east is a 6 storey apartment building known as the Regatta.

Aerial image of 55 Port Street 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 currently being evaluated with respect to consistency with the PPS and conformity to the Growth Plan and the ROP. In addition, the appropriateness of the development with regard to the maintenance of built form, density, transition and design policies in Mississauga Official Plan (MOP) is under evaluation and will be part of the next staff report.

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

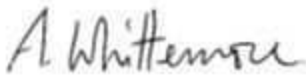
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. There are technical issues that need to be addressed, including overall site and building design, land use and built form compatibility. 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.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: David Ferro, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Maple Brown Investments

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1. Site History

- April 4, 1982 □ Building Permit issued for an existing 2 to 3 storey building, originally constructed for C&C Yachts boat building company.
- February 9, 1993 □ Applications for Official Plan Amendment and Rezoning, under file OZ 93/011 W1, were received from St. Lawrence Starch Limited to permit a comprehensive, mixed use development including the □St. Lawrence Starch lands□ located south of the Lakeshore Road East and Hurontario Street intersection, and 55 and 65 Port Street East.
- December 13, 1994 □ Applications for Official Plan Amendment and Rezoning were appealed by the applicant to the Ontario Municipal Board (OMB).
- February 16, 1996 □ A Recommendation Report for file OZ 93/011 W1 was presented by the Planning and Building Department recommending refusal of the proposal and the endorsement of alternative development concepts.
- October 15, 1996 □ A three week OMB hearing commenced.
- August 29, 1997 □ OMB issues an □Interim Decision□ for the □St. Lawrence Starch□ lands that requires the property owner to engage the City and area residents on a revised development concept when the time came to proceed forward in developing the lands.
- July 7, 1998 □ FRAM Building Group purchases the □St. Lawrence Starch□ lands.
- April 26, 1999 □ The Planning and Building Department received a revised concept for the □St. Lawrence Starch□ lands from the new property owner, which included a concept reflective of the zoning that is currently applicable to the subject property today.
- April 6, 2000 □ The Planning and Building Department recommend approval of the revised development scheme, to permit a 6 storey apartment building at 65 Port Street East, with permissions for a future 6 storey apartment building at 55 Port Street East.
- March 1, 2002 □ Building Permit issued for the 6 storey apartment building at 65 Port Street East, known as the Regatta.
- June 20, 2007 □ Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA3-22** (Apartments) which permits a 6 storey apartment building.
- November 14, 2012 □ Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Mixed Use** in the Port Credit Community Node Character Area.

2. Site and Neighbourhood Context

Site Information

The property is located at the southeast corner of Helene Street South and Port Street East within the Port Credit Community Node, southwest of the Hurontario Street and Lakeshore Road East major intersection. Port Street is a local road that serves the neighbourhood. Helene Street connects to Lakeshore Road. The property is within a 400 m (1 312.3 ft.) radius of the Port Credit GO Station. The property also fronts

onto the St. Lawrence Park, part of a waterfront park system along Lake Ontario.

The property has a 2 to 3 storey building constructed in the early 1980s for a boat building company. The building currently contains a medical office and office, with the tenants being Under Pressure Inc. and AMP Solar Group Inc.



Image of existing conditions facing south

(Source: Google Maps)

Property Size and Use	
Frontages: Port Street East	40.23 m (131.9 ft.)
Depth:	57.47 m (188.6 ft.)
Gross Lot Area:	0.23 ha (0.57 ac.)
Existing Uses:	2 to 3 storey building with a medical office (Under Pressure Inc) and office (AMP Solar Group) use

Surrounding Land Uses

Immediately north of the property are two older bungalows, one of which currently contains the Port Credit Chiropractic Wellness Centre; a triplex; and a 5 storey residential apartment building. To the west of the site is the Helene Street South closed road allowance, a City owned property, which currently contains a City parking lot and forms part of the St. Lawrence Park. The east side of the property is developed for a 6 storey apartment building, known as The Regatta. To the south of the subject property is the waterfront trail network that

forms part of the St. Lawrence Park along the Lake Ontario shoreline.

Further west is the Port Credit Marina lands, which has recently undergone a master planning process, known as Inspiration Port Credit. This master plan process is intended to guide future development for the site. Council has recently adopted an Official Plan Amendment for these lands that permits a mixed use community varying in built form and height, a waterfront promenade and a marina use.



Aerial Photo of 55 Port Street East

The surrounding land uses are:

- North: 2 to 6 storey mixed use development with various commercial uses oriented towards Lakeshore Road East
- East: 6 storey condominium apartment building known as the Regatta
- South: St. Lawrence Park, Lake Ontario
- West: Helene Street right-of-way, Port Credit Marina

The Neighbourhood Context

The subject property is located in the Port Credit Community Node, which is an area that evolved over centuries and became the Port Credit Township in 1961. The surrounding neighbourhood contains commercial uses located on Lakeshore Road East. The node contains a variety of residential building types, including a number of apartment buildings developed in the 1950's and 1960's.

North of the site is Lakeshore Road East, which is identified as an Intensification Corridor in Mississauga Official Plan. The corridor has commercial and retail storefronts lining the street. The south side of Lakeshore Road East has a mixed use development containing retail and restaurant uses fronting the street, a public square and two 6 storey apartment buildings. This mixed use development was constructed by FRAM Building Group in the early to mid 2000s.

Demographics

Moderate growth is proposed for the community. Based on the 2011 census, the population of this area is 10,965 people, with a population density of 39 people per hectare. The overall age of the population within Port Credit is older than that of the City average. By 2031 and 2041, the population for this area is forecasted to be 14,800 and 20,000, respectively. On average, the total number of persons within a household is two, with half of the population living in apartments of five storeys or higher.

Other Development Applications

The following development applications were recently approved in the immediate vicinity of the subject property:

- OZ 17/013 □ 21-29 Park Street East □ approval was obtained for a 15 storey apartment building (204 units) in June 2018.
- OZ 14/007 □ 8 Ann Street, 77-81 High Street □ approval was obtained for a 15 storey apartment building (68 units) and 2 semi-detached units in December 2015.

These applications are well within the anticipated population forecasted for the node.

It is also noted that beyond the Port Credit Community Node and to the west of the Credit River, the City has an application on the former Imperial Oil lands for approximately 7000 people.

Community and Transportation Services

This area is well served by major City of Mississauga facilities such as the Port Credit Library, Port Credit Memorial Park, Port Credit Arena, the Lions Club of Credit Valley Outdoor Pool, all within a half kilometer radius of the site. At a larger distance, J.C. Saddington Park and J.J. Plaus Park provide additional park options within the Port Credit Community Node.

The site fronts on to St. Lawrence Park which contains a multi-use trail that connects to the Waterfront Trail and allows

access to the east and into Toronto and to the western part of Mississauga.

There are plans for future parks and community facilities as part of the major development of the former oil refinery lands located to the west of the Credit River. Additional comments from Community Services regarding City parks and facilities are contained in Section 9 of this Appendix.

As mentioned, the site is within 400 m of the Port Credit GO station, which provides two-way, all day service, every 30 minutes. The following major Miway bus routes currently service the site:

- Route 23 □ Lakeshore Road East
- Route 19 □ Hurontario Street

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 study includes the future population anticipated at the proposed development at 70 Mississauga Road, the future development of the Port Credit Marina lands and the growth projected at the Port Credit GO Station. As the Environmental Assessment is ongoing, the final timing and form of the higher order transit has not been confirmed.

Light Rail transit is proposed to connect to the Port Credit GO station, running from Port Credit through the downtown to Shopper's World in Brampton along the Hurontario Street corridor. Construction is to start this year.

3. Project Details

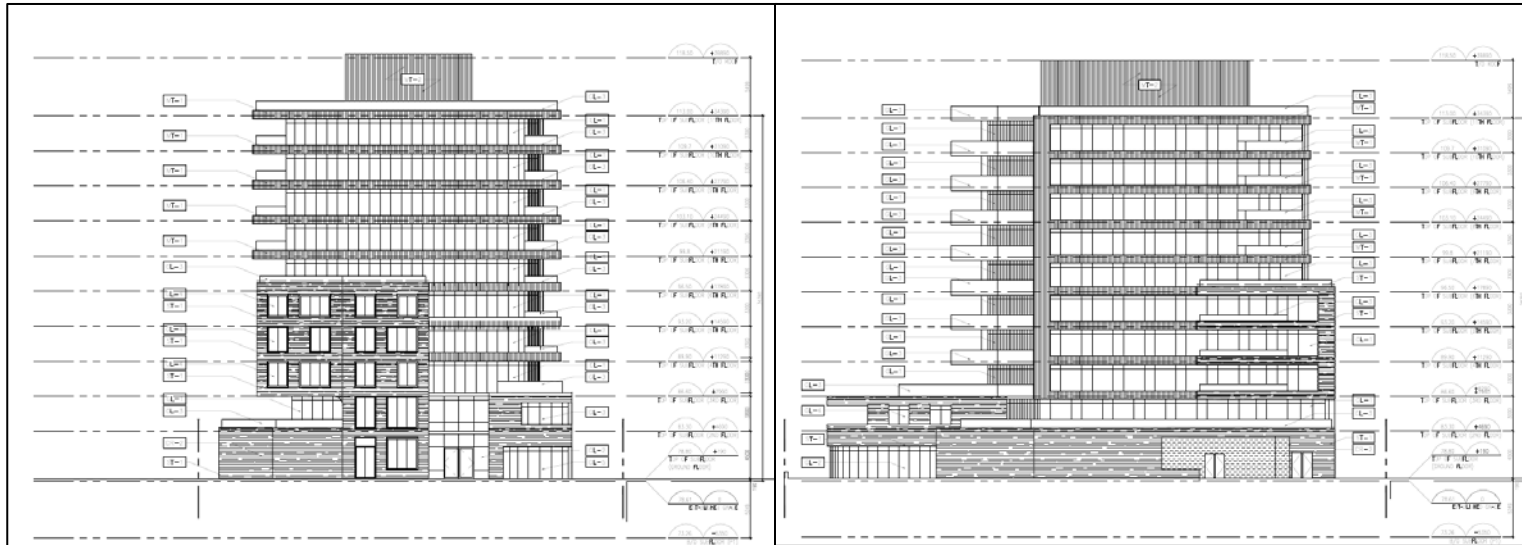
The applications are to permit a ten storey apartment building with 35 units and one level of underground parking with access onto Port Street East.

Development Proposal	
Applications submitted:	Received: March 16, 2018 Deemed complete: April 10, 2018 Revised: December 13, 2018
Developer/ Owner:	Brown Maple Investment Inc
Number of units:	35 units
Proposed Gross Floor Area:	6 316 m ² (67, 984.9 ft ²)
Height:	10 storeys
Lot Coverage:	35%
Floor Space Index:	2.7
Anticipated Population:	77* *Average household sizes for all units (by type) based on the 2016 Census
Parking: resident spaces visitor spaces	Required Proposed 48 spaces 54 spaces 5 spaces 7 spaces

Supporting Studies and Plans

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

- | | |
|--|---|
| <input type="checkbox"/> Planning Justification Report | <input type="checkbox"/> Draft Official Plan and Zoning By-law Amendments |
| <input type="checkbox"/> Concept Plan and Elevations | <input type="checkbox"/> Functional Servicing Report |
| <input type="checkbox"/> Acoustic Study | <input type="checkbox"/> Phase I & II Environmental Report |
| <input type="checkbox"/> Sun/shadow Study | <input type="checkbox"/> Wind Study |
| <input type="checkbox"/> Archaeological Assessment | <input type="checkbox"/> Grading and Servicing Plans |

Elevations

North Elevation

East Elevation



South Elevation

West Elevation

Applicant's Rendering



Mississauga Official Plan

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS:

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Major Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Crematoriums
- Highway Right of Way
- Utility
- Social Waterfront
- Partial Approval Area

BASE MAP INFORMATION:

- Antiquarian Conservation District
- 1986 NEW/2000 NIP
- Comprehensive Police Commission
- 1980 City Planning Area Boundary
- See Aircraft Noise Profiles
- Area Exempt from 1984 Operating Areas
- Individual Reports
- District Centre (Citywide)
- City Centre/Toronto Terminal
- BRT Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

CITY STRUCTURE:

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

SUBJECT LOTS

The map shows a grid of lots along Lakeshore Road East and West, with various colors indicating their designated land use. A large red lot is visible near the intersection of Lakeshore Road East and Highway 7. Other lots are colored yellow, orange, purple, green, and brown.

Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **RA2 - 33** (Apartments), which permits a six storey apartment dwelling with a max FSI of 2.5 and a total height of 6 storeys.

The Greenlands Overlay is applicable and indicates that additional approvals may be required, such as the conservation authority. In this instance, the Credit Valley Conservation Authority (CVC) has indicated that a CVC permit is not required for the subject property.

Proposed Zoning

The applicant is proposing to amend the existing **RA2 - 33** (Apartments) zone, in order to permit a ten storey apartment dwelling with a max FSI of 2.7.



Proposed Zoning Regulations

Zone Regulations	RA2-33 Zone Regulations		Proposed RA2-33 Amended Zone Regulations	
Maximum Floor Space Index (FSI)	1.9 □ 2.5		2.7	
Maximum Dwelling Units	20		35	
Maximum gross floor area □ apartment dwelling zone for Buildable Area 'A' identified on schedule RA2-33	4 800 m ² (51, 666.7 sq.ft.)		6 316 m ² (67, 984.8 sq.ft.)	
Minimum gross floor area □ non-residential	200 m ² (2, 152.8 sq. ft.)		0.00 m (0.00 sq.ft.)	
Maximum height above established grade where the distance from the rear lot line is:	3.5 □ 7.5 m 7.5 □ 11.5 m 11.5 □ 15.5 m 15.5 □ greater	13.0 m and 3 storeys 16.0 m and 4 storeys 19.0 m and 5 storeys 22.0 m and 6 storeys	0.0 □ 14.7 m 14.7 m □ greater	8.8 m and 2 storeys 35.0 m and 10 storeys
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.				

5. Summary of Applicable Policies

The requested official plan amendment and rezoning changes will be evaluated against Provincial Plans and policies as well as the Regional Official Plan and those contained in the Mississauga Official Plan.

The following table summarizes the, policy and regulatory

documents that affect these applications. Following the table, is preliminary assessment of the both the City of Mississauga Official Plan policies against provincial and regional planning tools and that the proposal. The last table identifies the Mississauga Plan policies which will be used to evaluate the proposal.

Policy Document	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is being evaluated for consistency with the PPS.
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	Mississauga Official Plan is in general conformity with the Growth Plan, however, certain aspects are undergoing conformity exercises to reflect the new changes in the <i>Growth Plan</i>	The proposed development is being evaluated with its conformity to 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 Port Credit Community Node and is designated Mixed Use which permits residential and commercial uses. 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 change the designation to Mixed Use <input type="checkbox"/> Special Site to permit the 10 storey apartment building with a Floor Space Index (FSI) of 2.7. This designation is consistent with the intent of the official plan but will need to address built form policies as outlined in the Development Issues section below.
Zoning By-law 225-2007	The lands are currently zoned RA2-33 (Apartment Building)	A rezoning is proposed to amend the RA2-33 (Apartment Building) zoning to permit a ten storey apartment building.

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 18/007 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 with the *PPS Analysis*

<i>Provincial Policy Statement (PPS)</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>File OZ 18/007 W1 Consistency</i>
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 supports the general intent of the PPS with respect to building strong healthy communities.	The proposed development is located within the Port Credit Community Node and represents infill redevelopment within an area identified for increased intensification. While generally the proposal represents a more efficient use of the subject property, the appropriateness of the proposed land use and built form is being evaluated.
1.1.3.2 Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> 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 	The Port Credit Community Node 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: <ul style="list-style-type: none"> Be an area of intensification with a mix of uses; 	The subject property is located within the Port Credit Community Node and provides for an increased density that makes more efficient use of the land in an area that contains a public facilities and is in close proximity to an intensification corridor that provides for commercial uses. The extent of which growth should be accommodated on site, the proposed land use and built-form is being

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 18/007 W1 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>	<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 growth density of between 100 and 200 residents plus jobs per hectare. 	<p>evaluated under the applicable policies of MOP and will be included in the next staff report.</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 Port Credit Community Node is an area intended for intensification (MOP policy 5.3.3.3). Based on existing infrastructure, transit service and public amenities.</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p>	<p>The proposed development has the ability to utilize surrounding community infrastructure (e.g. transit, library, schools, parks, places of religious assembly) and has access to adequate servicing (water, sanitary and storm water facilities). This is consistent with MOP and PPS policies.</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. 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).</p>	<p>The proposal responds to intensification policies. The proposal is being evaluated on its built-form and land use compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies. This will be included in the next staff report.</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>Community Nodes are intended to provide a diverse range of housing options for residents at different stages of life (MOP policy 5.3.3).</p>	<p>The proposal is being evaluated on its built-form and land use compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies.</p>
<p>3.0 Protecting Public Health and Safety</p> <p>3.1.1 Development shall generally be directed to areas outside of:</p> <p>a. hazardous lands adjacent to the shorelines of the Great Lakes - St.</p>	<p>MOP contains policies that require mitigative measures to address natural hazards associated with the Lake Ontario shoreline will protect and enhance ecological functions (MOP policy 6.3.58).</p>	<p>The property is located outside of the natural hazards area.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 18/007 W1 Consistency
<p>Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;</p> <p>b. hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p> <p>c. hazardous sites.</p>		
<p>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.</p>	<p>MOP contains policies that ensure the protection of life and property from natural and human made hazards (MOP policy 6.1.1).</p>	<p>A Phase I and Phase II Report has been submitted and is under review. The applicant will be required to address contamination and remediation requirements through the process.</p>
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	<p>As outlined in the table, relevant MOP policies are consistent with the PPS.</p>	<p>The intensification of the site for an apartment building in a Community Node is supportive of a number of PPS policies. However, the applications are being further evaluated on adherence to a range of specific MOP policies including those related to land use compatibility, transition, massing and site design.</p>

Conformity with Growth Plan 2017

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

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP

policies (i.e. "file no. sample: OZ 17/001 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 with the Growth Plan Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 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	MOP directs growth to Intensification Areas. The Port Credit 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 able to accommodate growth within an existing urban area by making use of existing physical and community infrastructure.	The property is located within the Port Credit Community Node and proposes an increase in residential intensification.
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	The proposal will increase the variety of housing available in the Community Node. The appropriateness of the building height as it relates to implementing the Vision will be further evaluated.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
	infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP policy 4.5). Further the intent is to 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		
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 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 	The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following: Section 5 □ Direct Growth (addresses prioritizing intensification) Section 6 □ Value the Environment (addresses protecting natural heritage and responding to climate change) Section 7 □ Complete Communities (addresses housing, cultural heritage and complete communities) Section 8 □ Creating a Multi-modal City (addresses transportation infrastructure) Section 9 □ Build A Desirable Urban Form (provides direction on how to accommodate growth)	The applications are supportive of many Growth Plan principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines.
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> .	As the decision on the application will occur after July 1, 2017, it must conform to the Growth Plan 2017.
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.	The applications have been reviewed accordingly.
2. Where and How to Grow		
2.1 Context		

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<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 communities, and increasing the modal share for transit and active transportation.</p>	<p>The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document.</p>	<p>The subject property is located within a built-up area of the City and will allow for better utilization of existing infrastructure. The applications focus intensification within an intensification area and help optimize the use of existing infrastructure and reduce the need for expansion of municipal services.</p> <p>Growth will be directed to intensification corridors and areas, in addition to within 500 m of Major Transit Stations.</p> <p>The extent in which growth can be accommodated on site is being evaluated. It is important to ensure the manner in which these uses are planned and designed are appropriate and subject to further analysis in the next staff report.</p>
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>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.</p>	<p>The Port Credit Community Node is designated as an area for intensification to provide a range of housing, employment and community infrastructure for the surrounding neighbourhoods. It also includes many transit options and a variety of community infrastructure amenities.</p>	<p>The subject property is located within the Port Credit Community Node. The extent to which growth can be accommodated on site while maintaining appropriate built-form qualities with respect to proper massing and transition is being evaluated.</p>
<p>Summary of policies within 2.2.1 Managing Growth:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <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 	<ul style="list-style-type: none"> a. The Port Credit Community Node is an established area with sufficient infrastructure to accommodate growth. 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>The proposal supports this intent by providing proposing intensification on an underutilized lot. However, the extent in which density can be appropriately accommodated on site and the adherence of proper built form and transition policies is being evaluated and will be addressed in the next staff report.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<p>(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 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 open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</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 polices 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>	
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent:</p> <p>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 Port Credit Community Node is located within the delineated built-up area and will assist in achieving intensification targets. Mississauga Official Plan contains identifies areas for intensification as part of the City's urban hierarchy. In addition, there are policies with</p>	<p>The subject property is located within the Port Credit Community Node and proposes residential intensification. The built form aspect of the proposal will be evaluated as part of the next staff report.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<p>4. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</p> <ul style="list-style-type: none"> a. encourage intensification generally to achieve the desired urban structure; b. identify the appropriate type and scale of development and transition of built form to adjacent areas; c. identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities; e. prioritize planning and investment in infrastructure and public service facilities that will support intensification; f. and be implemented through official plan policies and designations, updated zoning and other supporting documents. 	<p>respect to built form and complete communities particular to the City's hierarchy.</p>	
2.2.6 Housing		
<p>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.</p>	<p>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</p>	<p>The proposed development maintains the mix of housing types within a Community Node that is predominantly a mixed use area that contains a number of residential built-forms, including apartment buildings.</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 	<p>A diverse range of housing options is encouraged by MOP. (MOP Policy 7.2.2)</p>	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>The proposal supports these policies by providing additional residential units within a Community Node.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2)		
2.2.4 Transit Corridors and Station Areas		
<p>3. Major transit station areas on priority transit corridors or subway lines will be planned for a minimum density target of:</p> <ul style="list-style-type: none"> a. 200 residents and jobs combined per hectare for those that are served by subways; b. 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit; or c. 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network. <p>10. lands adjacent to or near to existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.</p>	<p>The Port Credit Community Node has a gross density of 115 residents and jobs combined per hectare as of March 2016. While that is below the number required in the Growth Plan, the City is currently in the process of reviewing and amending the Official Plan in order to bring into compliance the density targets identified in the Growth Plan. (MOP PCLAP Policy 6.1)</p>	<p>The subject property is located within 500 m of a Major Transit Station (Port Credit GO Station) and proposes residential intensification of the site.</p>
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 must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>

Region of Peel Official Plan

The proposed development does not require an amendment to MOP or the Region of Peel Official Plan. The applications were circulated to the Region and Section 5 of the report provides a summary of their comments.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form

and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

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
Chapter 5 Direct Growth	Section 5.1.6 Section 5.3.3.8 Section 5.3.3.11 Section 5.5.5	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p>Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Development in Community Nodes will be in a form and density that complements the existing character of historical Nodes or that achieves a high quality urban environment within more recently developed Nodes.</p> <p>Development will promote the qualities of complete communities.</p>
Chapter 6 Value The Environment	Section 6.3.62 Section 6.3.63 Section 6.7.1	<p>Development and site alteration must comply with the City's Erosion and Sediment Control By-law to the satisfaction of the City and appropriate conservation authority, where applicable.</p> <p>An Erosion and Sediment Control Study may be required for development and site alteration, where appropriate.</p> <p>6.7.1 To ensure that contaminated sites are identified and appropriately addressed by the proponent of development, the following will be required:</p> <ul style="list-style-type: none"> a. the owners of lands proposed for development will submit information as required by the City to identify the potential for contamination; b. landowners will consider all potential sources of contamination such as disposal of waste materials, raw material storage, residue left in containers, maintenance activities and spills and may also include contamination from adjacent commercial properties, such as, gas bars, motor vehicle service stations, motor vehicle repair garages and dry-cleaning facilities; c. the development approval or approval of amendments to this Plan for known or potentially contaminated sites will be deferred until the proponent of development undertakes a study assessing the potential for contamination in accordance with the Provincial Government regulations and standards and City policies; and d. if the study indicates potential for soil or ground water contamination, an assessment of the soil and groundwater conditions will be required. If contamination is confirmed, a remedial action plan in accordance with Provincial Government regulations and standards appropriately addressing contaminated sites will be required. Recommendations contained within the plan will be implemented by way of conditions to development approval.

	Specific Policies	General Intent
Chapter 7 Complete Communities	Section 7.6.2.4 Section 7.6.2.5 Section 7.6.2.6	<p>The review of applications for development along the Lake Ontario waterfront and the mouth of the Credit River, will have regard for the following:</p> <ul style="list-style-type: none"> a. provision of public views of the lake from within and throughout the property; b. maintain existing or create new view corridors to the lake and along the shoreline; c. recognition, reflection, and integration of cultural heritage resources; d. provision of public access to and along the water's edge, in particular the waterfront trail system (e.g., through the acquisition of parkland); e. potential to provide linkages for other trail systems, public access nodes, and natural features, areas and linkages including their ecological functions; f. design of shoreline forms that do not pose physical barriers to the water; g. natural hazards; h. restoration and shoreline improvements; i. natural heritage features and their functions; j. opportunities for nature appreciation; k. compatibility among land uses; l. the privacy and security of private property; m. mix of appropriate uses; n. form and scale appropriate to the waterfront location; o. ensure that public open space adjacent to the shoreline is clearly seen to be open to the public; p. dedication of patent water lots to the City or appropriate public agency; q. provision of a variety of appropriate uses and activities which are lake dependent and lake enhanced; and r. development of public shoreline parkland and the provision of associated recreational facilities. <p>Public Open Space and development adjacent to the Lake Ontario Waterfront Trail should be designed to enhance the trail user's experience of Lake Ontario by maximizing views of Lake Ontario and by creating a varied, visually stimulating, comfortable and human scaled edge to the waterfront trail.</p> <p>The implementation of development proposals should enhance and promote the image and identity of Mississauga as a waterfront city with a unique waterfront advantage for development that will consider, among other uses, recreation, retail, cultural and tourism activities.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.1.12 Section 9.2.1.3 Section 9.2.1.8 Section 9.2.1.10 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.3.3.9 Section 9.5.1.7	<p>An urban form will be developed to take advantage of the Lake Ontario waterfront through connections, views and access.</p> <p>Built form should provide for the creation of a sense of place through, among other matters, distinctive architecture, streetscaping, public art and cultural heritage recognition.</p> <p>The preferred location of tall buildings will be in proximity to existing and planned Major Transit Station Areas.</p>

	Specific Policies	General Intent
	Section 9.5.1.8 Section 9.5.1.9 Section 9.5.1.15 Section 9.5.2.2	<p>Appropriate height and built form transitions will be required between sites and their surrounding areas.</p> <p>In appropriate locations, tall buildings will be required to incorporate podiums to mitigate wind impacts on the pedestrian environment and maximize sunlight on the public realm.</p> <p>Tall buildings will address pedestrian scale through building articulation, massing and materials.</p> <p>Tall buildings will minimize adverse microclimatic impacts on the public realm and private amenity areas.</p> <p>Development will preserve, promote and enhance public views to the Lake Ontario waterfront.</p> <p>Developments adjacent to public parkland will complement the open space and minimize negative impacts.</p> <p>Proposed development should encourage public open space connections that link public parks and community facilities through the use of walkways, bikeways and bridges.</p> <p>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 and that microclimatic conditions are mitigated.</p> <p>Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:</p> <ol style="list-style-type: none"> respect the prominence, character, setting and connectivity of these buildings, sites and resources; and ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.
Chapter 11 General Land Use Designations	Section 11.2.6.1 Section 11.2.6.2 Section 11.2.6.3 Section 11.2.6.4 Section 11.2.6.5	<p>In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses:</p> <ol style="list-style-type: none"> commercial parking facility; financial institution; funeral establishment; makerspaces motor vehicle rental; motor vehicle sales; overnight accommodation; personal service establishment; post-secondary educational facility;

	Specific Policies	General Intent
		<p>j. residential; k. restaurant; l. retail store; and m. secondary office;</p> <p>The following uses are not permitted: a. self-storage facility; and b. detached and semi-detached dwellings.</p> <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> <p>Residential uses will be combined on the same lot or same building with another permitted use.</p> <p>Residential uses will be discouraged on the ground floor.</p>
Chapter 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> <p><input type="checkbox"/> 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;</p> <p><input type="checkbox"/> the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</p> <p><input type="checkbox"/> there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</p> <p><input type="checkbox"/> 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>
Chapter 20 Glossary	Tall Building	<p>Means a building having a height greater than the width of the street on which they front. Tall buildings are defining elements in the city structure; becoming icons and landmarks in the skyline and streetscape. They have a greater opportunity and responsibility to contribute towards defining an area's identity and success. Further, when appropriately sited and designed, tall buildings can accommodate transit supportive densities and facilitate the viability of a successful, well used public transit system</p>

Relevant Port Credit Local Area Plan Policies

	Specific Policies	General Intent
Chapter 5.0 Vision	Section 5.1.1 Section 5.1.2	<p>Protect and enhance the urban village character recognizing heritage resources, the mainstreet environment, compatibility in scale, design, mixture of uses and creating focal points and landmarks.</p> <p>Support Port Credit as a distinct waterfront community with public access to the shoreline, protected views and vistas to Lake Ontario, the Credit River and active waterfront uses.</p>
Chapter 6.0 Direct Growth	Section 6.1 Section 6.1.1 Section 6.1.2 Section 6.1.6	<p>With a gross density of 115 residents and jobs combined per hectare, Port Credit is within the targeted range for Community Nodes of between 100 and 200. As such, additional density is not required to meet the target, however, it is recognized that some infill and redevelopment will occur. This should focus on creating a more complete community and in particular employment opportunities.</p> <p>The City will monitor the gross density and population to employment ratio in the Community Node and will assess its ability to accommodate further growth through the development approval process.</p> <p>Increases in employment opportunities are to be accommodated on lands designated mixed use, which can accommodate a range of establishments including: retail, restaurants, and offices.</p> <p>Intensification will address matters such as:</p> <ul style="list-style-type: none"> a. contribution to a complete community; b. providing employment opportunities; c. sensitivity to existing and planned context and contribution to the village mainstreet character; d. respecting heritage; and e. protecting views and access to the waterfront.
Chapter 8 Complete Communities	Section 8.5.2	<p>Uses in proximity to the waterfront will provide for public access, where appropriate. Through land acquisition, capital works and the review of proposals, Mississauga will endeavor to ensure this Vision is realized.</p>

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>5 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Forest Avenue P.S.</p> <p>Enrolment: 174 Capacity: 199 Portables: 0</p> <p>Riverside P.S.</p> <p>Enrolment: 300 Capacity: 438 Portables: 0</p> <p>Port Credit S.S.</p> <p>Enrolment: 1 164 Capacity: 1 203 Portables: 0</p>	<p>Student Yield:</p> <p>2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>St. Dominic Elementary School</p> <p>Enrolment: 327 Capacity: 271 Portables: 5</p> <p>St. Paul Secondary School</p> <p>Enrolment: 424 Capacity: 807 Portables: 0</p>

7. Community Comments

A community meeting was held by Ward 1 Councillor, Stephen Dasko on February 11, 2019. Over 100 people were in attendance. Approximately 15 written submissions were received.

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 proposed development is too high and does not integrate well with the surrounding properties
- The Official Plan permission of six storeys should be maintained
- Views to the waterfront should be protected and enhanced by the proposal
- The proposed development will produce negative impacts on the Port Credit Community Node
- The bulk of the building should be reduced
- The additional density will create traffic impacts
- The approval of a ten storey building will destabilize the surrounding community and create a precedent
- The architecture and design of the building will positively add to the surrounding community

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (June 6, 2018)	<p>The application does not require an amendment to the Region of Peel Official Plan.</p> <p>An existing 300 mm diameter watermain and an existing 450 mm diameter sanitary sewer are located on Port Street East.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading municipal services. All works associated with the servicing of this site will be at the applicants expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 24, 2019)	<p>Both School Boards have 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>
City Community Services Department – Park Planning Section (January 23, 2019)	<p>The proposed residential development is adjacent to City owned lands identified as St. Lawrence Park (P-435). This park includes a waterfront trail and a community play site. Port Credit Memorial Park (P-106) is within proximity to the site and includes picnic areas, basketball hoops, a play site, and a multi-use ramp facility.</p> <p>The proposed development shall maintain a 1.5 m setback from the below grade parking structure to the western property boundary of St. Lawrence Park. Through the review of a future site plan application, securities related to protection and cleanup for St. Lawrence Park will be determined.</p> <p>Prior to the issuance of building permits cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's Policies and By-laws.</p>
Economic Development Office (May 29, 2018)	<p>Economic Development has concerns with the proposed amendment in land use designation from "Mixed Use" to "Mixed Use - Special Site" and changes to the RA2-33 zoning for a residential building without mixed uses.</p> <p>As per Section 11.2.6.2 of the official plan, "Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses". Mixed use permits "Secondary Office". The applicant is encouraged to include secondary office and/or other non-residential uses to comply with the intent of a mixed-use development.</p>
City Transportation and Works Department (January 29, 2019)	<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 to the noise study, grading plan, parking plan, FSR, Phase I and II reports, Traffic Impact Study and the Site Plan, among other items. These changes are required to be addressed in detail prior to the Recommendation Report Meeting.</p>
Other City Departments and	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical</p>

Agency / Comment Date	Comments
External Agencies	<p>matters are addressed in a satisfactory manner:</p> <p>Canada Post Rogers Cable Greater Toronto Airport Authority Alectra Utilities Fire</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Heritage Planning Bell Canada Enbridge Canada Post MiWay CVC</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 proposed built form and height appropriate for the site?
- Is the proposal compatible with the surrounding area?
- Is the proposed setback adjacent to the City owned land appropriate?
- Is the absence of commercial at the ground floor appropriate given the surrounding context?
- Are the proposed zoning by-law exception standards appropriate?

Development Requirements

There are engineering matters including: grading, environmental, 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.

9. 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.

City of Mississauga

Corporate Report



Date: March 22, 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 18/017 W7

Meeting date:
2019/04/15

Subject

SECOND PUBLIC MEETING (WARD 7)

**Applications to permit 112 Back to Back Stacked Townhomes
2512, 2522 and 2532 Argyle Road, south of Dundas Street West
west of Confederation Parkway**

Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)

File: OZ 18/017 W7

Bill 139

Recommendation

That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding the applications by Plazacorp Properties Limited (by Agreement of Purchase and Sale) to permit 112 Back to Back Stacked Townhomes, under File OZ 18/017 W7, 2512, 2522 and 2532 Argyle Road, be received for information.

Background

The subject applications were scheduled on the March 4, 2019 Planning and Development Committee (PDC) meeting at 1:30 pm. The public meeting was held on that date and 17 residents spoke to the item providing their comments. Given the requests by residents for an evening meeting, the Committee directed that a motion for a second public meeting be held. Appendix 1 contains the original Information Report dated February 15, 2019.

Comments

At the March 4, 2019 PDC meeting, the applicant presented to the Committee an overview of the proposal, followed by oral deputations by the residents. The comments shared generally reflected the comments spoken at the Community Meeting on February 13, 2019 and noted in the Information Report (Appendix 1).

The proposal has not changed and no further submissions have been received. The information contained in Appendix 1 remains current and applicable.

Conclusion

The evening session of Planning Committee on April 15, 2019 will satisfy the motion by Council for a second public meeting to accommodate residents in the evening. The comments received at this meeting, along with all other comments received, will be considered and addressed within the future Planning and Building Department recommendation report upon the outstanding issues being resolved.

Attachments

Appendix 1: Information Report dated February 15, 2019 for March 4, 2019 PDC Meeting



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

Prepared by: Jonathan Famme, Development Planner

City of Mississauga

Corporate Report



Date: February 15, 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 18/017 W7

Meeting date:
2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

**Applications to permit 112 Back to Back Stacked Townhomes
2512, 2522 and 2532 Argyle Road, south of Dundas Street West,
west of Confederation Parkway**

Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)

File: OZ 18/017 W7

Bill 139

Recommendation

That the report dated February 15, 2019, from the Commissioner of Planning and Building regarding the applications by Plazacorp Properties Limited (by Agreement of Purchase and Sale) to permit 112 Back to Back Stacked Townhomes, under File OZ 18/017 W7, 2512, 2522 and 2532 Argyle Road, be received for information.

Background

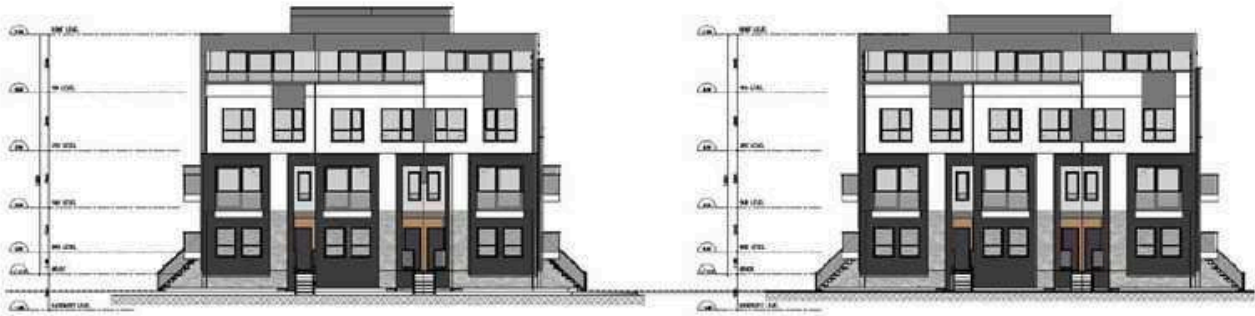
The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information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

PROPOSAL

The official plan amendment and rezoning applications are required to permit 112 back to back stacked townhomes on a private road. The applicant is proposing to amend the official plan from **Residential Low Density I** to **Residential Medium Density**. The zoning by-law will also need to be amended from **R3** (Detached Dwellings) to **RM9** (Horizontal Multiple Dwellings with more than 6 dwelling units) 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.

Applicant's elevations of the proposed back to back stacked townhomes



Block C- East Elevation

Block B- East Elevation



Block B- North Elevation

Block C- North Elevation

Comments

The property is located on the west side of Argyle Road south of Dundas Street West within the Cooksville Neighbourhood Character Area. The site is currently occupied by 3 detached dwellings.

Aerial image of 2512, 2522 and 2532 Argyle Road



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 generally 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

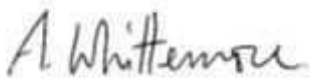
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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. The issues to be addressed include appropriateness of the proposed density, provision of adequate amenity area, landscaping and buffers, and storm sewer capacity. Comments received through community consultation and input will also be addressed prior to making a recommendation.

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: Plazacorp Properties Limited (by Agreement of Purchase and Sale)

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1. Site History

- 1967 – existing detached dwellings constructed
- May 12, 1983 – Minor variance application under file A-181/83 to permit a day care for a maximum of 34 children was refused for 2512 Argyle Road
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Detached Dwellings) which permits detached dwellings on lots with minimum frontages of 15 m (49. 2 ft.)
- 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 the new Mississauga Official Plan apply. The subject lands are designated **Residential Low Density I** in the Cooksville Neighbourhood Character Area

2. Site Context

The property is located within a residential neighbourhood originally developed in the 1960s. The lands on the west side of Argyle Road are comprised of high density apartment buildings with the exception of the subject lands. The lands to the south and east are detached dwellings within the Cooksville Neighbourhood. The site is currently occupied by 3 detached dwellings on large lots. Further north is Dundas Street West, which is designated as an Intensification Corridor and contains a mix of uses including automotive repair, retail, office and apartment buildings.

There is bus service via route 1 on Dundas Street West which connects to Islington (TTC) station, and route 28 along Confederation Parkway which connects directly to the Downtown Transit Terminal, Cooksville GO station, and Trillium Hospital. There is also an on-road bike lane running along Confederation Parkway, a shared route on Paisley Boulevard West, and a proposed cycle track/separated bike lane on Dundas Street West.



Property Size and Use	
Frontage: Argyle Road	72.5 m (237.9 ft.)
Depth:	91.19 m (299.2 ft.)
Gross Lot Area:	0.65 ha (1.6 ac.)
Existing Uses:	3 detached dwellings

The surrounding land uses are:

- North: four 13 storey apartment buildings
- East: detached dwellings
- South: detached dwellings
- West: apartment building amenity area, detached dwellings

Image of existing conditions facing northwest



3. Neighbourhood Context

Based on the 2011 census, the existing population of the Cooksville Neighbourhood (West) is 15,685 with a median age of 41 (compared to the City's median age of 39). 70% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 14% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 16,200 and 16,300 respectively. The average household size is 3 persons with 31% of people living in detached homes (lower than the City's average of 39%). The mix of housing tenure for the node is 3,935 units (72%) owned and 1,510 units (28%) rented with a vacancy rate of approximately 0.8%. In addition, the number of jobs within this Character Area is 1,195. Total employment combined with the population results in a PPJ for the Cooksville Neighbourhood (West) of 42.38 persons plus job per ha.

Other Development Applications

A development application for 4 live-work townhome units was approved in principle in October 2017, a few blocks to the east at 2560 and 2564 Confederation Parkway, and a site plan is currently under review for 28 back to back stacked townhome units several blocks to the south and west at 150 Paisley Boulevard West on the site of an existing rental apartment building.

Community Services

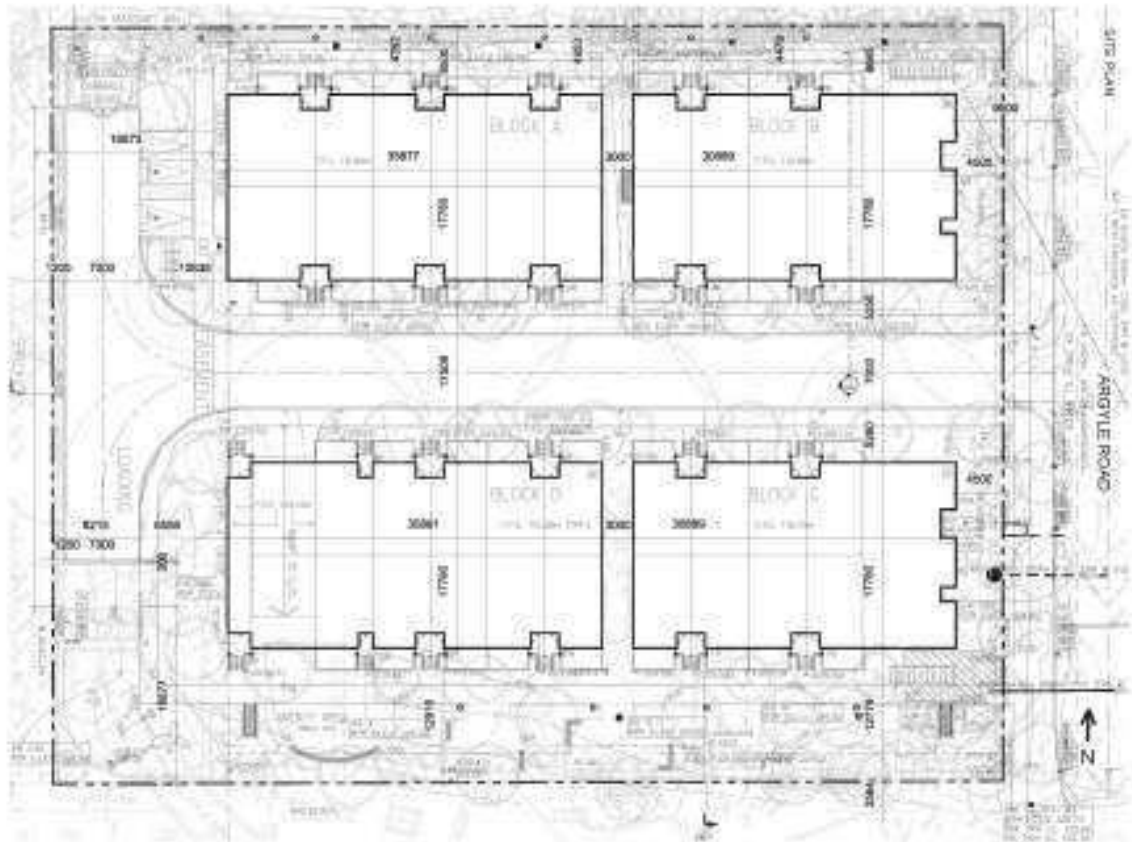
This application will have minimal impact on existing services in the community. The site is located within 235 metres (771 ft.) of Gordon Lumiss Park (located south of Paisley Boulevard West, west of Confederation Parkway) which contains a soccer field and playground, and within

420 metres (1,378 ft.) of Floradale Park (northwest corner of Paisley Boulevard West and Confederation Parkway) which contains a playground and spray-pad. Cooksville Library is located approximately 700 metres (2,297 ft.) away at the northwest corner of Dundas Street West and Hurontario Street. 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 112 back to back stacked townhomes.

Development Proposal														
Applications submitted:	Received: October 30, 2018 Deemed complete: November 9, 2018													
Developer/ Owner:	Plazacorp Properties Limited (by Agreement of Purchase and Sale)													
Applicant:	Design Plan Services Inc.													
Number of units:	112													
Proposed Gross Floor Area:	10,280.5 m ² (110,658 ft ²)													
Height:	4 storeys													
Floor Space Index:	1.6													
Landscaped Area:	50%													
Road Type:	private road													
Anticipated Population:	339* *Average household sizes for all units (by type) based on the 2016 Census													
Parking:	<table> <tr> <th></th><th>Required</th><th>Proposed</th></tr> <tr> <td>resident spaces</td><td>148</td><td>126</td></tr> <tr> <td>visitor spaces</td><td>28</td><td>28</td></tr> <tr> <td>Total</td><td>176</td><td>154</td></tr> </table>			Required	Proposed	resident spaces	148	126	visitor spaces	28	28	Total	176	154
	Required	Proposed												
resident spaces	148	126												
visitor spaces	28	28												
Total	176	154												
Green Initiatives:	<ul style="list-style-type: none"> 52 bicycle parking spaces within underground garage 													

Concept Plan and Elevations
Site Plan

Elevations



Block C- East Elevation

Block B- East Elevation



Block A- West Elevation

Block D- West Elevation



Block D- South Elevation

Block A- South Elevation



Block B- North Elevation

Block C- North Elevation

5. Community Comments

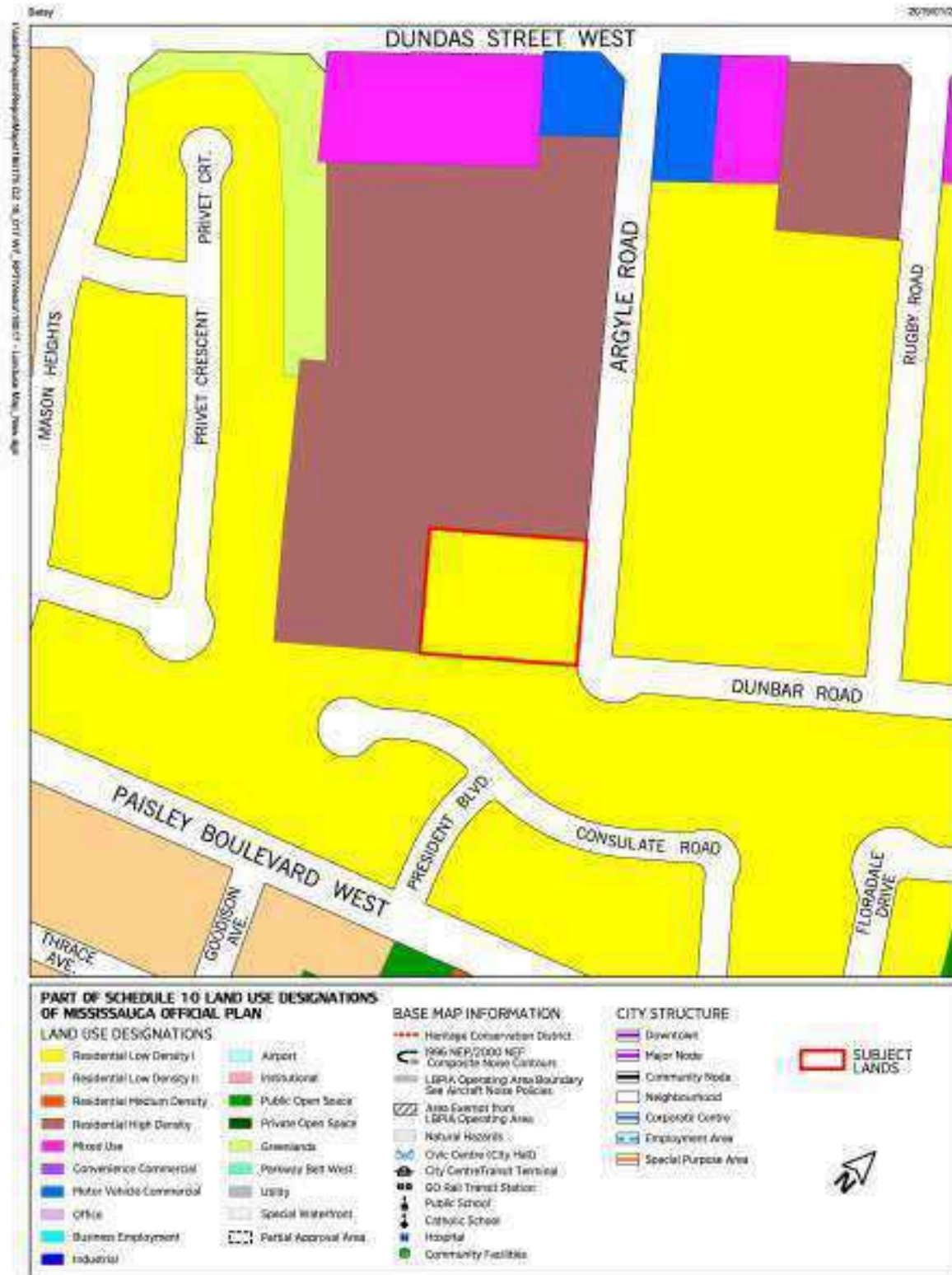
A community meeting was held by Ward 7 Councillor, Dipika Damerla on February 13, 2019.

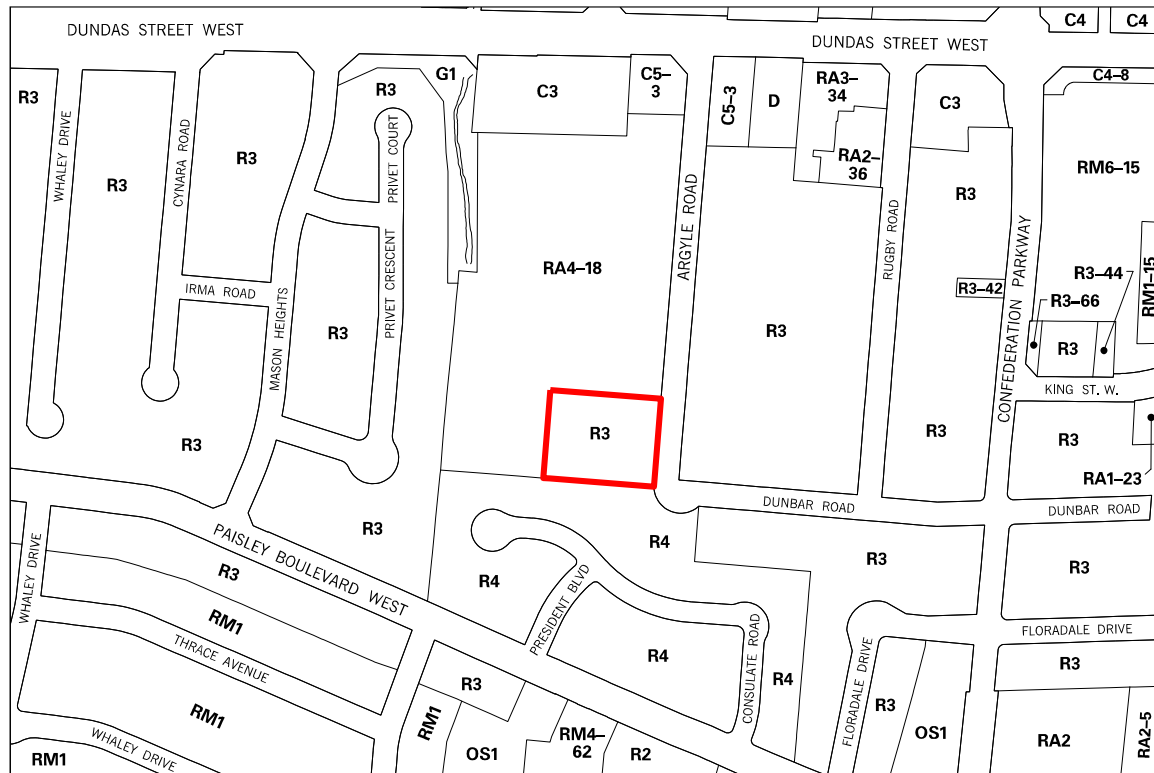
The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- There is too much traffic currently and the proposed development will make it worse, particularly problematic to make left turns to Dundas or Confederation Parkway
- There is a concern with public safety due to visibility of vehicles given the bend in the road, location of the proposed access, on-street parking, and children walking to school
- Insufficient number of parking spaces
- The proposal for 112 units is too dense
- The development is too tall and will block views and create shadow impacts
- There is a concern that it would lead to lower property values and an increase in crime
- Concern was raised that there was insufficient amenity area and that residents would use the amenity area of the condominium building to the north
- The proximity of the proposed garbage storage area to the condominium to the north's children's play area was a concern
- There was concern that the proposed development was encroaching on the adjacent condominium lands to the north
- There will be increased flooding risk
- There will be damage to adjacent properties and foundations during construction
- There will be increased noise and particularly in the area between the proposed townhomes and the existing condominium building to the north

6. Land Use Policies and Regulations

Excerpt of Cooksville Neighbourhood 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 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 the 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 Cooksville Neighbourhood Character Area and are designated Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings. Neighbourhoods are not intended to be the focus for intensification but may be considered for such where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of MOP. Neighbourhoods permit a maximum height of 4 storeys.	The applicant is proposing to change the designation to Residential Medium Density to permit a proposed development of 112 back to back stacked townhomes at a height of 4 storeys. This designation is consistent with the intent of the official plan but will need to address servicing and built form policies as outlined in the Development Issues section below.
Zoning By-law 225-2007	The lands are currently zoned R3 (Detached Dwellings)	A rezoning is proposed from R3 (Detached Dwellings) to RM9-Exception (Horizontal Multiple Dwellings with more than 6 dwelling units) to permit 112 back to back stacked townhomes

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

Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings

Proposed Designation

Residential Medium Density which permits townhouse dwellings and all forms of horizontal multiple dwellings

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 18/017 W7 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 18/017 W7 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>While the applications propose an efficient use of land, infill development must be context sensitive and respect the existing and planned character.</p> <p>The proposed development will be assessed with regard to the appropriateness of its scale, transition, and compatibility with adjacent built form.</p>
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	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	Development within Neighbourhoods can occur subject to meeting MOP policies with respect to appropriate design and sensitivity to the surrounding context.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/017 W7 Consistency
<p>use infrastructure and public service 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>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>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>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 of MOP policies.</p>
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities</p>	<p>Neighbourhoods are not intended to be the focus of</p>	<p>The proposal proposes a range and mix of unit types in a</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/017 W7 Consistency
shall provide for an appropriate range and mix of housing that is affordable	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)	neighbourhood that currently has only apartment buildings and detached dwellings.
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 Plazacorp Properties Limited are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> . The application for stacked townhouses is being further evaluated on MOP policies with respect to access, traffic, servicing capacity and height and transition to surrounding land uses.

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 18/017 W7 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 18/017 W7 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 Cooksville 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 and mix of housing options Integrate land use 	<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. (MOP policies 4.5, 5.3.5, 7.2.1, LLAP 6.2)</p>	<p>The proposal makes efficient use of underutilized and serviced land by providing a medium density unit type not found in the neighbourhood, thus adding to the mix of housing. 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>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/017 W7 Conformity
<p>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>		
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	The applications were deemed complete on November 9, 2018.
1.2.3 How to Read this Plan		
<p>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</p>	MOP policies have been reviewed in relation to 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		
<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 communities, and increasing the modal share for transit and active transportation.</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 medium density development and offers a mix of unit types not found within the neighbourhood.</p> <p>The details of the development and its appropriateness are subject to further analysis.</p>
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/017 W7 Conformity
<p>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.</p>	<p>MOP directs growth to Intensification Areas. While the Cooksville Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling.</p>	<p>The subject lands are within a Neighbourhood Character Area, which allows for limited intensification in accordance with applicable MOP design policies.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <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) b. Integrated planning to manage forecasted growth will: <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) 	<p>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.</p> <p>The Cooksville Neighbourhood Character Area is an existing and established residential neighbourhood. While Neighbourhoods are not an area where intensification will be focused, appropriate infill redevelopment is encouraged to support and take advantage of existing services.</p> <p>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</p>	<p>The subject lands are within a Neighbourhood and the proposed development will be evaluated against applicable official plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/017 W7 Conformity
<ul style="list-style-type: none"> 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 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 	<p>aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.</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</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form. While most of the City is included</p>	<p>The subject property is located within a Neighbourhood which is considered to be within the built-up area. The proposal and how</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/017 W7 Conformity
(i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).	<p>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 provide for appropriate transition to adjacent lands.</p>	growth is accommodated will be further evaluated.
2.2.6 Housing		
<p>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.</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>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</p>	<p>The proposal provides for a range and mix of units types within a neighbourhood that currently has only apartment buildings and detached dwellings. How the proposal addresses this strategy will be further evaluated.</p>
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</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 will have regard for the applicable Growth Plan policies and Mississauga Official Plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/017 W7 Conformity
<p>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>		

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this Appendix.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

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 5.3.5 Neighbourhood	Section 5.3.5.1 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>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale with 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 7 Complete Communities	Section 7.2 Housing Section 7.2.1 Section 7.2.2 Section 7.2.8	<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, <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 9.1.3	Infill and redevelopment within Neighbourhoods will respect the existing and planned character.

	Specific Policies	General Intent
	Section 9.2.2.3	While new development need not mirror existing development, new development in Neighbourhoods will: <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 as many 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.
	Section 9.3.5.5	Private opens space and/or amenity areas will be required for all development.
	Section 9.3.5.6	Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.
	Section 9.3.5.7	Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety.
	Section 9.5.1.1	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.
	Section 9.5.1.2	Developments will be compatible and provide appropriate transition to existing and planned development by having regard for the following elements: <ul style="list-style-type: none"> a. Natural Heritage System; b. Natural hazards (flooding and erosion); c. Natural and cultural heritage features; d. Street and block patterns; e. The size and configuration of properties along a street, including lot frontages and areas; f. Continuity and enhancement of streetscapes; g. The size and distribution of building mass and height; h. Front, side and rear yards; i. The orientation of buildings, structures and landscapes on a property; j. Views, sunlight and wind conditions; k. The local vernacular and architectural character as represented by the rhythm, textures and building materials; l. Privacy and overlook; and

	Specific Policies	General Intent
	<p>Section 9.5.1.3</p> <p>Section 9.5.1.4</p> <p>Section 9.5.4.1</p> <p>Section 9.5.5.1</p>	<p>m. The function and use of buildings, structure sand landscapes.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p> <p>Development proposals should enhance public streets and the open space system by creating a desirable street edge condition.</p> <p>Parking should be located underground, internal to the building or to the rear of buildings.</p>
Section 11 General Land Use Designation	<p>Section 11.2.5.3</p> <p>Section 11.2.5.5</p>	<p>Lands designated Residential Low Density I will permit the following uses:</p> <ol style="list-style-type: none"> Detached dwelling; Semi-detached dwelling; and Duplex dwelling. <p>Lands designated Residential Medium density will permit the following uses:</p> <ol style="list-style-type: none"> Townhouse dwellings; and All forms of horizontal multiple dwellings.
Section 16 Neighbourhoods	Section 16.1.1.1	For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.
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

	Specific Policies	General Intent
		<p>support the proposed application;</p> <ul style="list-style-type: none">• 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 – R3 (Detached Dwellings) which permits detached dwellings on minimum lot frontages of 15 m (49 ft.) and minimum lot areas of 550 m² (5,920 ft²).

Proposed Zoning Regulations – RM9 (Horizontal Multiple Dwellings with more than 6 dwelling units)

Zone Regulations	RM9 Zone Regulations	Proposed RM9-Exception Zone Regulations
Maximum Floor Space Index (FSI)	0.9	1.6
Maximum Dwelling Height (flat roof)	13 m (42.7 ft.)	15 m (49.2 ft.)
Minimum Front Yard	7.5 m (24.6 ft.)	4 m (13.1 ft.)
Minimum setback of a parking structure below finished grade to any lot line	3 m (9.8 ft.)	2.3 m (7.5 ft.)
Minimum number of parking spaces	176 spaces (148 resident spaces, 28 visitor spaces)	154 spaces (131 resident spaces, 23 visitor spaces)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

*NOTE: The new Zoning By-law regulations for back to back and stacked townhomes were adopted by Council in July 2018, but the zoning regulations were appealed to LPAT. The above regulations may change depending on the timing of the new standards coming into force and effect.

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"> 11 Kindergarten to Grade 6 3 Grade 7 to Grade 8 6 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Floradale PS <ul style="list-style-type: none"> Enrolment: 668 Capacity: 711 Portables: 0 Queen Elizabeth Sr. PS <ul style="list-style-type: none"> Enrolment: 338 Capacity: 262 Portables: 5 Port Credit SS <ul style="list-style-type: none"> Enrolment: 1,233 Capacity: 1,203 Portables: 1 <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"> 8 Junior Kindergarten to Grade 8 6 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena Elementary <ul style="list-style-type: none"> Enrolment: 581 Capacity: 668 Portables: 0 St. Martin Secondary <ul style="list-style-type: none"> Enrolment: 1,089 Capacity: 1,026 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 (January 13, 2019)	<p>Existing infrastructure consists of a 300 mm (11.8 in.) diameter watermain and 250 mm (10 in.) diameter sanitary sewer located on Argyle Road.</p> <p>A satisfactory Functional Servicing Report will be required prior to the approval of the zoning and official plan 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 (December 12, 2018) and the Peel District School Board (December 12, 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 (January 7, 2019)	<p>In the event that the application is approved, the Community Services Department - Park Planning Section note the following conditions.</p> <p>In comments dated January 7, 2019, Community Services Department notes that the subject site is located within 235m of City owned lands identified as Gordon Lummiss Park (P - 080), zoned Open Space - City Park (OS2) which contains a soccer field (7V7) and a playground.</p> <p>The subject property is also located within 420 m of City owned lands identified as Floradale Park (P-022), zoned Open Space - City Park (OS2) which contains a playground and a spray-pad,</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>

Agency / Comment Date	Comment
<p>Community Services - Arborist (December 11, 2019)</p>	<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> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the 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 (December 24, 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 (December 10, 2018)</p>	<p>The City of Mississauga strongly encourages for the inclusion of public art in developments with greater than 10 000 m² (107,639 ft²) in gross floor area, with the exception of non-profit organizations and social housing. Developers are encouraged to include public art as part of their development and/or contribute an agreed upon amount of the construction costs to the City's Public Art Program. As such, the applicant is encouraged to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p> <p>The Stage 1 archaeological assessment has identified the property as having archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The proponent shall carry out a Stage 2 archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns</p>

Agency / Comment Date	Comment
<p>City Transportation and Works Department (January 17, 2019)</p>	<p>have met licensing and resource conservation requirements.</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, address any off-site stationary noise impacts caused by existing and proposed developments, as well as address any rail or aircraft noise. It is also to provide appropriate warning clauses and make noise mitigation recommendations for the proposed buildings as well as all associated Outdoor Living Areas. All calculations are to be provided in the report.</p> <p>Grading Plan The drawing is to be updated to provide additional grading information, cross-sections and show the standard crowned centreline of pavement.</p> <p>Functional Servicing Report (FSR) The report is to be revised to propose a new concept in order to service the property, as there are concerns regarding capacity to accept drainage from this proposed development. The owner has been advised to contact the Stormwater Technologist responsible for this file. Additionally, the report is to incorporate water balance measures.</p> <p>Traffic The Traffic Impact Study is to be revised to show the correct speed limits along local roads and should note that any required Transportation Demand Management measures and associated costs will be borne by the owner.</p> <p>In addition, arrangements for a hydro pole relocation will be required and the owner is to provide turning templates for the proposed underground parking.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
<p>City Transportation and Works Department – Mississauga Transit (January 3, 2019)</p>	<p>The site is currently serviced by MiWay Route 1 on Dundas Street and Route 28 along Confederation Parkway. Pedestrian walkway connections to the existing municipal sidewalk are necessary to reduce walking time and encourage transit use.</p>
<p>Credit Valley Conservation Authority</p>	<p>Credit Valley Conservation Authority has confirmed that the most recent hydraulic and hydrologic modeling for Mary Fix</p>

Agency / Comment Date	Comment
(January 22, 2019)	Creek will use the attenuation (100-year storm) provided by the stormwater management pond located north of Dundas Street. Please note that although the Regional storm will not be attenuated in the pond, based on the recent hydraulic analysis, the pipe has the capacity to convey both the attenuated 100-year storm and un-attenuated Regional storm flows (i.e., Regulated flows). As such, the proposed development will not impact Mary Fix Creek. Given the above, the site will not be subject to flood/spill, therefore is not within a CVC regulated area (no CVC permit is 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 Rogers Cable Enbridge Greater Toronto Airport Authority</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Alectra Utilities Realty Services Economic Development Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire Viamonde Bell Canada Trillium Health Partners</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?
- What are the expected traffic impacts?
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity in the storm sewers system and resolution of all servicing and utility issues

Development and Design Division staff have prepared Urban Design Guidelines and Zoning By-law regulations for Back to Back and Stacked townhouses. Zoning by-law regulations and Urban Design Guidelines were adopted by Council in July 2018, but the zoning regulations were appealed to LPAT. Although the zoning by-law regulations are not yet in effect, staff are reviewing the applications in the context of good urban design and planning principles as endorsed by Council, existing guidelines, and the existing **RM9** (Stacked Townhouse) zoning regulations.

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:

- Site Plan
- Parking Plan
- Floor Plans
- Elevations
- Servicing Plan
- Grading Plan
- Shadow Study
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

City of Mississauga

Corporate Report



Date: 2019/03/22

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:
2019/04/15

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 March 22, 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 subject application was initially scheduled for January 28, 2019 Planning and Development Committee (PDC) meeting. This meeting was cancelled and rescheduled to March 4, 2019, due to inclement weather. At the March 4, 2019, PDC meeting, the subject applications were deferred by the Committee in order for the item to be rescheduled for an evening PDC meeting. Appendix 1 contains the original Information Report dated February 8, 2019.

Comments

Subsequent to the authoring of the Information Report for the March 4, 2019 PDC meeting, a community meeting was held on February 21, 2019. The following summarizes the comments made by residents that were in attendance:

- Lower heights should be explored at the Dixie Road and Lakeshore Road frontages.

- The access configurations should be rearranged so that there will be an entrance only access on St. James Avenue and an exit only access on Dixie Road.
- The proposed commercial space should contain tenants that will appropriately contribute to the community.
- Height of the building could impose shadowing impacts on adjacent properties.
- The overall design and architecture of the building is attractive.
- The proposed amount of green/amenity space is appropriate.

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: Information Report dated February 8, 2019 for March 4, 2019 PDC Meeting



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

Prepared by: David Ferro, Development Planner

City of Mississauga

Corporate Report



Date: February 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:
2019/03/04

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

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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

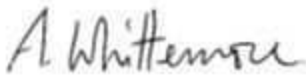
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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

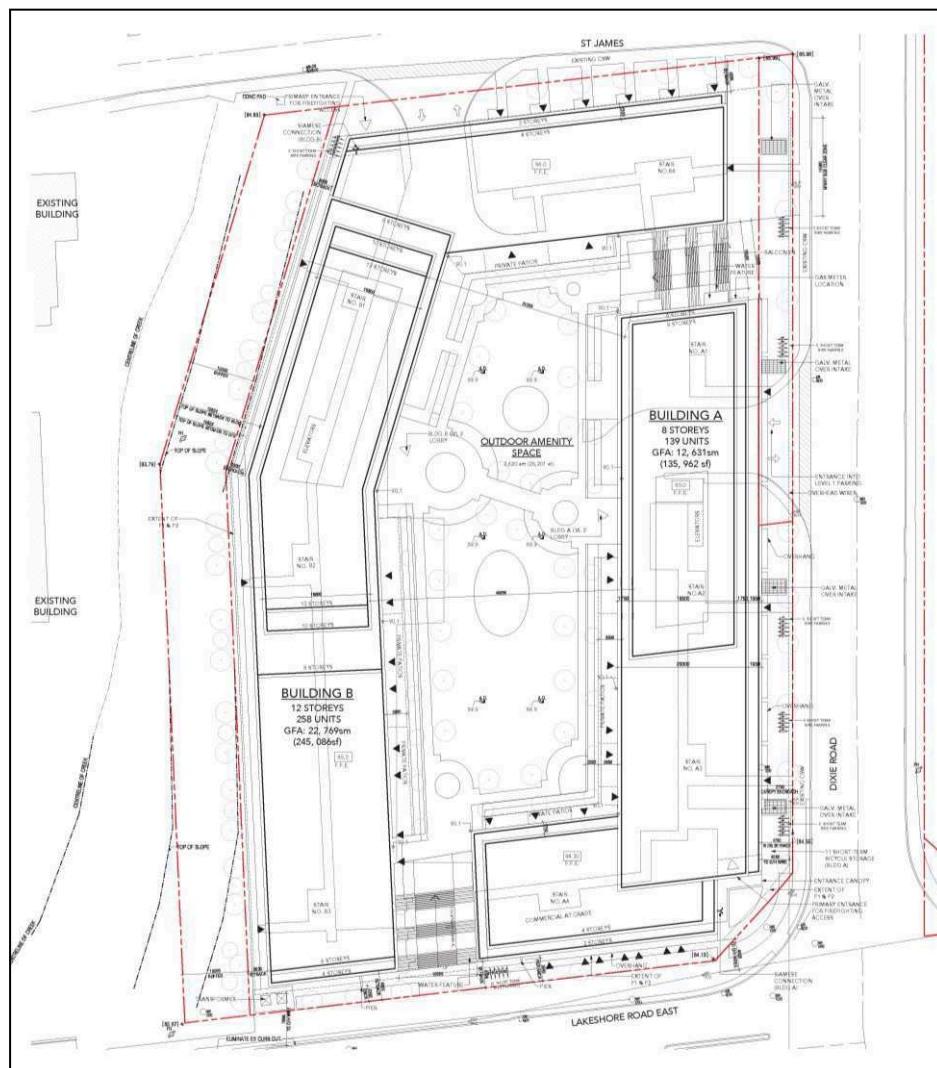
The applications are to permit a 4 to 12 storey apartment building proposing 397 units, including townhouse units fronting onto St. James Avenue, and ground floor commercial uses facing Lakeshore Road East. The proposal includes underground parking with access onto Dixie Road and St. James Avenue. Also 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

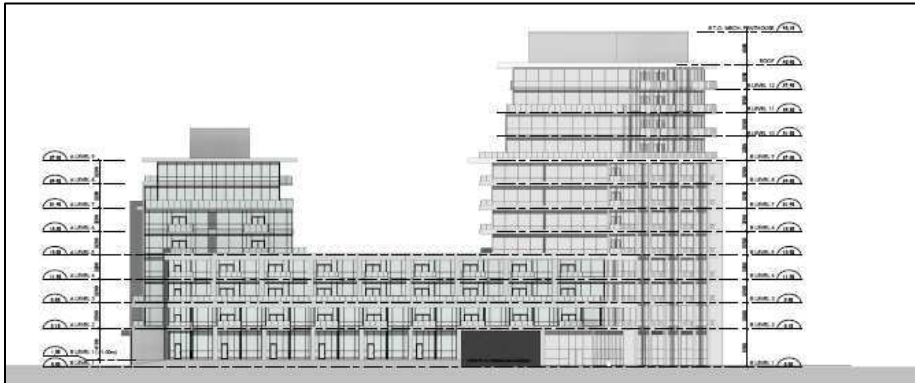
Development Proposal		
Lot Coverage:	73%	
Floor Space Index:	2.8	
Landscaped Area:	27%	
Anticipated Population:	870*	
	*Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	535	535
visitor spaces	79	79
commercial spaces	13	13
Total	627	627

Concept Plan and Elevations

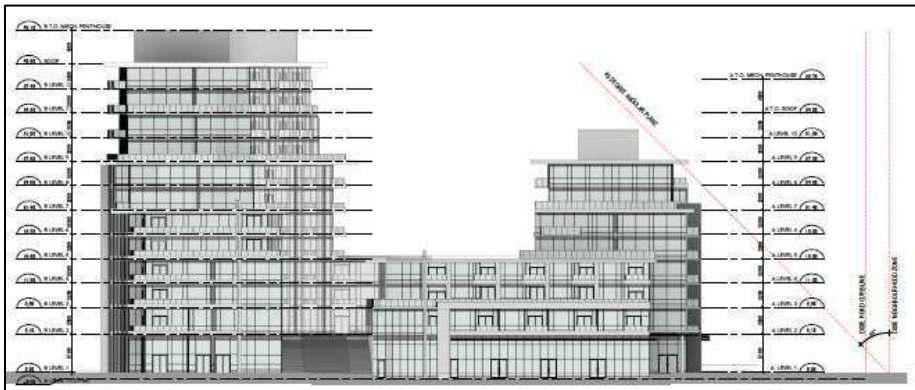
Site Plan



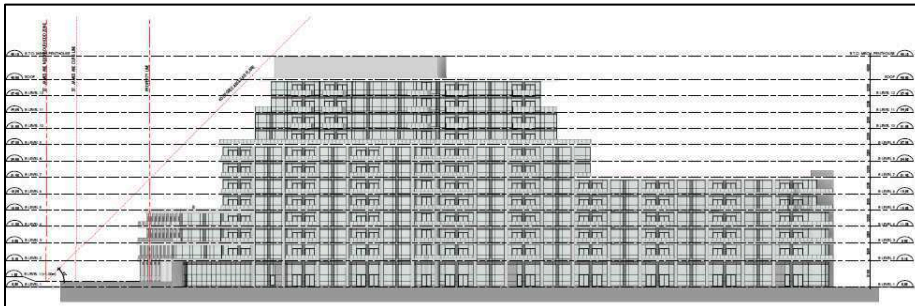
Elevations



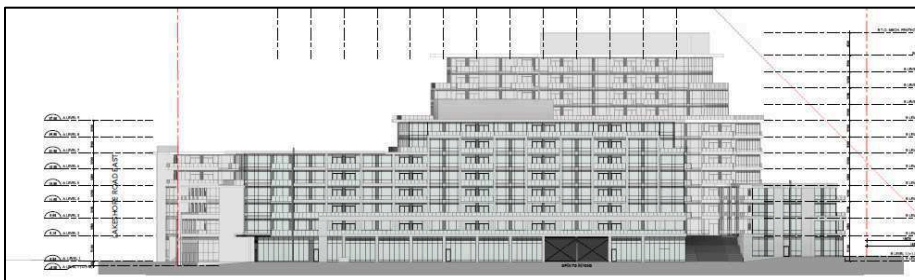
North Elevation



South Elevation



West Elevation



East Elevation

Applicant's rendering proposed apartment dwelling.



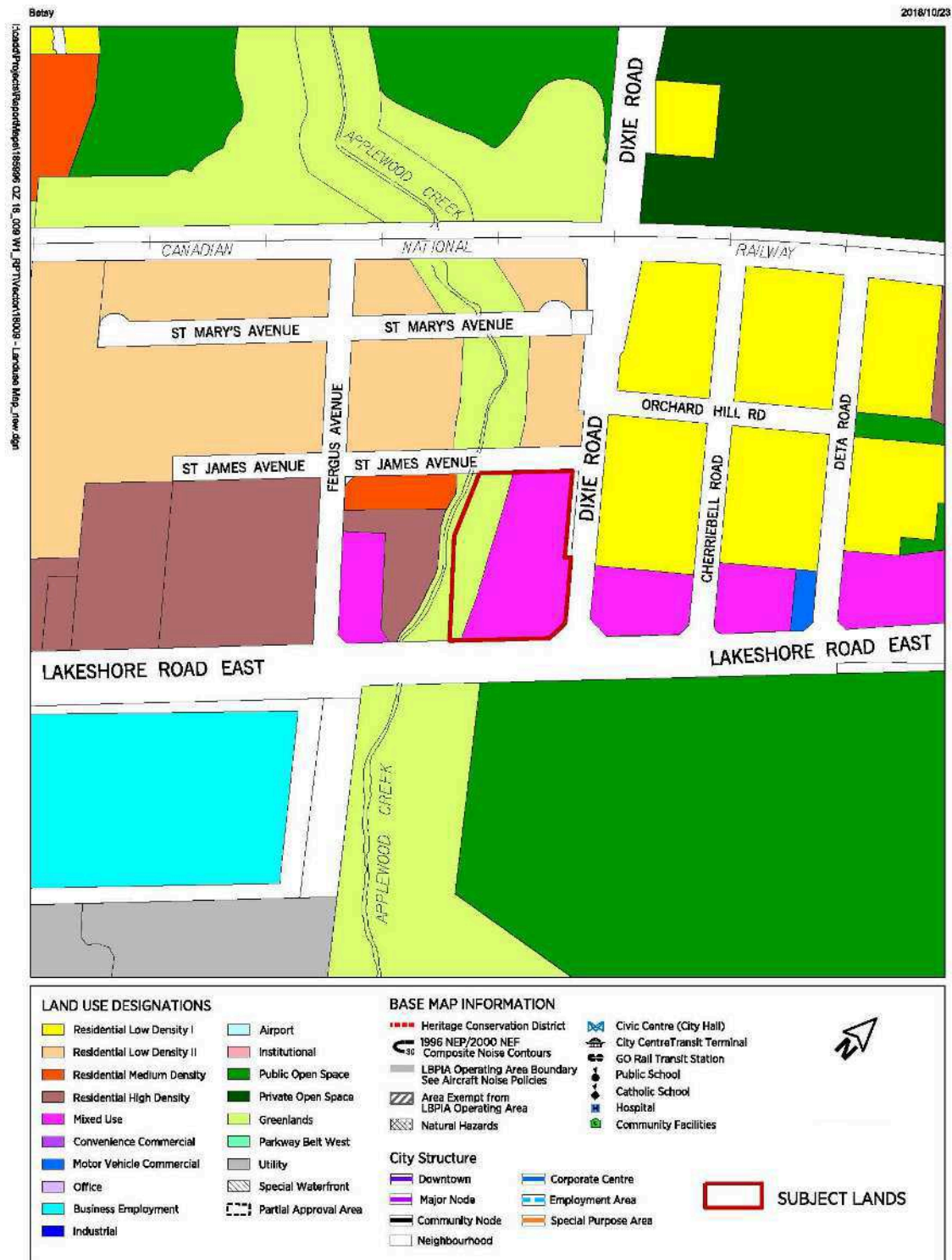
5. Community Comments

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:

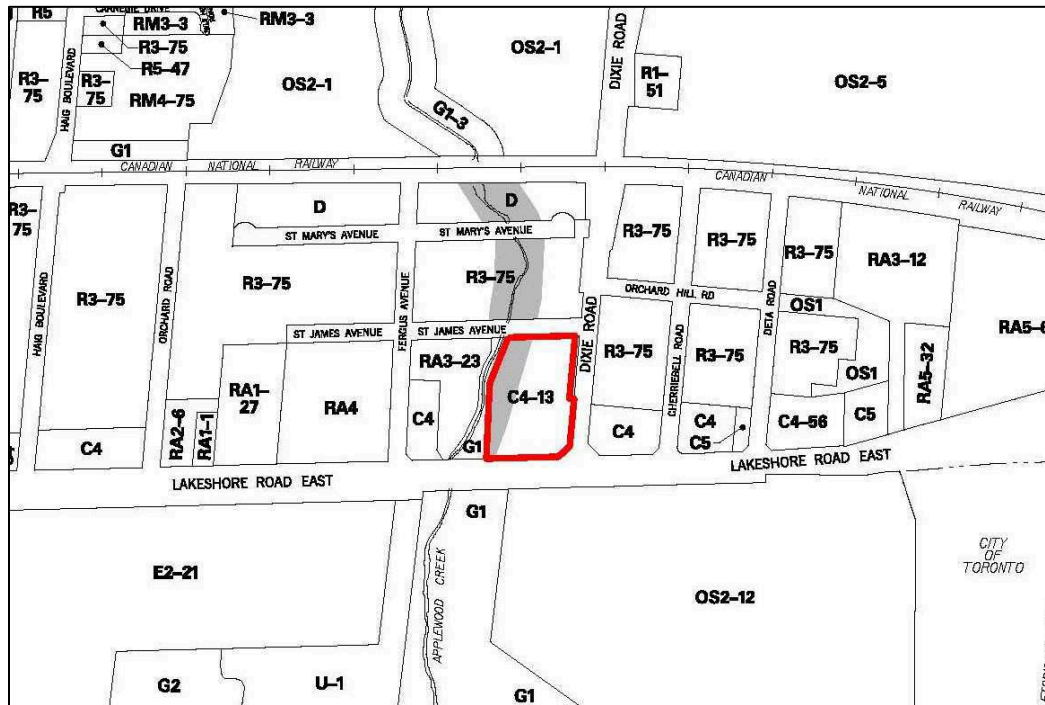
- The proposed development will impact the available parking supply within the surrounding area and in particular on St. James Avenue.
- The access point on St. James Avenue will negatively impact the existing traffic patterns surrounding the site.
- The addition of 397 units will negatively impact the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

6. Land Use Policies and Regulations

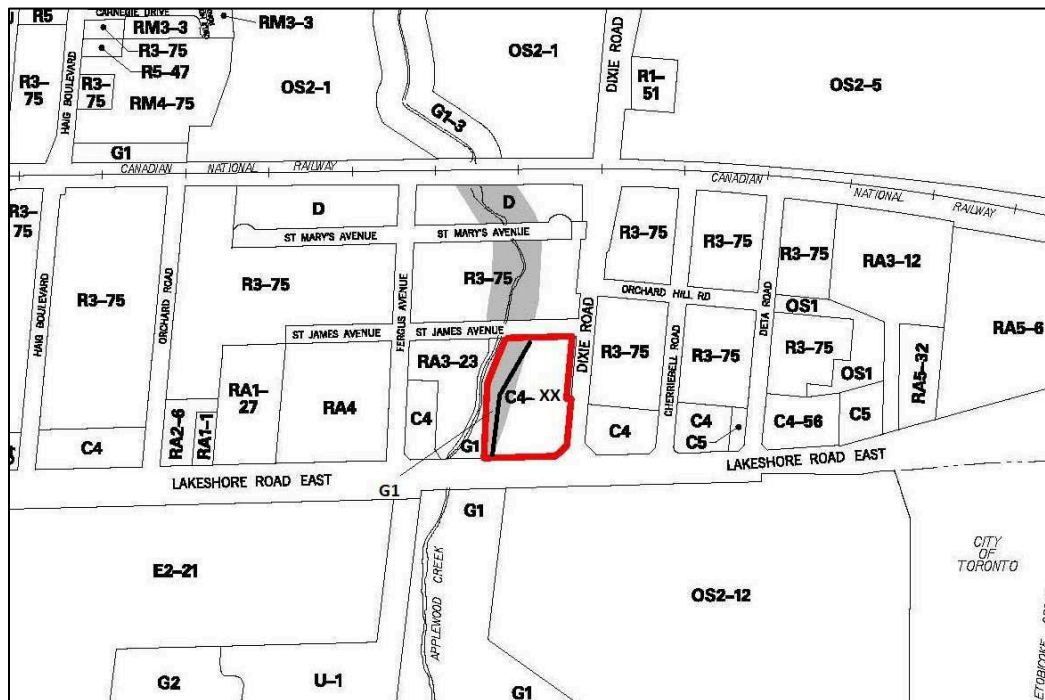
Excerpt of Lakeview Neighbourhood Character Area



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
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 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> <p>a) Densities and a mix of land uses which:</p> <ol 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 <p>b) A range of uses and opportunities for intensification and redevelopment in</p>	<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> <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 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 	<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>	

Growth Plan for the Greater Golden Horseshoe	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>

<i>Growth Plan for the Greater Golden Horseshoe</i>	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> <ol style="list-style-type: none"> protect, enhance, restore and expand the Natural Heritage System; 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; protect life and property from natural and human made hazards; promote pollution prevention, reduction of natural resource consumption and increased use of renewable energy; ensure land use compatibility; and 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> <ol style="list-style-type: none"> provincially or regional significant life science areas of natural and scientific interest (ANSI); environmentally sensitive or significant areas; habitat of threatened species or endangered species; fish habitat; significant wildlife habitat; 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"> supports old growth trees (greater than or equal to 100 years old); 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	<p>Section 10.2.3</p> <p>Section 10.2.4</p> <p>Section 10.2.5</p> <p>Section 10.2.6</p> <p>Section 10.3.5</p>	<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>

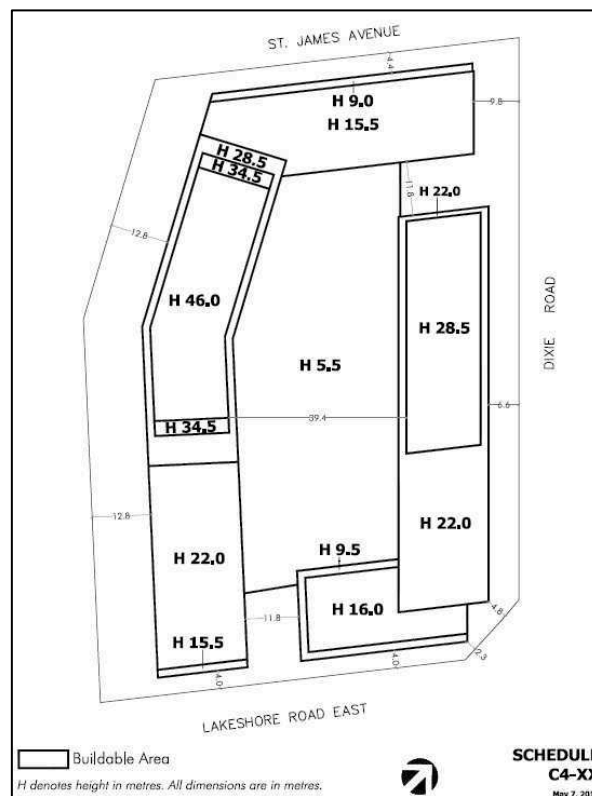
Existing and Proposed Zoning

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: March 22, 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 18/001 W1

Meeting date:
2019/04/15

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

**Rezoning application to permit five detached homes fronting onto Crestview Avenue
200 South Service Road and 201 Radley Road**

Owner: Dream Maker Inc.

File: OZ 18/001 W1

Bill 139

Recommendation

That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding the application by Dream Maker Inc. to permit five detached homes fronting onto Crestview Avenue, under File OZ 18/001 W 1, 200 South Service Road and 201 Radley Road, be received for information.

Background

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

PROPOSAL

A rezoning application is required to permit five detached homes fronting onto Crestview Avenue, between South Service Road and Radley Avenue. The applicant is proposing to amend the zoning by-law from **R1-2** (Detached Dwellings – Typical Lots - Exception) to **R5-Exception** (Detached Dwellings – Typical Lots – Exception) to implement this development proposal. During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located south of the Queen Elizabeth Way (QEW), east of Hurontario Street at the edge of the established Mineola Neighbourhood Character Area. The subject site is a land assembly of two wide corner lots at 200 South Service Road and 201 Radley Road, where the lots back onto each other and are adjacent to Crestview Avenue. The application is to create five new lots for detached dwellings, each with individual driveways fronting onto Crestview Avenue.

Detached homes on mature, tree lined streets situated on wide lots represent the predominate characteristic of the broader neighbourhood. However, in the immediate vicinity there are existing and approved townhouses and further west a range of uses including Unitarian Congregation facilities, Queen Elizabeth Senior Public School, Ontario Provincial Police station, and office uses along Hurontario Street. There is a noise attenuation wall along the north side of South Service Road to address noise from the QEW.

Although Mineola is identified as a stable neighbourhood it is not intended to be static. Across from the subject lands on Crestview Avenue there is a proposal for 20 three storey townhouses that was approved by the Ontario Municipal Board. In addition throughout the neighbourhood there are a number of smaller applications, which are predominately site plans for replacement housing.

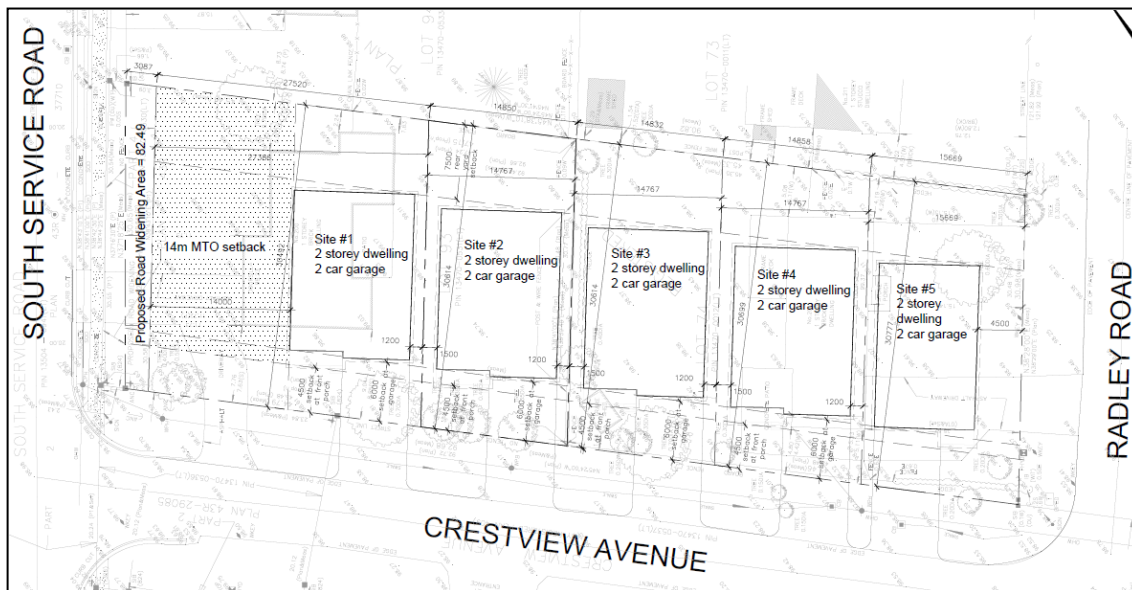
Aerial image of 200 South Service Road and 201 Radley Road



Image of existing conditions (facing southeast)



Applicant's concept plan for the development



Applicant's proposed elevations for the development



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 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

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 and reflect issues of a technical nature although additional work is required to address some issues such as stormwater management, noise attenuation and setbacks. Once the comments have been resolved and any concerns raised by the public have been reviewed and addressed, the Planning and Building Department will make a recommendation on this application.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Paul Stewart, Development Planner

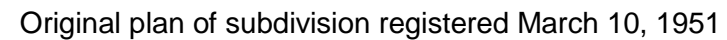
Detailed Information and Preliminary Planning Analysis

Owner: Dream Maker Inc.

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- The plan of subdivision was registered in 1951.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned R1-2 (Detached Dwellings – Typical Lots Exception Zone) which permits detached dwellings subject to the infill exception regulations, which require a higher performance standard than the base R1 zone.
- 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 Low Density I in the Mineola Neighbourhood Character Area.



2. Site and Neighbourhood Context

Site Information

The property is located south of the Queen Elizabeth Way (QEW), east of Hurontario Street, and is within the Mineola Neighbourhood Character Area. Specifically, the subject lands are on the east side of Crestview Avenue, between South Service Road and Radley Road.

The subject site is a land assembly of two wide corner lots, being 200 South Service Road and 201 Radley Road. Each lot has a frontage of approximately 31 m (100 ft.) on South Service Road / Radley Road and depths of approximately 45 m (148 ft.) for a combined length of 90 m (295 ft.) along Crestview Avenue. South Service Road is identified as a Major Collector and Radley

Road as a Minor Collector in the official plan. The site is currently occupied by two single detached homes.

Property Size and Use	
Frontages:	
South Service Road	31 m (100 ft.)
Radley Road	31 m (100 ft.)
Crestview Avenue	90 m (295 ft.)
Depth:	31 m (100 ft.)
Gross Lot Area:	0.27 ha (0.67 ac.)
Existing Uses:	Detached Homes



Image of existing conditions facing southeast onto Crestview Ave

Surrounding Land Uses

Detached homes on mature, tree lined streets situated on wide lots represent the predominate characteristic of the broader neighbourhood. However, in the immediate vicinity there are existing and approved townhouses and further west a range of uses including Unitarian Congregation facilities, Queen Elizabeth Senior Public School, Ontario Provincial Police station, and office uses along Hurontario Street. There is a noise attenuation wall to address noise from the QEW along the north side of South Service Road.

The surrounding land uses are:

- North: South Service Road and Queen Elizabeth Way which includes a noise attenuation wall
- East: One storey detached homes and Cooksville Creek
- South: One and two storey detached homes
- West: Former commercial plaza (being demolished for townhouses), existing two storey townhouses and a Unitarian Congregation church/facilities



Aerial image of 200 South Service Road and 201 Radley Road

The Neighbourhood Context

Residential lands surrounding the subject property were developed mostly in the early 1950's. The broader Mineola neighbourhood is not forecast to grow significantly and is anticipated to remain stable; however, some redevelopment is occurring primarily along the periphery of the community or through renovation/new construction of detached homes.

Demographics

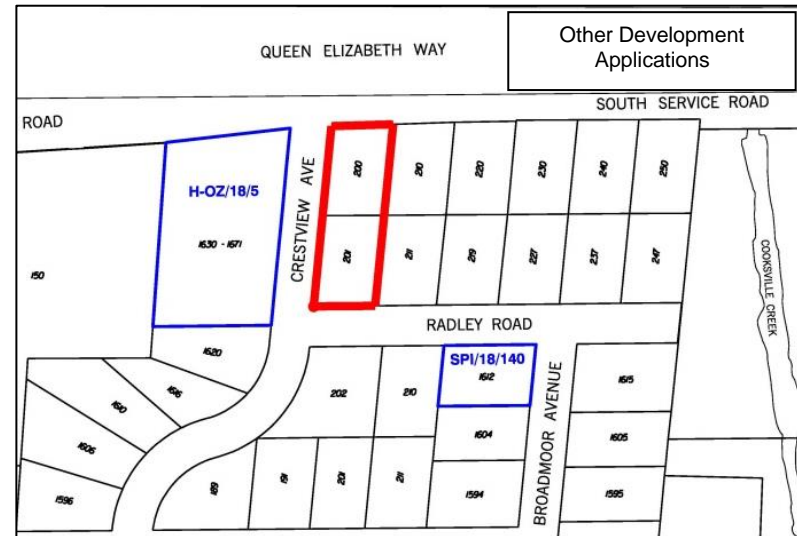
The subject site is located along the edge of the larger Mineola Neighbourhood Character Area. Based on the 2011 Census this area has an existing population of 9,695 with a population density of 18 people per hectare. By 2031 and 2041 the population for this character area is forecast to be 10,500 and 10,700 respectively. Sixty-seven percent of the population is of working age (15 to 64 years of age), with 17% children (0-14 years) and 16% seniors (65 years of age or older). On average, there are 3 persons living in a typical household, with 84% of the population living in detached homes.

Other Development Applications

Although Mineola is identified in the Official Plan as a stable neighbourhood it is not intended to be static.

Across from the subject site, on the west side of Crestview Avenue, a twenty unit condominium townhome project was approved by the Ontario Municipal Board on November 28, 2017. Currently the site is subject to the removal of the H (holding) provision that is in place to ensure

necessary technical studies have been completed to the City's satisfaction (application H-OZ-18/005).



In addition, throughout the Mineola neighbourhood there are a number of smaller applications which are predominately site plans for replacement housing. For example, at the corner of Broadmoor Avenue and Radley Road, there is a site plan application (SPI 18-140) where it is proposed to demolish an existing bungalow and replace it with a 2 storey detached home.

Community and Transportation Services

The area is served by a wide range of community facilities that are located both locally and in the broader surrounding area. Queen Elizabeth Senior Public School is located approximately 400 m (1,312 ft.) to the west, Trillium Hospital is located approximately 1 km (0.6 mi.) to the north, the Cawthra Estate woodlot, Carmen Corbasson Community Centre, and Mississauga Seniors Centre are located approximately 1.5 km (0.9 mi.) to the east, the Mineola Public School, Port Credit Secondary School, and Spruce Park are located between 1.1 km (0.7 mi.) and 1.3 km (0.8 mi.) to the south.

Sidewalks along South Service Road and Hurontario Street provide pedestrian access to bus stops on Hurontario Street

that are approximately 700 m (2,297 ft.) walking distance away. Miway bus service along Hurontario Street provides connection with the Port Credit GO Station to the south and the Cooksville GO Station and the City Centre Transit Terminal to the north. In the future, Light Rail Transit is proposed along Hurontario Street with stops at Mineola Road (approximately 1.5 km (0.9 mi.) walking distance away) and North Service Road (approximately 1 km (0.62 mi.) walking distance away).

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

3. Project Details

The application is to revise the zone by-law to permit five detached dwellings, fronting onto Crestview Avenue with individual driveways. The lots will be created through the consent “severance” process.

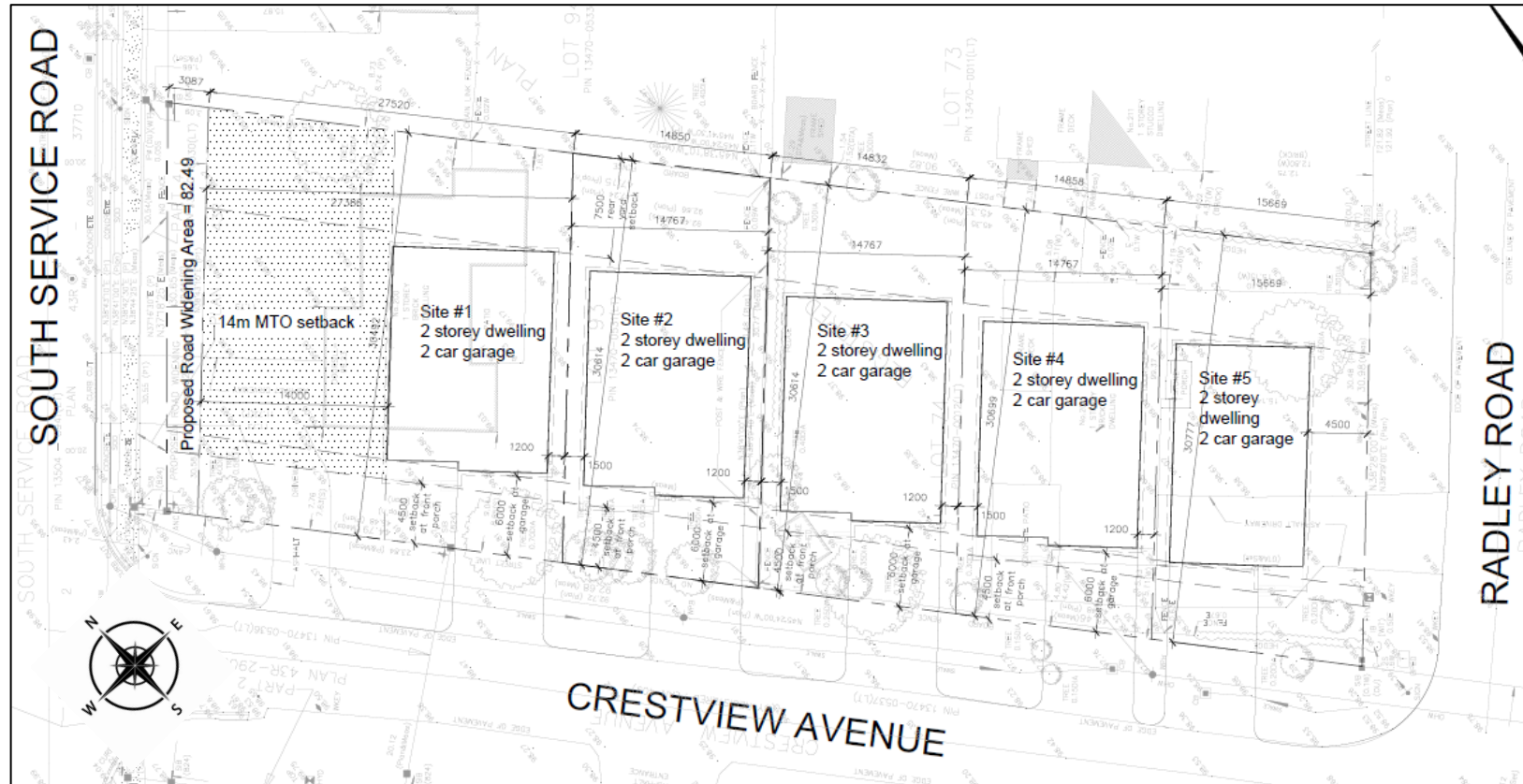
Development Proposal	
Application submitted:	Received: February 9, 2018 Deemed complete: March 14, 2018
Developer/ Owner:	Dream Maker Inc. (10299839 Canada Inc. & 10298786 Canada Inc.)
Applicant:	Glen Schnarr & Associates Inc.
Number of units:	5
Height:	2 storeys – 9.0 m (29.5 ft.) to highest ridge
Lot Coverage:	Site 1: 22% (includes 14 m (46 ft.) MTO setback from South Service Road) Site 2-4: 45% Site 5: 35%
Road Type:	Public
Anticipated Population:	18* *Average household sizes for all units (by type) based on the 2016 Census
Parking:	Required Proposed 10 spaces 10 spaces (in double car garages) <u>10 spaces</u> (on driveways) 20 spaces
Green Initiatives:	<ul style="list-style-type: none"> Grassed swales for stormwater management

Supporting Studies and Plans

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

- Acoustical Study
- Archaeological Study
- Building Elevations
- Phase 1 Environmental Assessment
- Planning Justification Report
- Servicing Plan
- Survey
- Tree Preservation
- Concept Plan
- Draft Zoning By-law Amendment
- Functional Servicing Report
- Stormwater Management Report
- Grading Plan

Concept Plan



Elevation



4. Land Use Policies, Regulation & Amendments

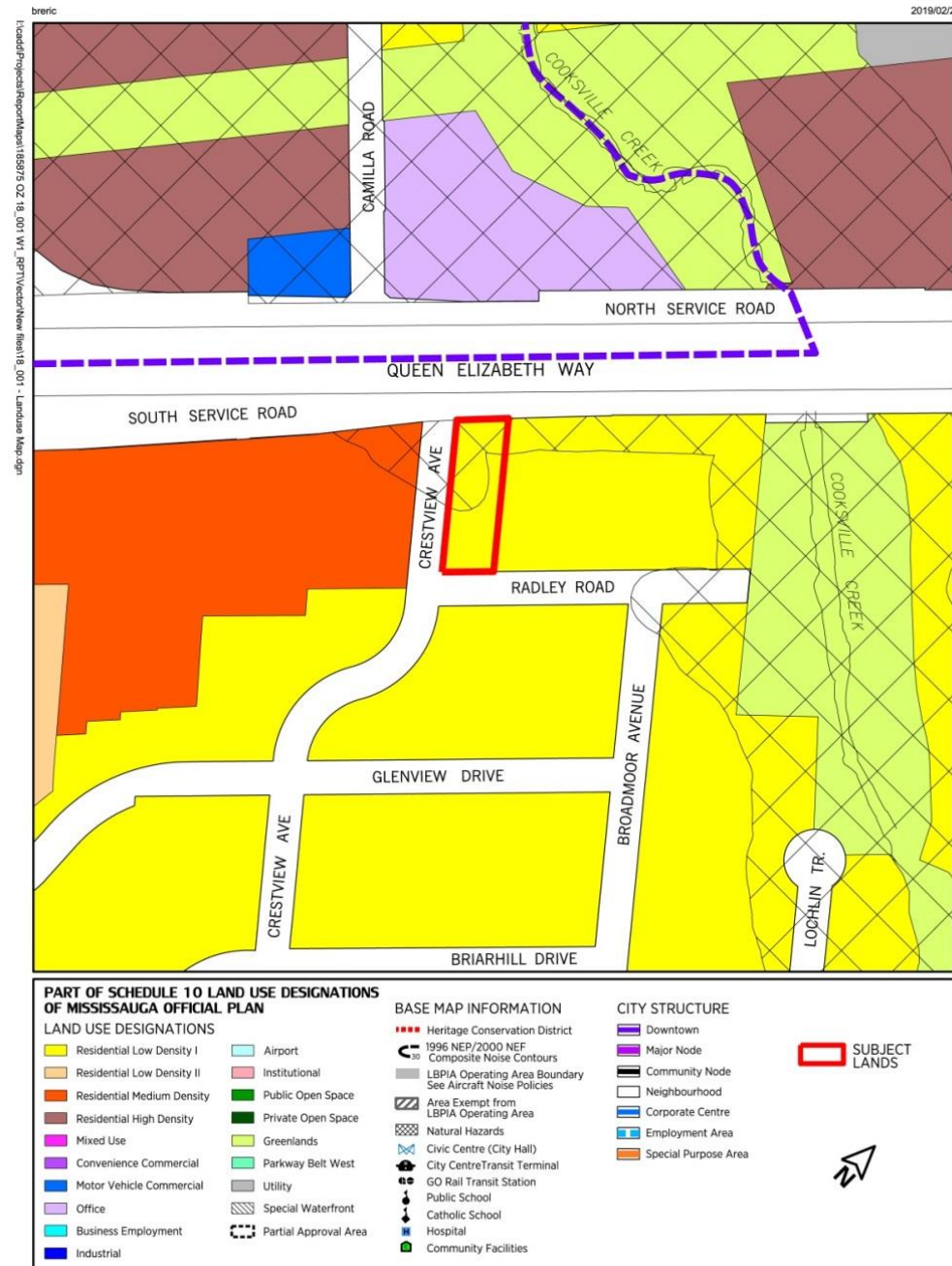
Mississauga Official Plan

The site is designated **Residential Low Density I** which permits detached dwellings.

A portion of the site (lands with cross-hatching) is identified as containing **Natural Hazards**. The limits are intended for illustrative purposes only and discussions with the Credit Valley Conservation Authority have confirmed that the site is outside of the Cooksville Creek floodplain spill area.

Proposed Designation

No change is proposed.



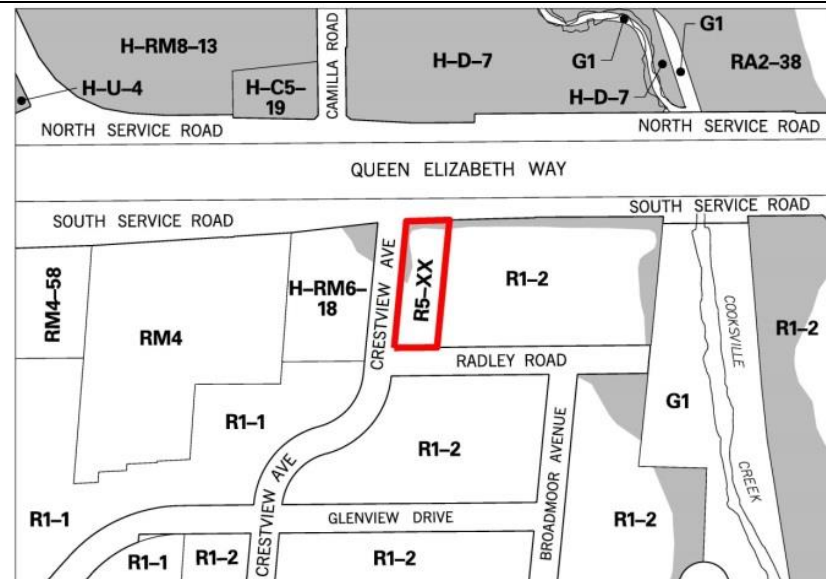
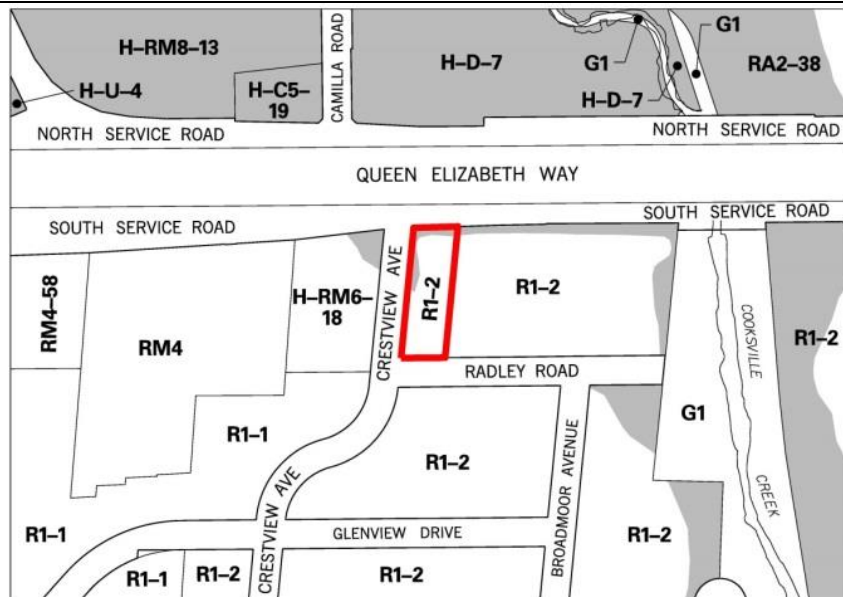
Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **R1-2** (Detached Dwellings – Typical Lots - Exception) which permits detached dwellings, and provides additional regulations pertaining to infill development (e.g. height, side yards, lot frontage). The Greenlands Overlay is applicable for a portion of the property which requires additional approvals from the City and Credit Valley Conservation Authority (CVC). In this instance CVC has indicated that the property is outside the Cooksville Creek floodplain spill and is not within their regulated area.

Proposed Zoning

The proposed zoning is **R5 – Exception** (Detached Dwellings – Typical Lots - Exception) permits detached dwellings with regulations that apply to smaller lot sizes. The proposed zoning meets all the R5 regulations, with one exception being an increase in the permitted lot coverage from 40% to 45% (as proposed in the R5-Exception Zone).



Comparison of Existing and Proposed Zoning Regulations

Zone Regulations	Existing R1-2 Zone Regulations	Proposed R5-Exception Zone Regulations
Permitted Uses	Detached Dwelling	Detached Dwelling
Minimum Lot Area		
- Interior Lot	750 m ² (8,073 ft ²)	295 m ² (3,175 ft ²)
- Corner Lot	835 m ² (8,988 ft ²)	415 m ² (4,467 ft ²)
Minimum Lot Frontage		
- Interior Lot	30 m (98 ft.)	9.75 m (32 ft.)
- Corner Lot	30 m (98 ft.)	13.5 m (44 ft.)
Maximum Lot Coverage	25%	45% (increased from R5 regulation of 40%)
Minimum Front Yard		
- Interior Lot	9.0 m (29.5 ft.)	4.5 m (14.8 ft.)
- Corner Lot	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum Exterior Side Yard	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	30% of the front yard and/or exterior side yard
Minimum Interior Side Yard		
- Interior	1.8 m (5.9 ft.) + 0.61 m (2.0 ft.) for each additional storey or portion thereof above one (1) storey	1.2 m (3.9 ft.) on one side of the lot and 0.61 m (2.0 ft.) on the other side
- Corner	3.0 m (9.8 ft.)	1.2 m (3.9 ft.)
Minimum Combined Width Of Side Yards: Interior lots having a lot frontage equal to or greater than 18 m (59 ft.)		
- Dwelling having more than one storey	27% of the lot frontage	Not Applicable

Zone Regulations	Existing R1-2 Zone Regulations	Proposed R5-Exception Zone Regulations
Minimum Rear Yard - Interior - Corner	7.5 m (24.6 ft.) 3.0 m (9.8 ft.)	7.5 m (24.6 ft.) 7.5 m (24.6 ft.)
Maximum Height – Highest Ridge (lot frontage less than 22.5 m (74 ft.))	9.0 m (29.5 ft.)	10.7 m (35.1 ft.) (to midpoint between eaves and ridge of sloped roof)
Maximum Height – Flat Roof	7.5 m (24.6 ft.)	10.7 m (35.1 ft.) (to highest point of a flat roof)
Maximum Height of Eaves	6.4 m (21 ft.)	Not applicable
Minimum Parking Spaces	2 spaces per unit	2 spaces per unit
Notes: <ul style="list-style-type: none"> - The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. - In some cases the dimensions of the proposed development are greater than minimums and/or less than maximum regulations, including: <ul style="list-style-type: none"> - minimum lot area of proposed development is 453 m² as opposed to 295 m² as permitted in the R5 zone - minimum lot frontage of proposed development is 14.7 m as opposed to 9.75 m as permitted in the R5 zone - maximum height proposed is 9.0 m as opposed to 10.7 m as permitted in the R5 zone - Table identifies a selection of zoning regulations; for a full list of regulations please refer to Zoning By-law 0225-2007 		

5. Summary of Applicable Policies

The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan ;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the city's official plan which is the primary instrument used to evaluate applications. Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

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 the <i>Growth Plan</i> 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	No amendment to the Peel Official Plan or Mississauga Official Plan is required for Regional Approval
Mississauga Official Plan	The lands are located within the Mineola Neighbourhood Character Area and are designated Residential Low Density I , which permits detached dwellings. Neighbourhoods are intended to focus on residential uses and associated services and facilities. 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.	No change proposed to the Official Plan
Zoning By-law 225-2007	The lands are currently zoned R1-2 (Detached Dwellings – Typical Lots - Exception), which permits detached dwellings, with additional regulations pertaining to infill development (e.g. frontage, side yards, height, gross floor area, garage projection, dwelling depth)	The applicant is proposing a rezoning to R5-Exception (Detached Dwellings – Typical Lots – Exception) to permit 5 detached lots with a maximum lot coverage of 45%.

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 18-001 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 with the *PPS* Analysis

<i>Provincial Policy Statement</i> (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/001 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.	MOP provides for efficient land use patterns by recognizing that development and intensification will occur; however, the magnitude will vary in accordance with the City's urban hierarchy. (5.3 City Structure). Neighbourhood Character Areas may accommodate intensification that is sensitive to the existing and planned character and will include appropriate transition in use, built form, density and scale. (5.3.5 Neighbourhoods).	The proposed redevelopment represents intensification that promotes an efficient land use pattern. As part of the next staff report, the application will be assessed with regard to whether the proposed built form represents sensitive infill.
1.1.1 Healthy, livable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), c) avoiding development and land use patterns which may cause environmental or public	MOP recognizes the importance of directing growth to appropriate locations to ensure that resources and assets are managed in a sustainable manner including the protection of ecological functions, public health and safety. (5.1.3 Direct Growth) MOP recognizes the importance of providing suitable housing and a range of choices (7.2 Housing) MOP encourages compact development (5.1.6	Intensification on the subject lands will help achieve an efficient land use pattern. The proposed development is within a residential urban area and does not create environmental health or public safety concerns. However, the extent to which growth should be accommodated on the subject site, and the built form of the development, is subject to further review and further analysis will be included in the next staff

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/001 W1 Consistency
health and safety concerns; e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;	Direct Growth)	report.
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3	MOP policies recognize that Mississauga is at the end of its greenfield growth phase and new growth will be accommodated through redevelopment and intensification (5.0 Direct Growth). MOP policies recognize the City's urban system is comprised of a Green System, City Structure and Corridors. These policies provide for appropriate densities and mix of land uses and range of opportunities for intensification and redevelopment (5.0 Direct Growth). The subject lands are located within the Mineola Neighbourhood, an element in the City's urban structure. Neighbourhoods are to be stable but not static (5.3.5 Direct Growth).	The proposed development represents intensification. The appropriateness of the built form in achieving PPS and MOP policies will be assessed in the next staff report.
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.	MOP policies, including the Urban Hierarchy, address appropriate locations for intensification and redevelopment. Although Neighbourhood Character Areas are not the focus for intensification, MOP policies recognize that this does not mean that they will remain static or that new development must imitate previous development patterns but be sensitive to existing and planned character (5.3.5 Neighbourhoods).	The proposed development responds to intensification policies. Careful attention, however, is required to confirm appropriate scale and transition to adjacent land uses. These issues will be discussed in the next staff report.
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	MOP contains policies that provide direction on appropriate standards to facilitate intensification with respect to issues such as transition, sun/shadow impacts, compact urban realm and public realm (9.0 Desirable Urban Form).	The proposed development responds to intensification policies. Careful attention, however, is required to confirm appropriate scale and transition to adjacent land uses. These issues will be discussed in the next staff report.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/001 W1 Consistency
1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas	As the City of Mississauga is fully urbanized (with the exception of a small amount of land along the western border) all development represent intensification. MOP policies state that new growth will be accommodated through redevelopment and intensification within developed areas (Section 5.1).	Mississauga has sufficient underutilized sites to accommodate allocated growth, with the subject lands representing a potential opportunity for intensification. The proposed development will help achieve growth targets, should it be determined to represent good planning with an appropriate built form.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing types and densities that can accommodate residential growth for a minimum of ten years through intensification, redevelopment, and lands that are designated and available. 1.4.3 Planning Authorities shall provide for an appropriate range and mix of housing types and densities that implement targets for affordable housing, permitting all forms of residential intensification, in accordance with 1.1.3.3, directing new housing towards locations where appropriate levels of infrastructure are available, promoting densities for new housing which efficiently use land and infrastructure, establish development standards for residential intensification, which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.	MOP policies state that the city will ensure there is adequate land capacity to accommodate population and employment growth to 2031 (5.1.2 Direct Growth) and that forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner (5.1.3 Direct Growth). MOP policy 7.2.2 Complete Communities notes that Mississauga will provide opportunities for: a. The development of a range of housing choices in terms of type, tenure and price b. The production of a variety of affordable dwelling types for both the ownership and rental markets	The proposed development with its smaller lot and dwelling sizes will help improve the range and variety of housing in the neighbourhood, should it be determined to represent good planning with an appropriate built form.
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.	The application to permit the development of 5 detached dwellings is supportive of a number of PPS and MOP policies. However, the application requires further analysis with respect to density and built form. The applications will be evaluated based on all MOP policies and reported on in a subsequent staff report.

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 18/001 W1 Conformity" column). Only key policies relevant to the application has 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 with the Growth Plan Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/001 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	The policies of MOP will accommodate growth within the existing urban boundary, helping to reduce sprawl. The policies provide a planning framework to address the challenges of accommodating growth. Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth Plan anticipates.	The development application represents growth within the existing urban boundary. Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.
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 as outlined in Section 4 of MOP, is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods. The City will plan for a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	Any potential issues associated with negative impacts on the established stable neighbourhood and the quality of the urban area will be further evaluated and discussed in the subsequent staff report.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/001 W1 Conformity
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 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 	The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following: Section 5 – Direct Growth (addresses prioritizing intensification) Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change) Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities) Section 8 – Creating a multi-modal City (addresses transportation infrastructure and creating a multi-modal transportation system) Section 9 – Building a Desirable Built Form (provides direction on how to accommodate growth within intensification and non-intensification areas)	The development applications are supportive of many Growth Plan principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and other city guidelines.
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 Growth Plan, as it pertains to the proposed development.	As the decision on the applications will occur after July 1, 2017, it must conform to the Growth Plan 2017.
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	Relevant MOP policies have been reviewed in respect of the Growth Plan and other 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 for transit and active transportation.	The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document (Section 4).	The applications are located within a built-up area of the City and will allow for better utilization of existing infrastructure. It is important, however, to ensure the manner in which this intensification occurs is planned and designed appropriately. The applications are subject to further analysis.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/001 W1 Conformity
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>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.</p>	<p>MOP includes policies, as approved by the Region, that direct growth and intensification to appropriate locations.</p> <p>MOP includes policies that speak to appropriateness of locations for intensification including:</p> <ul style="list-style-type: none"> • 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 policies of the plan (5.3.5.5); and <p>To ensure development is appropriate for the proposed location, 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).</p>	<p>The subject site is located within a Neighbourhood Character Area, which is not intended to be a major focus of intensification; however, it may be considered subject to conditions (e.g. compatibility).</p> <p>The next step in the planning process will determine whether the development applications are accommodating growth in a built form that appropriately responds to the existing and planned character for the area.</p>
<p>Relevant Policies: 2.2.1.2</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <ol style="list-style-type: none"> 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) 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), that is generally away from hazardous lands (2.2.1.2. e) <p>b. Integrated planning to manage forecasted growth will:</p> <ol style="list-style-type: none"> Be supported by planning for infrastructure 	<p>The Mineola Neighbourhood is located within the existing built-up area that has access to municipal infrastructure to accommodate the proposed development.</p> <p>MOP includes policies that speak to appropriately utilizing infrastructure, including:</p> <ul style="list-style-type: none"> • 10.6.8 which states that Mississauga will maintain and establish programs for renewal of infrastructure and utilities. In doing so, Mississauga will ensure that the capital cost, maintenance cost and environmental impact are minimized. Opportunities for reusing pre-existing infrastructure and utilities for new purposes will be encouraged • 10.1.11 which states infrastructure will be 	<p>The proposed development is located within an existing urban area with access to municipal infrastructure. The manner, however, in which the proposed development contributes to the built form will be subject to further evaluation.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/001 W1 Conformity
<p>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 open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>	<p>planned and delivered to ensure financial viability over life cycles and meet projected needs.</p> <p>MOP includes policies that address complete communities, including:</p> <p>7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will: a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking; c. encourage environments that foster incidental and recreational activity; and d. encourage land use planning practices conducive to good public health.</p>	
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent:</p> <p>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>With the exception of a small portion of land along the western boundary of Mississauga, the City is within the delineated built-up area.</p>	<p>The development applications are supportive of the Growth Plan intent to direct development within the built-up area. However, the manner in which growth is accommodated on the site is subject to further review.</p>
2.2.6 Housing		
<p>General Statement of Intent:</p> <p>A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The proposed development represents 5 detached lots that are smaller than the surrounding area. The appropriateness of the built form in this location is subject to further review.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/001 W1 Conformity
<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 a range of housing choices in terms of type, tenure and price.	The appropriateness of the built form in this location is subject to further review.
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>	MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional, and municipal level. In particular provincial policy initiatives provide strong direction for the growth management and development strategies found in MOP.	Not directly applicable, as these policies speak to broader planning matters including: interpretation, implementation and how to read the plan. Part 1.0 of the Mississauga Official Plan addresses many of these issues.

Region of Peel Official Plan

The proposed development does not require an amendment to MOP or the Region of Peel Official Plan. The application was circulated to the Region and Section 8 of the report provides a summary of their comments.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy

complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 4 Vision	Section 4.4.3 Section 4.4.6 Section 4.4.7 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 5.1.2 Section 5.1.3 Section 5.1.4 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</p> <p>Most of Mississauga's future growth will be directed to Intensification Areas.</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.</p>
Section 5.3 & 5.3.3 Neighbourhoods	Section 5.3 5.3.5.1 5.3.5.2 5.3.5.3 5.3.5.5 5.3.5.6 Schedule 1b	<p>The City structure recognizes that various areas of the city perform different functions. 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 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
		Subject lands are within the Neighbourhood Element of the Urban System – City Structure
Section 6 Value The Environment	6.1 6.3.51 6.3.53 6.10 Schedule 3	<p>Noise is a common occurrence in an urban environment. Traffic and aircraft noise as well as noise generated by various land use activities need to be managed and mitigated in order to create a comfortable living and working environment.</p> <p>Development and site alteration is 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. Additional flood protection measures to be implemented relative to individual development applications will be determined by the City and the appropriate conservation authority.</p> <p>Special attention must be given to land use compatibility and the incorporation of noise attenuation methods.</p> <p>A portion of the subject lands are identified as Natural Hazard; however limits are for illustrative purposes and the Conservation Authority should be consulted to determine the actual location.</p>
Section 7 Complete Communities	7.1 7.1.1 7.1.10 7.2 7.2.1 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>When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area.</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 the development of a range of housing choices in terms of type, tenure and price; and the production of a variety of affordable dwelling types for both the ownership and rental markets;</p>
Section 9 Desirable Urban Form	9.1 9.1.1 9.1.3 9.1.10	Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties.

	Specific Policies	General Intent
		<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> <p>The city vision will be supported by site development that: respects the urban hierarchy; utilizes best sustainable practices; demonstrates context sensitivity, including the public realm; promotes universal accessibility and public safety; and employs design excellence.</p>
Section 9.2.2 Desirable Urban Form Non-Intensification Areas (includes Neighbourhoods)	9.2.2.3	<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.
Section 9 Desirable Urban Form Site Development	9.5.1 9.5.1.1 9.5.1.2 9.5.1.9 9.5.1.12 9.5.2 9.5.3	<p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character area. Appropriate transition should be provided and have regard for various elements including sunlight, wind, privacy, overlook, skyviews.</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged.</p> <p>Site design should contribute to achieving the City's vision and the intended character for the area and assist in achieving sustainable development objectives</p>
Section 11 Land Use	11.2.5.3 Schedule 10	<p>Lands designated Residential Low Density I will permit the following uses:</p> <ul style="list-style-type: none"> a. detached dwelling; b. semi-detached dwelling; and c. duplex dwelling. <p>The subject lands are identified as being designated Residential Low Density I</p> <p>NOTE: Mineola Neighbourhood policies further restrict uses</p>

	Specific Policies	General Intent
Section 16 Neighbourhood General	16.1.1.1 16.1.2.1 16.1.2.2	<p>For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p> <p>To preserve the character of lands designated Residential Low Density I, the minimum frontage and area of new lots created by land division or units or parcels of tied land (POTLs) created by condominium will generally represent the greater of: a. The average frontage and area of residential lots, units or POTLs on both sides of the same street within 120 m (394 ft.) of the subject property. In the case of corner development lots, units or POTLs on both streets within 120 m (394 ft.) will be considered; or b. the requirements of the Zoning By-law.</p> <p>Notwithstanding 16.1.2.1, where the average lot frontage or lot area of residential lots determined pursuant to 16.1.2.1.a is less than the minimum requirements of the zoning by-law, consideration may be given to a minor variance.</p>
Section 16 Neighbourhoods Mineola Character Area Policies	16.18.1.1 16.18.2.1	<p>Infill housing policies require development of detached dwellings to address, amongst other things, setbacks, grades, height, scale and character, minimizing impacts on neighbours.</p> <p>Notwithstanding the Residential Low Density I and Residential Low Density II policies of this Plan, the Residential Low Density I and Residential Low Density II designations permit only detached dwellings.</p>
Section 19 Implementation	19.4.3	<p>To provide consistent application of planning and urban design principles, all development applications will address, a range of matters, including but not limited to: compatibility, conformity with the policies in this Plan, sustainability, adequacy of engineering services, community infrastructure, the multi-modal transportation systems, suitability of the site in terms of size and shape, to accommodate the necessary on site functions, parking, landscaping, and on site amenities; i. the relationship of the proposed development to the street environment and its contribution to an effective and attractive public realm; the impact of the height and form of development, in terms of overshadowing and amenity loss, on neighbouring residential and park uses; site specific opportunities and constraints; sustainable design strategies; and urban form and public health.</p>

6. 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"> 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Mineola Public School <ul style="list-style-type: none"> Enrolment: 398 Capacity: 429 Portables: 0 Queen Elizabeth Senior <ul style="list-style-type: none"> Enrolment: 336 Capacity: 262 Portables: 4 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,164 Capacity: 1,203 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Dominic <ul style="list-style-type: none"> Enrolment: 327 Capacity: 271 Portables: 5 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 424 Capacity: 807 Portables: 0

*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.

7. Community Comments

No community meetings were held. The Planning and Building Department has received one written comment to date indicating that in order to preserve the neighbourhood the two existing lots should be permitted one house each. The city has received comment from local residents that is opposed to the development as they wish to preserve the neighbourhood.

8. Development Issues

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

Agency / Comment Date	Comment
Ministry of Transportation (June 22, 2018)	A 14 m (50 ft.) setback will be required for all above and below grade facilities, including required parking from the South Service Road widening area.
Region of Peel (April 30, 2018)	<p>Regional services consist of a 150 mm (6 in.) watermain on Crestview Avenue a 150 mm (6 in.) watermain on Radley Road and a 300 mm (12 in.) watermain on South Service Road. There is a 250 mm (10 in.) sanitary sewer on South Service Road and a 250 mm (10 in.) sanitary sewer on Radley Road. There is no municipal sanitary sewer on Crestview Avenue</p> <p>A full Engineering submission is required for the construction of infrastructure and a revised Functional Servicing Report (FSR) is required.</p> <p>The Region will provide curbside collection of garbage, recycling materials, household organics and yard waste.</p> <p>.</p>
Dufferin-Peel Catholic District School Board (March 28, 2018) and the Peel District School Board (April 13, 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 this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require that the applicant shall agree in the Servicing Agreement to include warning clauses in all offers of purchase and sale that students may be accommodated in temporary facilities and/or bussed outside of the neighbourhood and that children will meet the bus on roads as identified by the Board.</p>

Agency / Comment Date	Comment
Credit Valley Conservation (August 29, 2018)	Although CVC regulated mapping indicates that a portion of the subject property may be within the floodplain spill, the Crozier floodplain Spill Analysis Memo confirms that the subject property is not impacted by the Cooksville Creek floodplain spill and is not within CVC's regulated area.
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 1, 2019)	<p>The Community Services Department notes that the proposed residential development is approximately 1500 m (4,921 ft.) from Spruce Park (P-029), zoned Open Space-Community Park (OS1) which contains a community play site, a multi-pad and basketball hoops.</p> <p>Cash contribution will be required for street tree planting on Crestview Avenue in accordance with current City standards. Tree removal permission is required to injure or remove trees.</p> <p>Prior to 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>
City Community Services Department – Culture Division (April 11, 2018)	The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment. No grading or other soil disturbance shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
City Community Services Department – Fire and Emergency Services Division (April 9, 2018)	Fire has reviewed the rezoning application from an emergency response perspective and has no concerns. Emergency response time to the site and watersupply availability are acceptable.
City Transportation and Works Department (February 15, 2019)	<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>Grading Plan: The grading plan is to be updated to clearly indicate the required acoustical fencing and related berming, identify any required grading onto the adjacent lands and to clarify the proposed "Storm Storage Chambers" as they interfere with the location of the required acoustical fencing. Additional cross-sections are required.</p> <p>Soils/GeoTech Report: The applicant is requested to submit a Soils/Geotechnical Report identifying the proposed Storm Storage Chambers.</p>

Agency / Comment Date	Comment
	<p>Noise Report: The submitted Acoustical Report is to be revised to confirm which lots will require special building designs due to noise impacts, as well as what barrier height is required to achieve 59dBA.</p> <p>Phase One ESA/Phase Two ESA: The Phase One ESA report must include a clause or be accompanied by a letter signed and sealed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report. Also, a Phase 2 ESA must be submitted.</p> <p>Functional Servicing Report: The Functional Servicing & Storm Water Management Report requires clarification to verify the function of the proposed "Storm Storage Chambers" and that the location of the chambers will not interfere with the required acoustical fencing.</p> <p>Traffic: All plans are to be revised to show the required 20m right of way for South Service Road as well as the required 10 m radius rounding at the intersection of Crestview Ave. and South Service Road. All of the submitted plans are to be revised to indicate additional information regarding all of the municipal boulevard frontages including the existing features and the Utility poles that need to be relocated.</p> <p>The above aspects are to be addressed by the applicant prior to the Recommendation Meeting.</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 Enbridge Rogers Cable Greater Toronto Airport Authority Trans-northern Pipeline</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Alectra Utilities Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire Viamonde Bell Canada</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?
- Is the design of required acoustical barriers appropriate?
- Provision of a satisfactory Servicing Report to determine if there is capacity and resolution of all servicing and utility issues, including use of Storm Storage Chambers.

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 as part of the land division process. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

9. Section 37 Community Benefits (Bonus Zoning)

Section 37 community benefits (bonus zoning) is not considered applicable for the current proposal as no official plan amendment is required and the net increase in height and density above existing zoning permissions does not meet the eligibility requirements of Corporate Policy 07-03-01 – Bonus Zoning.