
Planning and Development Committee

Date

2019/04/29

Time

1:30 PM

Location

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

Members

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

Contact

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

Find it Online

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

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

Send written submissions or request notification of future meetings to:

Mississauga City Council Att: 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

Approval of April 15, 2019 1:30 PM and 7:00 PM sessions

4. MATTERS TO BE CONSIDERED

4.1. PUBLIC MEETING INFORMATION REPORT (ALL WARDS)

Potential Zoning By-law Amendments for Accessory Buildings and Structures

File: CD.06-ACC

Bill 139

4.2. STATUS REPORT (Ward 1)

Lakeview Waterfront Draft Master Plan

Owner: Lakeview Community Partners Limited

File: Lakeview Waterfront Development Master Plan

4.3. PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan amendment and rezoning applications to permit two detached homes

fronting Hollow Oak Terrace and to add commercial and office uses permissions for the
lands fronting onto Clarkson Road North

1137 & 1141 Clarkson Road North, east side of Clarkson Road North between the CN
Railway and Hollow Oak Terrace

Owner: Trig Investments Inc.

File: OZ 16/012 W2

Bill 139

-
- 4.4. RECOMMENDATION REPORT (WARD 1)
Application to permit one new unit in the existing triplex
9 Benson Avenue, north of Lakeshore Road West, west of Mississauga Road
Owner: Medhat and Samia Elias
File: OZ 17/022 W1
Bill 139
5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: April 5, 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:
CD.06-ACCMeeting date:
2019/04/29

Subject

PUBLIC MEETING INFORMATION REPORT (ALL WARDS)

Potential Zoning By-law Amendments for Accessory Buildings and Structures**File: CD.06-ACC****Bill 139**

Recommendation

That the report dated April 5, 2019, from the Commissioner of Planning and Building regarding potential zoning by-law amendments for accessory buildings and structures under File CD.06-ACC (All Wards), be received for information.

Report Highlights

- This report provides background information on existing zoning standards for accessory buildings and structures on low density residential lots in order to receive comments from the community.
- The Planning and Building Department is proposing zoning amendments that would establish a balance between mitigating impact on neighbouring properties, and providing flexibility for larger structures on larger lots.

Background

On May 10, 2017, Council directed Planning staff to review the existing zoning regulations for accessory buildings and structures (hereinafter referred to as accessory structures). The intent of the review was to determine if new size and height regulations that are relative to the size of the property would be more appropriate, rather than a fixed maximum.

The purpose of this report is to present proposed zoning by-law amendments for accessory structures and to hear comments from the public on the potential changes. Based on feedback received, staff will prepare a recommendation report to be considered at a later date.

Comments

TRENDS

Staff reviewed the zoning by-laws of several municipalities in the Greater Toronto and Hamilton Area (GTHA), including Toronto, Brampton, Milton, Oakville, Burlington, Hamilton, Vaughan and Markham. In comparison with those municipalities, Mississauga has some of the most restrictive zoning regulations for accessory structures. Due to variability in definitions and regulations that may be area-specific and may apply differently to each municipality, it is difficult to assemble the municipal standards into one comprehensive table.

Mississauga's restrictive zoning standards have resulted in staff reviewing over 150 minor variance applications for accessory structures from 2016 - 2018. The majority of the applications are located in Wards 1 and 2, and tend to be for larger lots, with a median lot size of 1 000 m² (10,763 ft²). The requests are predominantly for an increase in permitted height, floor area/occupied area and/or the number of structures. In the majority of cases where Planning and Building staff have either recommended refusal or deferral, the proposed accessory structures were significantly larger than the permitted maximum.

When staff review a minor variance application for an accessory structure that is larger than permitted, the main considerations are the size of the lot, setbacks and coverage. These are most likely to create an impact on adjacent properties. The placement of an accessory structure on a large lot with sufficient setback to neighbouring properties often mitigates the massing impact.

POTENTIAL ZONING BY-LAW AMENDMENTS

All of the applicable zoning by-law regulations for accessory structures were examined. To introduce some flexibility into the by-law the following amendments are being considered:

- Creating two sets of regulations – one for lots that are greater than or equal to 750 m² (8,072 ft²) and one for lots that are less than 750 m² (8,072 ft²)
- Permitting an increased size (height and area occupied) for larger lots
- Introducing a maximum lot coverage for accessory structures
- Removing the maximum number of accessory structures in favour of a maximum combined area occupied for all accessory structures
- Exempting certain outdoor fireplaces from a maximum height

Staff are not proposing to amend the setback requirements as the zoning by-law already applies different setback standards depending on lot size.

Each of the proposed amended regulations is described in greater detail below.

Two Sets of Regulations Related to Lot Size

The zoning by-law identifies four types of accessory structures - detached garages, gazebos, pergolas and “other accessory structures”. The detached garage regulations should more appropriately be moved to section 4.1.12 of the zoning by-law where the attached garage regulations are located. No changes to the detached garage regulations are proposed.

The regulations for the latter three categories are identical in regards to maximum height and floor area/maximum area occupied. These regulations apply regardless of lot size. The creation of two sets of regulations based on lot size for accessory structures would recognize the difference in impact relative to the size of the lot.

The minimum lot area for interior lots in the R1 zone is 750 m² (8,072 ft²), which is the largest base zone regulation for detached dwellings. This threshold is also being considered for differentiating large and small lots for the purposes of evaluating accessory structures. Milton, Vaughan and Toronto have different zoning standards based on either the lot frontage or lot area.

Maximum Height and Area Occupied

The zoning by-law currently permits a maximum height of 3.0 m (9.8 ft.) and a maximum floor area/area occupied of 10 m² (107.6 ft²) for gazebos, pergolas and other accessory structures, regardless of the size of the lot. These standards represent one of the most restrictive set of requirements for municipalities in the GTHA.

Increasing the maximum height of accessory structures to 3.5 m (11.5 ft.) for lots greater than 750 m² (8,072 ft²) would have eliminated the need for 29 out of 127 height variances from 2016-2018. Of those 29 variances, the Planning and Building Department had no objection to all but one of the requests. A maximum permitted height of 3.5 m (11.5 ft.) would still be lower than the zoning standards in Toronto, Oakville, Burlington, Hamilton and Markham.

Similarly, increasing the maximum area occupied to 20 m² (215.3 ft²) for lots greater than 750 m² (8,072 ft²) would have eliminated the need for 47 out of 129 variances from 2016-2018. The Planning and Building Department had no objection to all 47 of those requests. A maximum area occupied of 20 m² (215.3 ft²) would still be lower than the zoning standard in Burlington, but would be higher than that of Markham and Vaughan. Rather than limiting each accessory structure, some municipalities rely on maximum lot coverage or a maximum combined area for all accessory structures.

No change is proposed for height and area occupied for lots smaller than 750 m² (8,072 ft²).

Maximum Lot Coverage

Lot coverage is the percentage of the lot area that is occupied by all buildings and structures, including those that are accessory to the main dwelling. Along with the two sets of regulations based on lot size, creating a separate calculation that pertains only to the accessory structures

would allow for the size of the lot to be considered when determining the maximum area occupied. Relying on the existing definition of lot coverage to achieve this objective would not be effective because properties with dwellings that were built well below the maximum lot coverage would be permitted larger accessory structures.

Toronto permits a maximum lot coverage of 10% for accessory structures while Oakville permits the greater of 5% of the lot area or 42 m² (452 ft²) of building area. Introducing a 5% maximum lot coverage for accessory structures would provide flexibility to scale up for larger lots, but also provide protection from overdevelopment on smaller lots.

Maximum Combined Area

Currently, the zoning by-law permits one of each of the following: gazebo, pergola, and other accessory building and structure (e.g. shed). Each one is permitted a maximum floor area or area occupied of 10 m² (107.6 ft²). The current regulations are not flexible enough to accommodate the needs of many residents. For example, two moderately sized sheds can be less impactful than allowing one of each of the permitted accessory buildings or structures. However, since only one of each is currently allowed, minor variances would be required. To address this issue, the zoning by-law could be amended to permit a maximum combined area for all accessory structures.

The by-law currently allows a maximum of 30 m² (322.9 ft²) in total for all accessory structures. This standard should be maintained for lots smaller than 750 m² (8,072 ft²). For larger lots, it is proposed to double the maximum area occupied to a maximum combined area of 60 m² (645.8 ft²) and remove the distinction between the aforementioned accessory structures.

A maximum combined area for all accessory buildings and structures has been utilized as a zoning standard in Toronto and Brampton. No other GTHA municipalities surveyed limit the number of accessory structures.

Exempting Certain Outdoor Fireplaces

Under the zoning by-law, outdoor fireplaces are considered to be accessory structures. Therefore, they are subject to the same regulations as sheds, gazebos, pergolas and other accessory structures. The Ontario Building Code (OBC) also has minimum height requirements for chimney flues that are either attached to the roof or within 3 m (9.8 ft.) of a roof surface or structure. In some instances, this OBC requirement has resulted in variances being sought at the Committee of Adjustment when there is an outdoor fireplace attached to a rear deck. Exempting the height requirements for outdoor fireplaces within 3 m (9.8 ft.) of the roof or walls of the dwelling would have eliminated the need for 21 out of 30 variances from 2016-2018. Of those 21 variances, the Planning and Building Department had no objection to all of those requests.

Effect of Potential Amendments

For the purposes of assessing the overall impact of the potential zoning amendments, typical large and small lots in Mississauga were examined. Large lots were assumed to be 950 m² (10,225 ft²) while small lots were assumed to be 390 m² (4,198 ft²). These lots represent typical lot sizes seen at the Committee of Adjustment.

Appendices 2 and 3 depict lots with typical accessory structure conditions. Appendices 4 and 5 demonstrate the maximum number, size and height of accessory structures, as they would be permitted on those lots with existing zoning regulations. Appendices 6 and 7 demonstrate the effect of all of the proposed maximum zoning regulations, as discussed above.

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 amendments are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1 contains a detailed analysis of consistency and conformity with Provincial regulations.

Financial Impact

Not applicable.

Conclusion

Once public input has been received, and all issues are identified, the Planning and Building Department will be in a position to make recommendations regarding potential amendments to Zoning By-law 0225-2007 for accessory structures. Notwithstanding planning protocol, the Recommendation Report may be brought directly to a future Council meeting.

Attachments

- Appendix 1: Detailed Information and Preliminary Planning Analysis
- Appendix 2: Small Lots – Existing Condition
- Appendix 3: Large Lots – Existing Condition
- Appendix 4: Small Lots – Maximum Permitted Under Existing Zoning
- Appendix 5: Large Lots – Maximum Permitted Under Existing Zoning
- Appendix 6: Small Lots – Proposed Zoning Regulations
- Appendix 7: Large Lots – Proposed Zoning Regulations



Planning and Development Committee

2019/04/05

6

Originator's file: CD.06-ACC

Prepared by: Jordan Lee, Planner

Detailed Information and Preliminary Planning Analysis

Table of Contents

| | |
|--|-----|
| 1. Land Use Policies and Regulations | 2-3 |
|--|-----|

1. Land Use Policies and Regulations

Summary of Applicable Policies

The proposed rezoning changes have been 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 this proposal.

| Policy | Mississauga Official Plan (MOP) Policies | City Initiated Proposal |
|---|--|--|
| Provincial Policy Statement (PPS) | The existing policies of MOP are consistent with the PPS. 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. | The lands affected by the proposed zoning amendments are located within a settlement area, as identified by the PPS. The proposed amendments would be consistent with the PPS, which states that the official plan is the most important vehicle for implementation of the PPS in building strong communities. |
| Growth Plan for the Greater Golden Horseshoe (Growth Plan) | The existing policies of MOP conform with the <i>Growth Plan</i> | The lands affected by the proposed zoning amendments are located in the delineated built-up area, as identified by the Growth Plan. The proposed amendments would conform to the Growth Plan, which addresses planning for intensification. The proposed amendments do not address matters of intensification. |
| Greenbelt Plan | n/a | n/a |
| Parkway Belt Plan | n/a | n/a |
| Region of Peel Official Plan (ROP) | The existing policies of MOP are consistent with the ROP | The lands affected by the proposed zoning amendments are located in the urban system and the built-up area, as identified by the ROP. The proposed amendments conform to the ROP, which directs municipalities to include policies in their official plans that support broader planning objectives such as growth management, protecting the natural environment, housing and transportation. Local issues such as accessory buildings and structures are addressed by Mississauga Official Plan and Zoning By-law 0225-2007. |
| Mississauga Official Plan | - | There are several policies from the Mississauga Official Plan that are applicable in the evaluation of the proposed amendments. They are outlined in the conformity analysis following this table. |
| Zoning By-law 225-2007 | - | Proposed changes to the zoning regulations for accessory buildings and structures on low density residential lots include creating two sets of regulations based on lot size; permitting an increased height and area occupied for larger lots; introducing a maximum lot |

| Policy | Mississauga Official Plan (MOP) Policies | City Initiated Proposal |
|--------|--|--|
| | | coverage for accessory structures; removing the maximum number of accessory structures in favour of a maximum combined area; and exempting certain outdoor fireplaces. |

Conformity Analysis

Relevant Mississauga Official Plan Policies

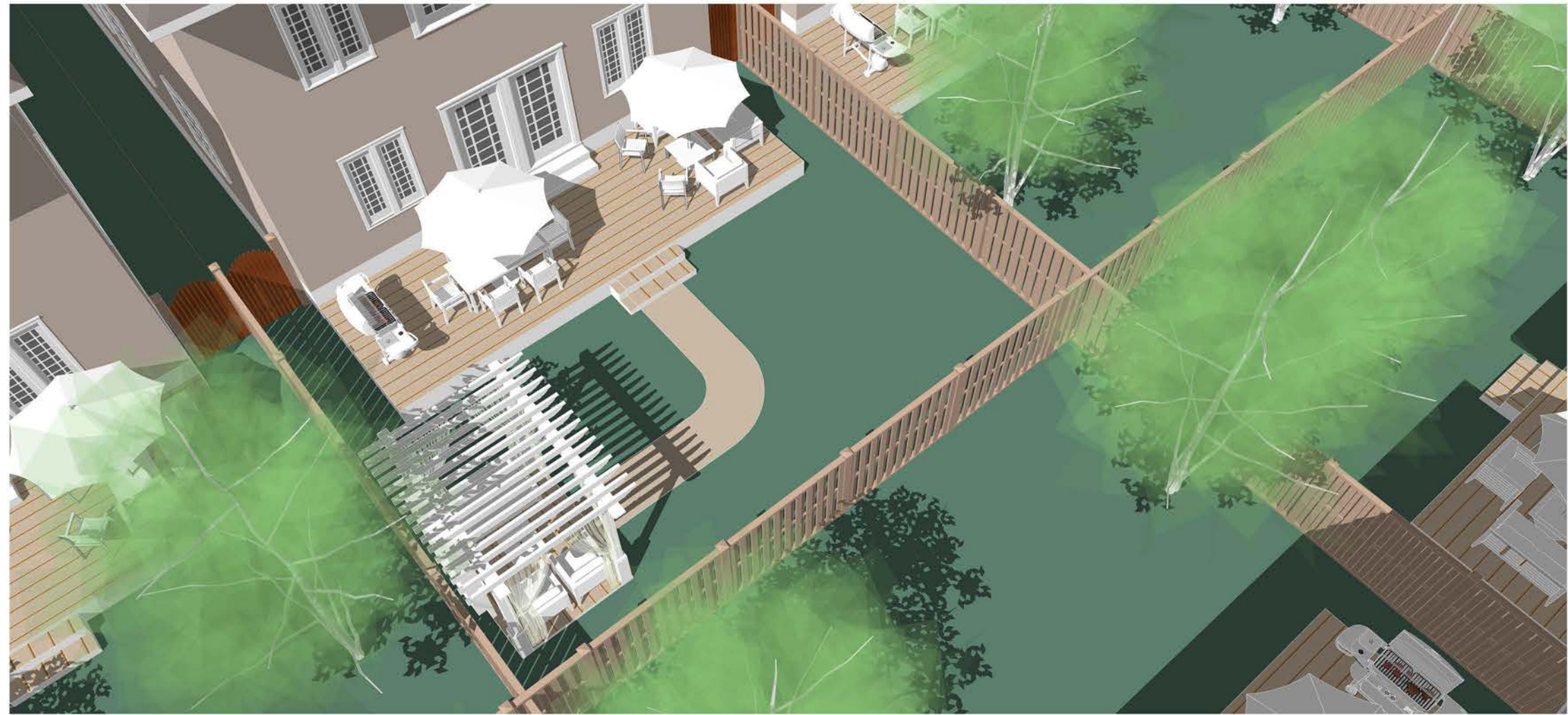
The following table identifies the Mississauga Official Plan policies which will be used to evaluate the proposal.

| | Specific Policies | General Intent |
|---|-------------------|---|
| Chapter 5 Direct Growth | Section 5.1.7 | Mississauga will protect and conserve the character of stable residential Neighbourhoods. |
| | Section 5.3.5.6 | Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale. |
| Chapter 9 Build a Desirable Urban Form | Section 9.2.2.3 | While new development need not mirror existing development, new development in Neighbourhoods will: c. respect the scale and character of the surrounding area; g. be designed to respect the existing scale, massing, character and grades of the surrounding area. |
| | 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 should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements: 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; m. the function and use of buildings, structures and landscapes. |
| | Section 9.5.1.4 | Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. |
| Chapter 19 Implementation | Section 19.4.2 | To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated: b. Mississauga Zoning By-law. |
| | Section 19.6.1 | The zoning for all properties will conform to this Plan within three years of it coming into force and effect. |



Existing Condition

The dwellings and lots as they exist today. 146 m² building footprint with a 6 m² pergola. 0.61 m setback to side and rear lot lines.





Existing Condition

The dwellings and lots as they exist today. 270 m² building footprint with a 10 m² pergola. 1.2 m setback to side and rear lot lines.

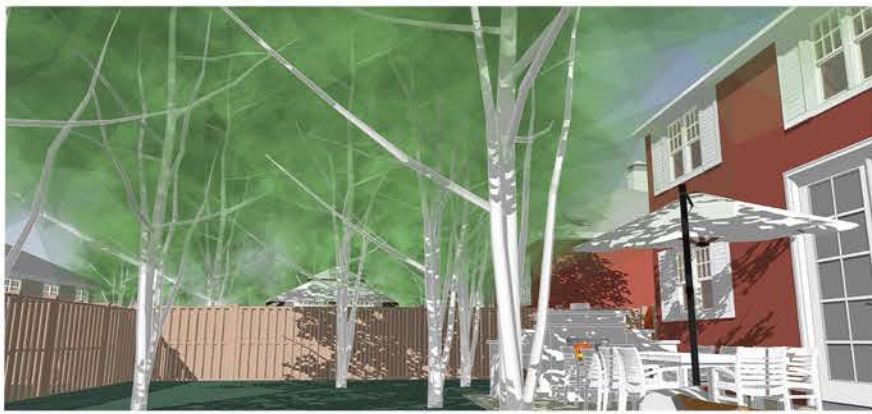




Maximum permitted under existing zoning

146 m² building footprint, with 10 m² gazebo, 10 m² shed, and 10 m² pergola. All accessory structures will be 3 m high. 0.61 m setback to side and rear lot lines.





Maximum permitted under existing zoning

270 m² building footprint with 10 m² gazebo, 10 m² cabana, 10 m² pergola. All accessory structures are 3 m in height, 1.2 m setback to side and rear lot lines.



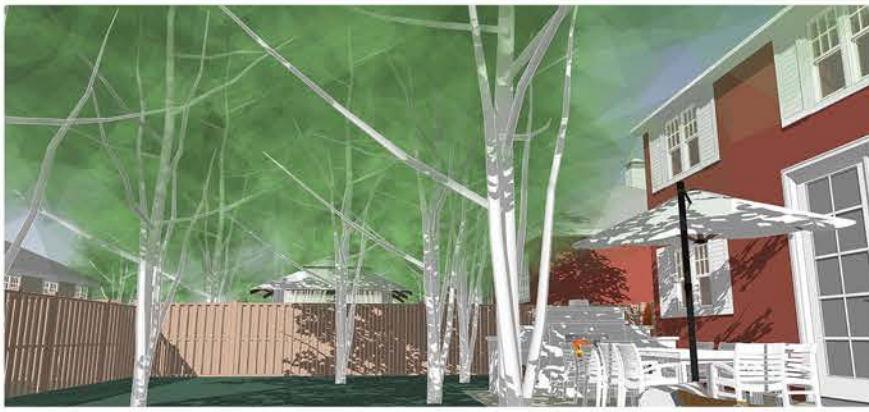


Proposed Zoning Regulations

146 m² building footprint, with 6 m² gazebo, 6 m² shed, 6 m² pergola. All accessory structures will be 3 m high. 0.61 m setback to side and rear lot lines.

** Based on potential new lot coverage regulation.*





Proposed Zoning Regulations

270 m² building footprint with 15 m² gazebo, 15 m² cabana, 15 m² pergola*. All accessory structures are 3.5 m in height, 1.2 m setback to side and rear lot lines.

* Based on potential new lot coverage regulation.



City of Mississauga

Corporate Report



Date: 2019/04/05

To: Chair and Members of Planning and Development Committee

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

Originator's file:
Lakeview Waterfront
Development Master
Plan

Meeting date:
2019/04/29

Subject

STATUS REPORT (Ward 1)

Lakeview Waterfront Draft Master Plan

Owner: Lakeview Community Partners Limited

File: Lakeview Waterfront Development Master Plan

Recommendation

That the report dated April 5, 2019, from the Commissioner of Planning and Building regarding the initial submission of the Lakeview Waterfront Draft Master Plan by Lakeview Community Partners Limited, be received for information.

Report Highlights

- Lakeview Community Partners Limited have submitted a draft Development Master Plan illustrating a development concept for the Lakeview Waterfront which is currently being reviewed
- Community engagement has been ongoing through engagement sessions and meetings with both the Lakeview Community Advisory Panel (LCAP) and City staff
- The proponent has retained the services of a new architect which is currently in process of modifying the plan and responding to feedback
- A final Development Master Plan will need to be brought back to Council for endorsement
- Subdivision and Rezoning applications were submitted in March 2019, however the applications are not to be deemed complete until Council endorsement of the Development Master Plan

Background

The former Lakeview Power Generating site and surrounding employment lands have been the subject of studies culminating in the adoption of Official Plan Amendment 89 in June 2018. In accordance with the Lakeview Waterfront Policies of Mississauga Official Plan, a Development Master Plan is required to be submitted and endorsed by Council before development applications are deemed complete. This policy applies to the entirety of the Lakeview Waterfront area, including both the former Lakeview Generating Station site and the employment lands known as Rangeview Estates. The conversion of the employment lands in Rangeview Estates cannot proceed until the Region of Peel completes a Municipal Comprehensive review for those lands so the focus of this Report is on a Development Master Plan as it applies to the former Lakeview Generating Station site.

The purpose of the Development Master Plan is to provide a conceptual plan along with studies which assess the concept's feasibility and merit and sets general parameters around how the community will look and function. It also allows for engagement with the community on key elements of the concept. The Official Plan acknowledges that the planning of such a community goes beyond the master plan process and that more details will have to be assessed through development applications. Accordingly, additional community engagement will take place on more detailed matters through the development applications. The Plan will also provide City Council with a better understanding of some of the capital investments that will have to be assessed as part of the capital and business planning process in order to support the vision for the waterfront development.

The Development Master Plan will contain development concepts, principles and guidelines at a more detailed level than the Lakeview Waterfront policies. The elements that will be addressed will include, but are not limited to: height and density; built form criteria; alignment of roads; sustainable infrastructure and features; provision for public and private open spaces, and the provision of public access to the water. While the Development Master Plan is not a statutory component of the planning process, it serves as an important milestone in the development approval process.

The purpose of this report is to provide a status update of the site and to outline the next steps for implementing the Official Plan policies and processing the applications. The report consists of two parts, an executive summary and detailed information contained in Appendix 1.

Comments

The property is located on the south side of Lakeshore Road East, east of Lakefront Promenade and forms a majority part of the Lakeview Waterfront Major Node Character Area. The site was home to the Lakeview Generating Station but is now mostly vacant although portion of the site does contains baseball diamonds operated by the City. The site is currently undergoing soil remediation.

Aerial image of 1082 Lakeshore Road East



PROPOSAL

Lakeview Community Partners Limited have submitted a draft Development Master Plan which builds on the Lakeview Waterfront policies by further defining neighbourhoods, introducing built form and open spaces, highlighting intentions for sustainable features and outlining park functions. It illustrates seven districts and includes a mix of townhomes, mid-rise and high-rise residential buildings, employment lands, cultural space, a village square, community parks and waterfront parks.

The following documents have been submitted which constitute the applicant's submission of a draft Development Master Plan. These documents are currently under review by staff.

- Lakeview Village Development Master Plan (October 2018)
- Height Study Lakeview Village (January 2019)
- Lakeview Village Sustainability Strategy (December 2018)
- Lakeview Village Traffic Considerations Report (January 2019)

The documents are available online at:
www.mississauga.ca/portal/residents/inspirationlakeview

Further details of the Development Master Plan are included in Appendix 1.

Applicant's rendering of the proposed development



Lakeview Community Partners Limited has advised that they have retained the services of a Master Plan Architect to review, improve upon and revise the concept and that that process is currently underway.

LAND USE POLICIES AND REGULATIONS

The Lakeview Waterfront Policies of Mississauga Official Plan set the vision and guiding principles for a sustainable, mixed-use community including generous open spaces, cultural and recreational amenities and employment opportunities. Lakeview Waterfront is intended to be a predominantly mid-rise community with some lower and taller buildings included to provide a variety of building types. The draft Development Master Plan is seeking to increase the overall number of units and increase the heights beyond what is permitted in the Official Plan. The concept as presented does not conform to the Official Plan and requires an Official Plan Amendment.

BUILT FORM

Table 1 of the Mississauga Lakeview Waterfront Policies contains the distribution of the housing and unit targets. The chart below illustrates a comparison between the targets contained within the policies and the proposal.

| | | MOP - Lakeview Waterfront Policies | | Proposal | |
|-------------------------|----------------------------------|------------------------------------|-------------|----------|-------------|
| Total Residential Units | | 6,800 | | 8,004 | |
| Built Form | Townhomes | 15% | 1,020 units | 5% | 402 units |
| | Mid-rise (5-8 storeys) | 50% | 3,400 units | 66% | 5,298 units |
| | Tall Buildings (above 8 storeys) | 35% | 2,380 units | 29% | 2,304 units |

An illustration of the proposed building form can be found in Appendix 1, Section 7.

Additional information on the applicable policies can be found in Appendix 1, Section 3.

BUILDING HEIGHTS

Below is a comparison of the height permissions included in the Lakeview Waterfront policies and the proposal.

| | MOP – Lakeview Waterfront Height Policies | Proposed |
|---|--|---|
| Cultural Waterfront (excluding Waterway District) | Maximum 8 storeys | 15-20 storeys – 1 building 20-25 storeys – 3 buildings Balance is 8 storeys or under |
| Waterway District | A limited number of buildings with heights up to 25 storeys will be permitted. Buildings greater than 25 storeys may be considered and will require a height study | 30-35 storeys – 1 building 45-49 storeys – 1 building Third building is 25 storeys or under |

| | MOP – Lakeview Waterfront Height Policies | Proposed |
|---------------------|--|--|
| Ogden Green | Towns 2-4 storeys Mid-rise 5-8 storeys Taller buildings 9-15 storeys A limited number of taller buildings from 16-25 storeys may be permitted subject to a height study | 16-20 storeys – 3 buildings 20-25 storeys – 5 buildings 30-35 storeys – 1 building Balance is 15 storeys or under |
| Innovation Corridor | Mid-rise employment buildings encouraged | To be determined |

An illustration of the built form heights can be found in Appendix 1, Section 8.

COMMUNITY ENGAGEMENT

The Official Plan requires that the Development Master Plan include public consultation, including input from the local ratepayers association. The Lakeview Ratepayers Association has formed an advisory panel, known as the Lakeview Community Advisory Panel (LCAP), which has been corresponding and meeting regularly with staff and representatives from Lakeview Community Partners Limited. There have been five meetings with the entirety of the LCAP and representatives from Lakeview Community Partners Limited. There have also been a number of less formal meetings between select members of LCAP and staff.

Three community engagement sessions have been hosted by Lakeview Community Partners Limited since their purchase of the property.

NEXT STEPS

The Official Plan policies require that the Development Master Plan receive Council endorsement. While some of the below elements have already been included in the submitted draft Development Master Plan, the final Development Master Plan will establish the following:

Precincts

Precincts will be delineated and the intended character objectives of the precincts will be identified. The percentage of townhouses, mid-rise and high rise buildings will be identified for precincts.

Blocks and Road Patterns

Blocks and road patterns will be established through the identification of public roads. Where it is intended that blocks be broken into smaller blocks by condominium roads or mews, this will be identified in the master plan with the understanding that specific alignments can be fine-tuned through the development application. Cycling routes will also be identified.

Heights and Density

Block height envelopes will be established through the Development Master Plan. Where there may be merit for a building to exceed the height within an envelope, the number of buildings that may exceed that height, and the heights themselves, will be indicated. An overall maximum unit allowance will be indicated.

Dedicated Lands

The waterfront lands to be dedicated to the City will be identified.

Public Open Space

Park dimensions and areas will be included as part of the Development Master Plan. This will include neighbourhood parks and the north-south and east-west green connections.

Sustainable Initiatives

Green initiatives that are intended to be pursued will be identified. These items will form part of Sustainability Strategy and be vetted through City staff.

In addition to the above, the Development Master Plan will address the intentions related to building design criteria, views, parking, phasing, and public art.

DEVELOPMENT APPLICATIONS

Development of the land requires approval of Plans of Subdivision, Rezoning and Site Plans. The applicant submitted a Plan of Subdivision and Rezoning at the beginning of March, 2019. As per Lakeview Waterfront Policy 13.4.11, the development applications will not be deemed complete until Council endorses the Development Master Plan. In addition to the on-going informal community engagement sessions, a formal Public Meeting before Planning and Development Committee will be required for those applications.

Financial

There are no financial impacts resulting from the recommendations in this report. The proposal represents a major development of waterfront parkland which contains enhanced features above the standard of regular parks. The realization of waterfront park development will require significant City investment.

Conclusion

The submitted draft Development Master Plan represents one of the first steps in the on-going process of planning for a transformative lakefront community. Community engagement is on-going and will continue to form part of the master plan process. A refined Development Master Plan will be required to be brought forward to Council for endorsement.

Attachments

Appendix 1: Detailed Information and Draft Development Master Plan Excerpts



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

Prepared by: David Breveglieri. Development Planner

Detailed Information

Owner: Lakeview Community Partners Limited

Table of Contents

| | |
|---|----|
| 1. History..... | 2 |
| 2. Site and Neighbourhood Context..... | 2 |
| 3. Land Use Policies..... | 3 |
| 4. Master Plan Statistics..... | 6 |
| 5. Lands to be Dedicated..... | 7 |
| 6. Development Master Plan – Districts..... | 8 |
| 7. Development Master Plan - Building Form | 11 |
| 8. Buildings Exceeding Official Plan Height Permissions or Require a Height Study | 12 |
| 9. Green, Smart and Sustainable Features..... | 13 |

1. History

Following the closure and subsequent demolition of the Lakeview Power Generating Station in 2006, a community grass roots initiative was undertaken by the Lakeview community to envision a new community on those lands. The Lakeview Legacy Project reimagined the lands which had been closed off to the community. The late Councillor Jim Tovey, a citizen at the time, was instrumental in guiding the efforts of the *Lakeview Legacy Project*. In 2010 the City initiated the *Inspiration Lakeview* visioning process which included additional community engagement and the involvement of Infrastructure Ontario and Ontario Power Generation which owned the property at the time. The visioning process work resulted in the 2014 *Inspiration Lakeview Master Plan*. In April of 2018, Lakeview Community Partners Limited purchased the property. In June of 2018, City Council approved the Official Plan Amendment which redesignated the property and applied the land use policy framework which will guide the redevelopment of the Lakeview Waterfront.

expansion, are located to the east of the site. A Region of Peel water treatment facility, Douglas Kennedy Park and employment uses are located to the west of the site. Employment uses exist north of the site, south of Lakeshore Road East, while the north side of Lakeshore Road East contains commercial and residential uses.

| Property Size and Use | |
|-----------------------|--|
| Frontages: | 135 m (443 ft.) along Lakeshore Road East |
| Depth: | 1 km (3,280 ft.) excluding pier |
| Gross Lot Area: | 71.6 ha (177 ac.) |
| Existing Uses: | Baseball diamonds on the northwest corner, balance is vacant |

2. Site and Neighbourhood Context

Site Information and Surrounding Uses

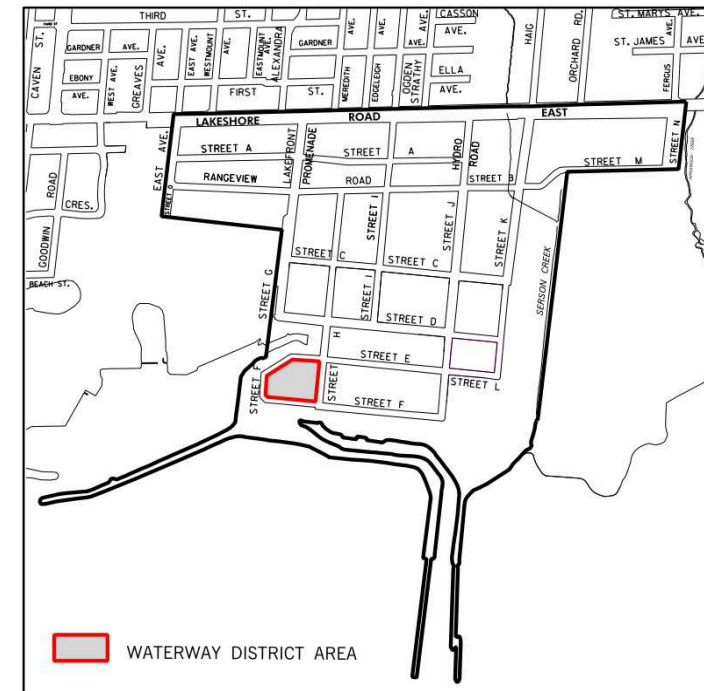
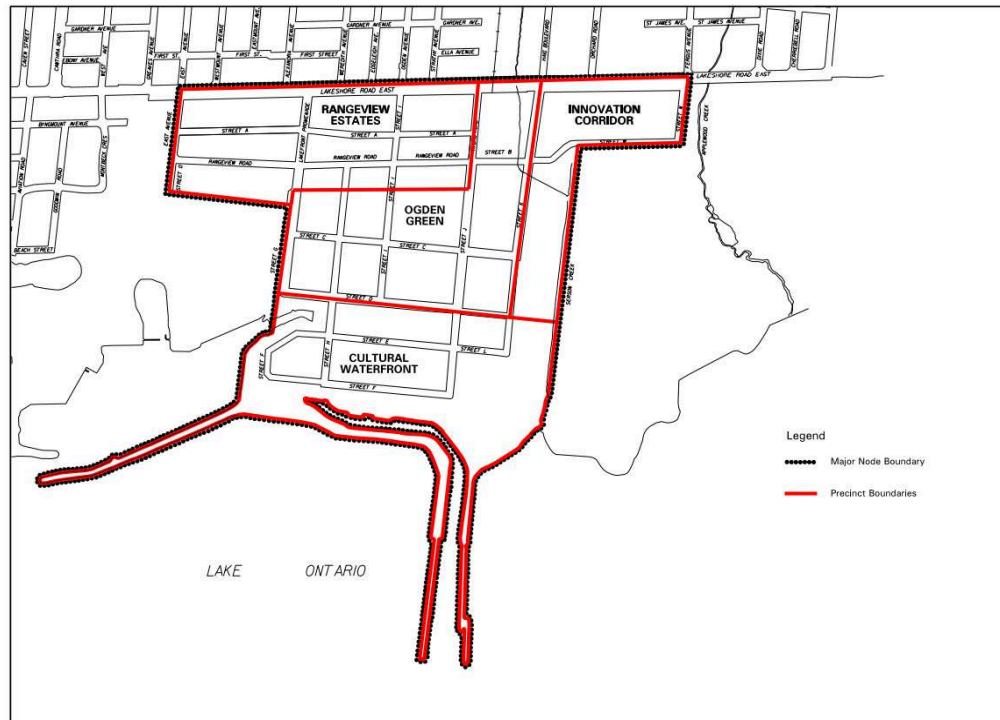
The property is located on the south side of Lakeshore Road East, east of Lakefront Promenade, on the site which was formerly occupied by the Lakeview Power Generating Station. The Region of Peel wastewater treatment facility and the Jim Tovey Lakeview Conservation Area, which is currently under

3. Land Use Policies

Precincts

There are three precincts identified in the policies which form part of the ownership of Lakeview Community Partners, those are Ogden Green, Cultural Waterfront and Innovation Corridor. Each precinct is intended to have its own character and accordingly each has their own land use and height permissions. Within the Cultural Waterfront, the Lakeview Waterfront policies recognize the Waterway District Area which will permit buildings up to 25 storeys. Any proposal for

buildings above 25 storeys may be considered if a satisfactory height study is submitted that addresses the height, floor plate, separation distances, transition and number of buildings amongst other things. The Rangeview Estates precincts is not part of this Development Master Plan as these lands are under different ownership, however, work done as part of this plan will have regard for the future development of these lands.



Relevant Mississauga Official Plan Policies - Lakeview Waterfront

There are policies in Mississauga Official Plan (MOP) that are applicable to the review of the Development Master Plan. Below is a summary of some of those policies.

| | Specific Policies | General Intent |
|-----------------------------|-----------------------------------|--|
| Vision & Growth | Section 13.3.3. Section 13.3.4 | <p>The Vision for the Lakeview Waterfront area is to be a model green, sustainable and creative community on the waterfront. It will be planned as a mixed use community with a vibrant public and private realm including generous open spaces, cultural and recreational amenities, and employment opportunities.</p> <p>The Lakeview Waterfront is a Major Node. It is targeted to achieve a gross density between 200 and 300 residents plus jobs combined per hectare; and strive to reach a population to employment ratio of 2:1 across the entire Major Node. It will provide a range of building typologies predominately of a mid-rise in height. It will strive to be a sustainable community and incorporate green development standards.</p> <p>Development master plans will confirm the planned population and employment targets and housing unit distribution by built form that respects the overall vision for the area.</p> |
| Environment | Section 13.3.5 | <p>The Lakeview Waterfront is planned to be an innovative, green model community that incorporates sustainable best practices for buildings and neighbourhoods.</p> <p>Development will incorporate sustainable measures in their design and will strive to meet LEED or other custom green development standards for all buildings.</p> <p>An interconnected network of open spaces will provide linkages, both within and to surrounding areas. This network includes parks, trails, and natural hazard lands.</p> |
| Complete Communities | Section 13.3.6 Section 13.3.8 | <p>A mixed use focal point is planned for the southeast quadrant of the community, where cultural commercial, office, institutional, and recreational open spaces converge. The area may accommodate special events and uses, waterfront attractions, and art and culture incubator space.</p> <p>Development within the Cultural Waterfront Precinct will create a unique identity by providing distinctive architecture, high quality public art and streetscape, and cultural infrastructure and spaces that will reinforce, where appropriate, the history of the site. Buildings providing flexible floor plates that are amenable to a variety of cultural uses and ground level incubator space, including makerspace will be encouraged.</p> <p>The Innovation Corridor Precinct is at the eastern limit of the Lakeview Waterfront area and is intended to be a high-tech green campus that accommodates office, business employment uses, institutional uses, and research and development activities.</p> |

| | Specific Policies | General Intent |
|-----------------------------------|-------------------|---|
| Multi-Modal Transportation | Section 13.3.7 | <p>The Lakeview Waterfront community is designed to encourage multi-modal transportation with emphasis on transit and active transportation.</p> <p>The Lakeview Waterfront area will be developed with a fine-grain network of roads and connections that will support active transportation and create a well-connected and healthy community.</p> <p>Development master plans and development applications will demonstrate how the findings of the area-wide transportation study have been incorporated into site specific development proposal.</p> |
| Urban Form | Section 13.3.8 | <p>Lakeview Waterfront will be predominantly mid-rise in form but will include some lower and taller buildings to provide a variety of building types. Limited taller buildings must 'earn the sky' through design excellence and protection of skyviews and address sun and wind.</p> <p>The distribution of height and density will achieve the following:</p> <ul style="list-style-type: none"> • a gradual transition to existing adjacent residential neighbourhoods • greatest heights and densities will be located at the southwestern edge of the community subject to a detailed height study • buildings located in the Waterway District Area will provide an appropriate transition in height to adjacent development • provide a pedestrian scale with appropriate step backs that includes a transition towards adjacent parks and the waterfront • ensure permeability and views towards the waterfront <p>Permitted building heights will range as follows:</p> <ul style="list-style-type: none"> • townhouses (all types) ranging from 2 to 4 storeys; • low-rise apartment buildings up to 4 storeys; • mid-rise apartment buildings from 5 to 8 storeys; • taller buildings from 9 to 15 storeys. <p>A limited number of buildings from 16 to 25 storeys in height may be permitted in the Ogden Green Precinct, subject to a Height Study. Development master plans will demonstrate how a range of heights from 9 to 15 storeys will be maintained across these precincts.</p> <p>A limited number of buildings up to a maximum height of 25 storeys will be permitted in the Waterway District Area. Buildings greater than 25 storeys in height may be considered and will require a Height Study.</p> <p>Heights will be limited to a maximum of 8 storeys in the Cultural Waterfront Precinct.</p> |

| | Specific Policies | General Intent |
|----------------|-------------------|---|
| Implementation | 13.3.11 | <p>Development applications will be considered premature and not “complete” until the area wide studies have been completed and development master plan have been endorsed by Council.</p> <p>The preparation of development master plans will include a public consultation component, including input from the local ratepayer’s association</p> <p>Area wide studies, including a transportation study and sustainability study, will be completed prior to City Council’s endorsement of development master plan. Additional studies may be required to be completed.</p> |

4. Master Plan Statistics

| Development Proposal | |
|---------------------------------------|--|
| Owner: | Lakeview Community Partners Limited |
| Number of units: | Townhouse - 402 units Mid-rise Buildings - 5,298 units Tall Buildings - 2,304 units Total - 8,004 units |
| Proposed Gross Floor Area (Retail): | 14 043 m ² (151,158 ft ²) |
| Proposed Gross Floor Area (Cultural): | Undetermined at this time |
| Waterfront Lands dedicated to City | 37 ha (67 acres) |
| Total parkland proposed | Undetermined at this time |

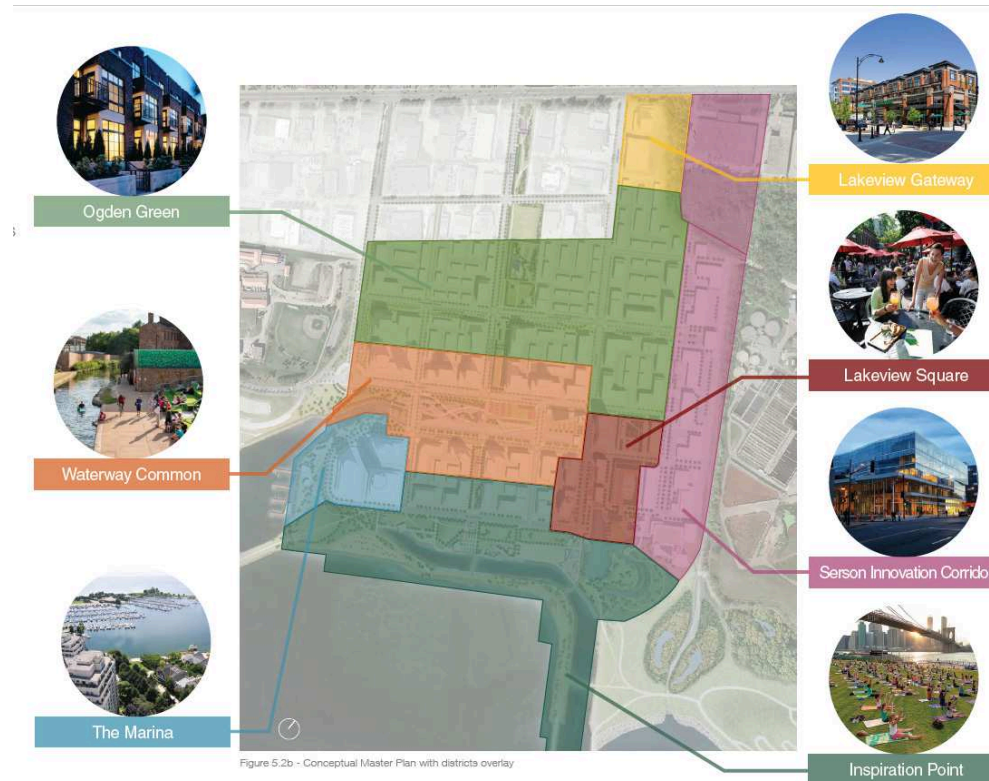
5. Lands to be Dedicated

The image is an excerpt from the draft development master plan and illustrates the 27 ha (67 acres) of waterfront property proposed to be dedicated to the City as per commitments made by Ontario Power Generation. The delineation of land is currently under review by staff.



6. Development Master Plan – Districts

The draft development master plan builds upon the Lakeview Waterfront policies by further defining neighbourhoods. It illustrates seven districts and includes a mix of townhomes, mid-rise and high-rise residential buildings, employment lands, cultural space, a village square, community parks and waterfront parks. Below is a summary of the districts.



Inspiration Point

This neighbourhood will contain the majority of the 37 ha (67 acre) parcel of land that is being dedicated to the City. The draft development master plan contains illustrations of different amenities and features being included within what will be a City owned waterfront park. The features illustrated are proposed by Lakeview Community Partners and have not been assessed by the City for feasibility or funding. The plan illustrates development fronting onto the waterfront park with heights up to 8 storeys.

Lakeview Square

This neighbourhood is intended to be the commercial and cultural hub of the entire development. It is illustrated as having mix of residential, retail office and cultural uses with a public realm that will contain restaurant patios and can be programmed for events. The eastern portion of the Village Square forms part of the 27 ha (67 acre) dedication to the City and it is intended that this area will eventually accommodate cultural uses. A multi-storey parking structure has been illustrated within this area as has an apartment building with a height of up to 20 storeys.

Waterway Common

This neighbourhood is defined by residential buildings lining a wide linear park which presents a strong green linkage across the entirety of the site and leads into the Village Square. The park is intended as a year round gathering space with a prominent water element contained within the park. This park will form part of parkland contribution and much like Inspiration Point, the features illustrated within the park have not been assessed by the City for feasibility or funding.

A number of tall towers are illustrated within the neighbourhood that do not meet the heights allowed in the Lakeview Waterfront policies.

The Marina

This neighbourhood corresponds to the Waterway District of the Lakeview Waterfront policies. This area is intended to accommodate the tallest towers and the balance of the waterfront park dedication. Tall buildings in this neighbourhood will have to be justified with regards to context, transition, and separation distances and showcase architectural excellence. Restaurant or retail uses are intended to be included at the ground level.

Ogden Green

This neighbourhood is illustrated to be residential with a mix of townhomes, mid-rise and tower buildings. In accordance with the Lakeview Waterfront policies, a community park is illustrated that could be large enough to accommodate recreational programming. This area also contains some tall towers that do not meet the heights allowed in the Lakeview Waterfront policies.

Lakeview Gateway

This area is illustrated to accommodate a mixed use landmark building on Lakeshore Road East which could accommodate neighbourhood shopping and offices above the ground floor. This area is intended to signal the entry point into Lakeview Waterfront.

Serson Innovation Corridor

This area is intended to accommodate innovative employment uses while also acting as a buffer between the Region's wastewater treatment facility and the proposed residential buildings. This area will take on some of the employment functions that will be lost through the redevelopment of Range view Estates. Mid-rise buildings will be encouraged in this area. Further analysis and partnerships by the City and private enterprise will be required in order to ensure the ultimate success of this employment area.

7. Development Master Plan - Building Form

The image is an excerpt from the draft Development Master Plan and illustrates the proposed mix of building types. The plan proposes to increase the number of units and the mix of units as shown.

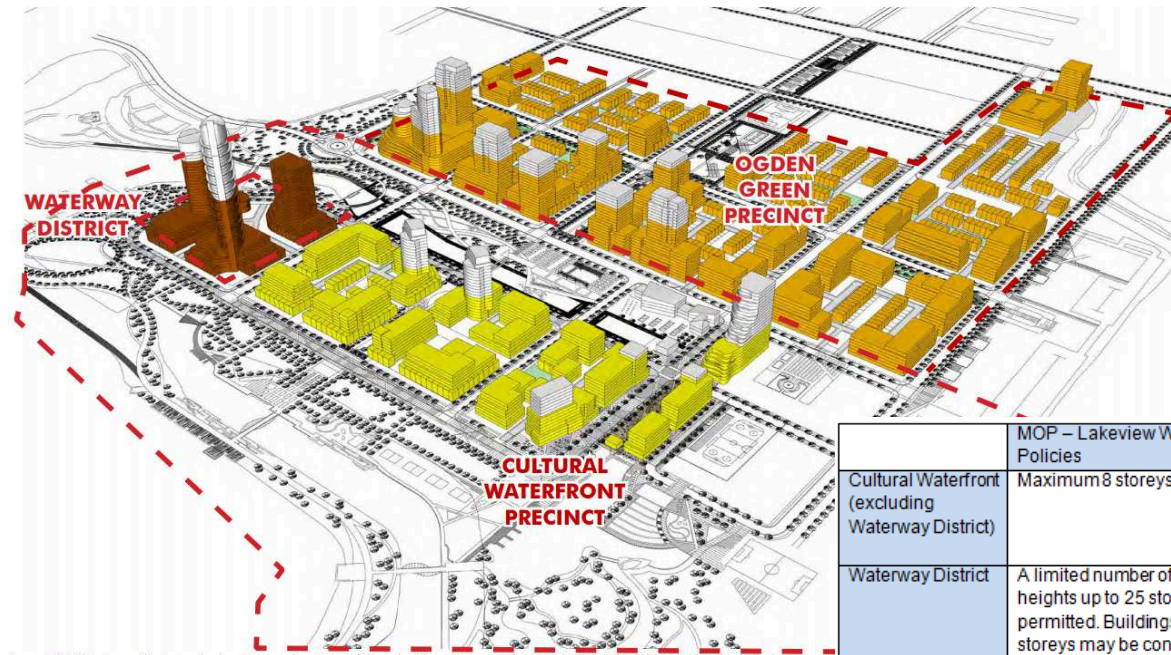


| | | MOP - Lakeview Waterfront Policies | | Proposal | |
|-------------------------|----------------------------------|------------------------------------|-------------|----------|-------------|
| Total Residential Units | | 6,800 | | 8,004 | |
| Built Form | Townhomes | 15% | 1,020 units | 5% | 402 units |
| | Mid-rise (5-8 storeys) | 50% | 3,400 units | 66% | 5,298 units |
| | Tall Buildings (above 8 storeys) | 35% | 2,380 units | 29% | 2,304 units |

8. Buildings Exceeding Official Plan Height Permissions or Require a Height Study

The Lakeview Waterfront policies set out height permissions for each of the three residential precincts. The Cultural Waterfront precinct permits heights up to 8 storeys. The four buildings which exceed eight storeys in height require an Official Plan Amendment. The Ogden Green Precinct permits heights up to 15 storeys with a limited number of 16-25 storey buildings if justified through a height study. There is one building proposed to exceed 25 storeys that would require an Official Plan Amendment.

The image below is an excerpt from the Height Study and illustrates the buildings which would require a Height Study. The component illustrated in white represents the exceedance.



| | MOP – Lakeview Waterfront Height Policies | Proposed |
|---|--|--|
| Cultural Waterfront (excluding Waterway District) | Maximum 8 storeys | 15-20 storeys – 1 building 20-25 storeys – 3 buildings Balance is 8 storeys or under |
| Waterway District | A limited number of buildings with heights up to 25 storeys will be permitted. Buildings greater than 25 storeys may be considered and will require a height study | 30-35 storeys – 1 building 45-49 storeys – 1 building Third building is 25 storeys or under |
| Ogden Green | Towns 2-4 storeys Mid-rise 5-8 storeys Taller buildings 9-15 storeys A limited number of taller buildings from 16-25 storeys may be permitted subject to a height study | 16-20 storeys – 3 buildings 20-25 storeys – 5 buildings 30-35 storeys – 1 building Balance is 15 storeys or under |
| Innovation Corridor | Mid-rise employment buildings encouraged | To be determined |

9. Green, Smart and Sustainable Features

The Development Master Plan and Sustainability Strategy submitted has outlined a sustainability framework which includes a number of green initiatives which include:

- Applying the EcoDistricts protocol – framework for sustainable initiatives, setting performance targets and measuring progress
- District energy – network of underground pipes for heating and cooling
- Grid connected microgrid – combining multiple sources of power generation eg. District energy, wind, solar
- Stormwater capture – rooftop capture/greenroofs, bioswales, rain gardens, bioretention
- Vacuum waste – waste, recycling and composting to be sorted and transported through underground tubes
- Community Gardens
- Electric vehicle charging stations
- Co-working hub for mobile employees
- Smart LED streetlights
- Smart sensors for parking

The full range of features being considered can be found in the Sustainability Strategy.

City of Mississauga
Corporate Report



Date: April 5, 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 16/012 W2

Meeting date:
 2019/04/29

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan amendment and rezoning applications to permit two detached homes fronting Hollow Oak Terrace and to add commercial and office uses permissions for the lands fronting onto Clarkson Road North

1137 & 1141 Clarkson Road North, east side of Clarkson Road North between the CN Railway and Hollow Oak Terrace

Owner: Trig Investments Inc.

File: OZ 16/012 W2

Bill 139

Recommendation

1. That the applications under File OZ 16/012 W2, Trig Investments Inc., 1137 & 1141 Clarkson Road North to amend Mississauga Official Plan from **Residential Low Density I – Exempt Site 2 & Residential Low Density I** to **Mixed Use**; to change the zoning to **C4** (Mainstreet Commercial) and **R3-1** (Detached Dwellings – Typical Lots) to permit two detached homes fronting Hollow Oak Terrace and commercial and office uses for the lands fronting onto Clarkson Road North, be approved subject to the conditions referenced in the staff report dated April 15, 2019, from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application.

Background

A public meeting was held by the Planning and Development Committee on May 1, 2017, at which time an Information Report was received for information. The following link is access to the Information Report:

https://www7.mississauga.ca/documents/committees/pdc/2017/2017_05_01_PDC_Agenda.pdf

Recommendation PDC-0021-2017 was then adopted by Council on May 10, 2017.

That the report dated April 7, 2017, from the Commissioner of Planning and Building regarding the applications by Trig Investments Inc. to permit two detached homes fronting Hollow Oak Terrace and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House, under file OZ 16/012 W2, 1137 & 1141 Clarkson Road North, be received for information.

Given the amount of time since the public meeting, full notification was provided.

Comments

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on December 21, 2016. A Community Meeting was held on April 3, 2017 by Ward 2 Councillor Karen Ras. The Information Report public meeting was held on May 1, 2017. Three residents made deputations regarding these applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on December 13, 2016, with a resubmission occurring on February 5, 2019.

Department/agency comments are included in Appendix 1 to this report.

Transportation and Works Department

Comments updated March 22, 2019, state that prior to the enactment of the Zoning By-law, the applicant will be required to:

- Complete and file a Record of Site Condition on the MECP's Environmental Site Registry and provide all required supporting environmental documents and a Letter of Reliance. Provide additional information to confirm that environmental constraints have been satisfactorily managed.
- Deliver and execute a Development Agreement in a form satisfactory to the City of Mississauga, Region or any other appropriate authority. The agreement may deal with matters including, but not limited to, engineering matters, environmental requirements and

technical details such as grading, fencing, noise mitigation, securities, additional provisions and warning clauses.

- Site specific details will be addressed through the Site Plan review and approval process, including matters related to the adjacent railway corridor, which is to be reviewed and approved by Metrolinx – GO Transit.

Metrolinx – GO Transit

Comments updated March 18, 2019, state that the applicant is proposing a 27 m (88.6 ft.) setback between the adjoining railway property line and the detached homes. The owner and Metrolinx will enter into an agreement that will be registered on title of each of the proposed properties that stipulates how the concerns of Metrolinx will be addressed. Through the Site Plan process, Metrolinx will finalize the development details related to the required security fence and setback.

PLANNING ANALYSIS SUMMARY

Lands Fronting onto Clarkson Road (Clarkson Paisley House)

Official plan amendment and rezoning applications propose the following changes:

- Redesignation from **Residential Low Density I** and **Residential Low Density I – Exempt Site 2** to **Mixed-Use**
- Rezoning from **R3-62** (Detached Dwellings – Typical Lots) and **D** (Development) to **C4** (Mainstreet Commercial)

The proposed redesignation and rezoning will allow additional commercial uses on a site located along Clarkson Road North, which is a Major Collector Road. This site is in close proximity to Lakeshore Road West and Clarkson Village Community Node, a predominantly mixed-use area. The change will strengthen connectivity to the community node. As there are no proposed physical changes to the heritage listed "Paisley House", the additional uses will function within the existing structure and be limited the type of uses of a local scale. The proposed change enables new uses to exist on the site that will serve the surrounding residential community, while repurposing a heritage house, and will foster the development of complete communities.

Lands Fronting onto Hollow Oak Terrace

Official plan amendment and rezoning applications propose the following changes:

- Redesignation from **Residential Low Density I – Exempt Site 2** to **Residential Low Density I**
- Rezoning from **R3-62** (Detached Dwellings – Typical Lots) and **D** (Development) to **R3-1** (Detached Dwellings – Typical Lots)

The proposed lot sizes and built form of the two detached homes will be similar to the existing homes on Hollow Oak Terrace and follow the zoning regulations that apply to the street. The

construction of two detached homes in this manner is context sensitive and appropriate for the surrounding context.

Overall, the applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

A detailed Planning Analysis is found in the Appendix 2.

Strategic Plan

The applications are consistent with the Connect Pillar of the Strategic Plan by sensitively adding more housing to an established residential neighbourhood and supports the principles of building complete communities by contributing and connecting to the surrounding context.

Financial Impact

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

Conclusion

In summary, the development applications represent a proposal that is context sensitive and appropriate to the surrounding area. The proposed official plan amendment and rezoning applications acceptable from a planning standpoint and should be approved.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: David Ferro, Development Planner

City of Mississauga

Corporate Report



Date: April 7, 2017

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
OZ 16/012 W2

Meeting date:
2017/05/01

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 2)

Applications to permit two detached homes fronting Hollow Oak Terrace and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House

1137 & 1141 Clarkson Road North, east side of Clarkson Road North between the CN Railway and Hollow Oak Terrace

Owner: Trig Investments Inc.

File: OZ 16/012 W2

Recommendation

That the report dated April 7, 2017, from the Commissioner of Planning and Building regarding the applications by Trig Investments Inc. to permit two detached homes fronting Hollow Oak Terrace and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House, under file OZ 16/012 W2, 1137 & 1141 Clarkson Road North, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the Official Plan and Zoning By-law
- Community concerns identified to date relate to tree preservation, maintaining the character of the area, construction management and the existing illegal contractor's yard use
- Prior to the next report, matters to be addressed include the appropriateness of the requested uses and satisfactory resolution of other technical requirements and studies related to the project

Background

The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

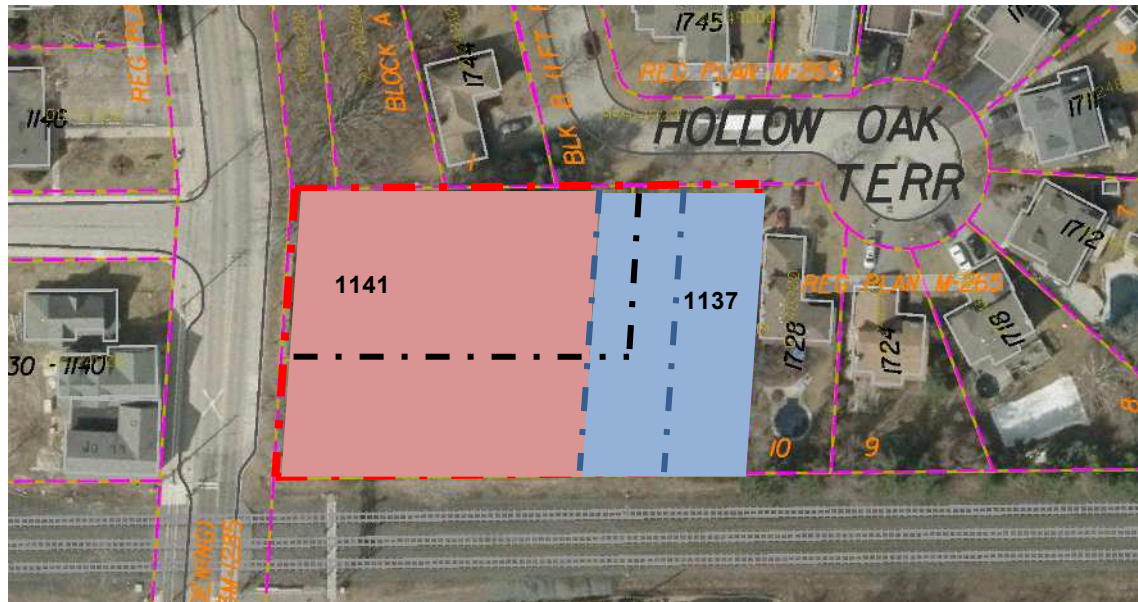
THE PROPERTY AND THE NEIGHBOURHOOD

| Size and Use | |
|-----------------|--|
| Frontages: | 30.4 m (99.7 ft.) – Hollow Oak Terrace 51.7 m (169.6 ft.) – Clarkson Road North |
| Depth: | 51.7 m (169.6 ft.) – from Hollow Oak Terrace 53.2 m (174.5 ft.) – from Clarkson Road North |
| Gross Lot Area: | 0.43 ha (1.07 ac.) |
| Existing Uses: | 1137 Clarkson Road North – vacant except for a contractor's yard located on portion of site fronting onto Clarkson Road North 1141 Clarkson Road North - listed heritage structure known as the 'Clarkson Paisley House'. An office use previously existed in the house however it is currently used as a detached home |

Trig Investments Inc. currently owns two properties; 1137 Clarkson Road North, which is an 'L' shaped property with frontage on Hollow Oak Terrace and Clarkson Road North, and 1141 Clarkson Road North, which is a rectangular shaped property that only has frontage onto Clarkson Road North.

The properties are located within the Clarkson-Lorne Park Neighbourhood Character Area which is an established neighbourhood containing large lots and mature vegetation. The immediate area contains mostly detached homes as well as some commercial uses north and south of the CN Railway on the east side of Clarkson Road North. 1141 Clarkson Road North, is listed on the City's Heritage Register and contains the 'Clarkson Paisley House' that was initially commissioned by Henry Clarkson in 1936. The property currently has a gravel parking area within the front yard. The local area is historically known as 'Clarkson Corners', and was a service stop on the railway in the 1800s. The rail station was the hub of the community from 1850 to 1950.

On February 3, 2017, the City's By-law Enforcement Division issued a letter to the applicant and property owner indicating that the existing contractor's yard located at 1137 Clarkson Road North is not a permitted use under the current Zoning By-law regulations. This use is only permitted in an **E3** (Industrial) zone, which is typically found in the employment areas of the City.



Aerial image of subject lands

- | | |
|---|---|
| — ■ Proposed property lines | Lands fronting Hollow Oak Terrace |
| - - - ■ Current property lines | Lands fronting Clarkson Road N |
| - - - ■ Subject lands | |

The surrounding land uses are:

- North: Oak Tree Park, detached homes and St. Christopher's Roman Catholic Church
 East: Detached homes
 South: CN Railway, existing commercial uses subject to file OZ 15/003 W2 to permit stacked back-to-back townhouses and Birchwood Park
 West: Unoccupied commercial buildings and detached homes

Information regarding the history of the site is found in Appendix 1.

DETAILS OF THE PROJECT

The applications are to permit two detached homes fronting Hollow Oak Terrace (easterly portion of the subject lands) and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House (westerly portion of the subject lands). The proposed homes will have a total of four parking spaces per house. The applicant has not submitted a development concept for the lands fronting Clarkson Road North. Any future redevelopment of those lands will be subject to a Site Plan application.

The proposed detached homes fronting Hollow Oak Terrace will require a severance application to the Committee of Adjustment to create the two lots. The retained parcel will include the Clarkson Paisley House and the lands fronting Clarkson Road North.

| Development Proposal | |
|-----------------------------|---|
| Applications submitted: | Received: October 13, 2016 Deemed complete: December 12, 2016 |
| Developer Owner: | Trig Investments Inc. |
| Applicant: | Alejandra Padron Glen Schnarr & Associates |
| Number of units: | 2 detached homes fronting onto Hollow Oak Terrace |
| Height: | 2 storeys |
| Gross Floor Area : | Proposed Detached homes: 532 m ² (5,736 ft ²) – total for both proposed homes Existing Clarkson Paisley House: 322 m ² (3,472 ft ²) – including basement and attic |
| Additional Uses Requested: | Commercial and office uses within the existing Clarkson Paisley House (1141 Clarkson Road North) |
| Anticipated Population: | 8* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga. |

Additional information is provided in Appendices 1 to 11.



Image of existing conditions

Hollow Oak Terrace Frontage

Clarkson Road North Frontage



Applicant's rendering of
proposed detached homes
fronting Hollow Oak Terrace

LAND USE CONTROLS

The lands are designated **Residential Low Density I** which permits detached dwellings and **Residential Low Density I – Exempt Site 2** which permits an office use within the existing home (Clarkson Paisley House). The applicant is proposing to change the designation for the lands fronting Clarkson Road North (including the Clarkson Paisley House) to **Mixed Use – Special Site** to permit additional commercial and office uses within the existing Clarkson Paisley House.

A rezoning is proposed for the lands fronting Hollow Oak Terrace from **D** (Development) to **R3-1** (Detached Dwellings – Typical Lots) to permit two detached homes and for the lands fronting Clarkson Road North from **D** (Development) and **R3-62** (Detached Dwellings – Typical Lots) to **C4 - Exception** (Mainstreet Commercial) to permit additional commercial and office uses within the existing Clarkson Paisley House.

Detailed information regarding the Official Plan and Zoning is in Appendices 9 and 10.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 2 Councillor, Karen Ras on April 3, 2017.

Comments made by the community are listed below. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- Construction activity related to the proposed detached homes will negatively impact surrounding area
- Preference for one detached home to be constructed instead of two detached homes
- Double car garages will better maintain the character of Hollow Oak Terrace
- The proposal will result in a loss of mature trees
- Concern with the existing illegal contractor's yard use located at 1137 Clarkson Road North
- The appearance and upkeep of the Clarkson Paisley House

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7 and school accommodation information is contained in Appendix 8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed Zoning By-law exception standards appropriate?
- Are the requested uses appropriate for the surrounding context?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?

OTHER INFORMATION

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

- Plan of Survey
- Concept Plan
- Grading Plan & Servicing Plan
- Planning Justification Report
- Draft Official Plan Amendment
- Functional Servicing Report
- Noise & Vibration Feasibility Study
- Phase I Environmental Site Assessment
- Stage 1 & 2 Archaeological Assessment
- Tree Inventory & Preservation Plan Report

Development Requirements

There are engineering matters including: drainage, noise mitigation, vehicular access, traffic, environmental, grading and servicing which 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.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

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 have been resolved.

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Clarkson – Lorne Park Character Area Land Use Map
- Appendix 4: Zoning and General Context Map
- Appendix 5: Concept Plan
- Appendix 6: Agency Comments
- Appendix 7: School Accommodation
- Appendix 8: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 9: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: David Ferro, Development Planner

Trig Investments Inc.

File: OZ 16/012 W2

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned **D** (Development) and **R3-62** (Detached Dwellings – Typical Lots). Lands were previously zoned **M1** (Industrial Uses – Limited Outside Storage) under former Zoning By-law 5500
- September 10, 2007 – Mississauga Plan Amendment 25 approved including redesignation of portion of subject lands (1141 Clarkson Road North) from **Industrial** to **Residential Low Density I – Special Site 22** permitting office use within the existing detached dwelling

LEGEND:

SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2016

**TITLE:****TRIG INVESTMENTS INC.****FILE NO:****OZ 16/ 012 W2****MISSISSAUGA**Produced by
T&W, Geomatics



EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

AREA OF AMENDMENT

- FROM:
- RESIDENTIAL LOW DENSITY I
- TO:
- RESIDENTIAL LOW DENSITY I
- MIXED USE

TITLE: TRIG INVESTMENTS INC.

FILE NO: OZ 16/ 012 W2

MISSISSAUGA

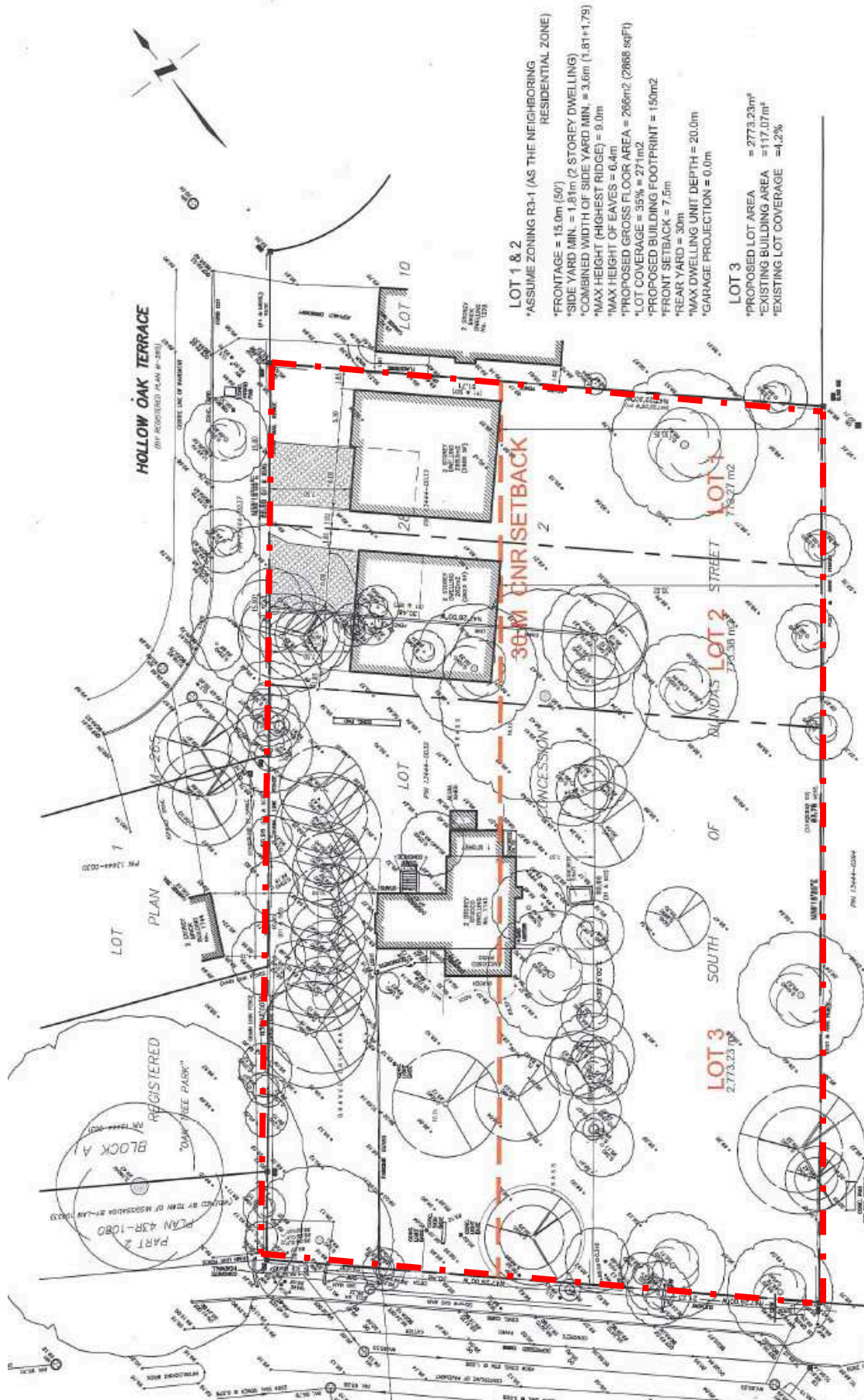
Produced by
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Trig Investments Inc.

File: OZ 16/012 W2

Concept Plan



Trig Investments Inc.

File: OZ 16/012 W2

Agency Comments

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

| Agency / Comment Date | Comment |
|---|---|
| Region of Peel (January 31, 2017) | <p>Prior to approval, the Consultant is required to complete and submit the Multi-Use Demand Table for the Region to fulfill their modelling requirements and determine the proposal's impact to the existing system. The demand table shall be accompanied by the supporting graphs for the hydrant flow tests and shall be stamped and signed by the Professional Consulting Engineer.</p> <p>The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste for the proposed two detached homes. Waste requirements will be provided at Site Plan Stage.</p> |
| Dufferin-Peel Catholic District School Board and the Peel District School Board (January 11, 2017) | <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>If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and Servicing Agreements and all Agreements of Purchase and Sale.</p> |
| City Community Services Department – Park Planning Section (March 10, 2017) | <p>Should the applicant propose to resurface or reconfigure the existing parking lot serving the commercial building off of Clarkson Road North, through site plan approval, the developer will be required to provide securities and hoarding for tree preservation of the existing street trees and large oak tree located in the adjacent park, Oak Tree Park (P-193). The amount of the securities will be determined by the Community Services Department - Park Planning Section.</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 the City's Policies and By-laws.</p> |

Trig Investments Inc.

File: OZ 16/012 W2

| Agency / Comment Date | Comment |
|---|--|
| <p>City Transportation and Works Department (T&W) (March 15, 2017)</p> | <p>T&W has requested the applicant to submit a scoped Traffic Review, including TDM measures to assess any traffic impacts on Clarkson Road North due to the proposed land use change. Comments from GO Transit/Metrolinx will be required to address any concerns regarding operational, safety and access issues adjacent to the rail tracks, including any noise mitigation requirements as the subject site is under their corridor control.</p> <p>In addition to the traffic matters noted above, there are a number of the other comments and concerns with respect to the feasibility of the development proposal that remain to be satisfactorily addressed by the applicant, including:</p> <ul style="list-style-type: none"> • Submission of a Drainage Proposal to verify the capacity on Hollow Oak Terrace • Additional details in the Functional Servicing Report to confirm adequate servicing • Revisions to the Noise and Vibration Study with respect to noise barrier mitigation • Revisions to the Grading and Servicing Plans to include cross-sections and safety barrier/berm requirements • Submission of a Letter of Reliance for the Phase One Environmental Site Assessment <p>As the above noted items and additional specific technical details requested remain outstanding, T&W is not in a position to confirm if the proposal is feasible and is not in favour of the applications proceeding to a Recommendation Meeting until the outstanding matters have been satisfactorily resolved.</p> |
| <p>City Community Services Department – Heritage Planning Section (February 16, 2017)</p> | <p>A Stage 1 and 2 archaeological report by The Archaeologists Inc. has been submitted recommending that no further assessment is required and found no archaeological resources. The corresponding MTCS has been submitted. As such, heritage planning has no further concerns regarding archaeological resources for the subject lands.</p> <p>The property at 1141 Clarkson Road North is individually listed in the City's Heritage Register under the <i>Ontario Heritage Act</i>. Accordingly, a Heritage Impact Assessment is required.</p> |
| <p>Metrolinx – GO Transit (January 27, 2017)</p> | <p>The standard residential building setback of 30 m (98.4 ft.) has been achieved. Typically the aforementioned setback is to be delivered in combination with a safety barrier (standard format is 2.5 m (8.2 ft.) high earthen berm). The proponent must</p> |

Trig Investments Inc.

File: OZ 16/012 W2

| Agency / Comment Date | Comment |
|--|--|
| | <p>provide additional information in this regard.</p> <p>In light of the limited information available in the Noise and Feasibility Study submitted regarding electric train service, the consultant has concluded that future traffic sound levels will exceed MOECC guidelines and various mitigation measures are recommended "to reduce the impact to within acceptable limits". Vibration mitigation was not found to be required for this project and therefore Metrolinx has no further comments in this regard.</p> <p>The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.</p> <p>The existing post and wire fence shall remain in place to delineate the property line and discourage rail corridor trespassing.</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> <ul style="list-style-type: none"> • Canada Post • Enbridge Gas • Rogers Cable • Hydro One • Fire Prevention • Public Art • Alectra (Enersource) • CVC |
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • GTAA • Trans Canada Pipelines Ltd. • Economic Development • Bell Canada • Mississauga Transit • Policy Division • Realty Services |

Trig Investments Inc.

File: OZ 16/012 W2

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"> Whiteoaks PS <ul style="list-style-type: none"> Enrolment: 662 Capacity: 638 Portables: 0 Hillcrest Middle PS <ul style="list-style-type: none"> Enrolment: 440 Capacity: 544 Portables: 0 Lorne Park <ul style="list-style-type: none"> Enrolment: 994 Capacity: 1,236 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> | <ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Christopher Elementary School <ul style="list-style-type: none"> Enrolment: 452 Capacity: 423 Portables: 2 Iona Catholic S.S. <ul style="list-style-type: none"> Enrolment: 886 Capacity: 723 Portables: 17 |

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File: OZ 16/012 W2

Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Current Mississauga Official Plan Designation and Policies for the Clarkson-Lorne Park Neighbourhood Character Area.

The subject property is designated **Residential Low Density I** and **Residential Low Density – Special Exempt Site 2** which permits only detached dwellings and an office within the existing heritage dwelling.

Proposed Official Plan Amendment Provisions

The lands fronting onto Clarkson Road North, which contain the existing heritage dwelling, is proposed to be designated to **Mixed Use** to permit additional commercial and office uses.

Relevant Mississauga Official Plan Policies

| | Specific Policies | General Intent |
|---------------------------|--------------------------|---|
| Chapter 5 – Direct Growth | 5.1.7 – Introduction | Mississauga will protect and conserve the character of stable residential neighbourhoods. |
| | 5.3.5.1 – Neighbourhoods | Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be Preserved. |
| | 5.3.5.5 | Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. |
| | 5.3.5.6 | Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale. |

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File: OZ 16/012 W2

| | Specific Policies | General Intent |
|--|--|--|
| Chapter 7 – Complete Communities | 7.4.1.2 – Cultural Heritage Resources | Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources. |
| | 7.4.1.3 | Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource. |
| | 7.4.1.11 | Cultural heritage resources designated under the <i>Ontario Heritage Act</i> , will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the <i>Ontario Heritage Tool Kit</i> , the Ontario Ministry of Culture, and the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> , Parks Canada. |
| | 7.4.2.3 – Cultural Heritage Properties | Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property. |
| Chapter 9 - Build a Desirable Built Form | 9.2.2.3 – Non – Intensification Areas | While new development need not mirror existing development, new development in Neighbourhoods will: <ul style="list-style-type: none"> c. respect the scale and character of the surrounding area; d. minimize overshadowing and overlook on adjacent neighbours; g. be designed to respect the existing scale, massing, character and grades of the surrounding area. |
| | 9.5.1.1 – Context | 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. |
| | 9.5.1.15 | Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to: <ul style="list-style-type: none"> a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces. |
| | | |

Trig Investments Inc.**File: OZ 16/012 W2**

| | Specific Policies | General Intent |
|---|--------------------------|---|
| Chapter 10 – Foster a Strong Economy | 10.3.3 - Industry | Development will minimize land use conflicts between industrial uses and sensitive land uses. |

Trig Investments Inc.

File: OZ 16/012 W2

| | Specific Policies | General Intent |
|--|------------------------|--|
| Chapter 11 – General Land Use Designations | 11.2.5.3 – Residential | Lands designated Residential Low Density I will permit the following uses: <ul style="list-style-type: none"> a. Detached dwelling; b. Semi-detached dwelling; and c. Duplex dwelling. |
| | 11.2.6.1 – Mixed Use | In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses: <ul style="list-style-type: none"> a. commercial parking facility; b. conference centre; c. entertainment, recreation and sports facility; d. financial institution; e. funeral establishment; f. motor vehicle rental; g. motor vehicle sales; h. overnight accommodation; i. personal service establishment; j. post-secondary educational facility; k. residential; l. restaurant; m. retail store; and n. <i>secondary office</i>. <p>The following uses are not permitted:</p> <ul style="list-style-type: none"> a. self-storage facility; and b. detached and semi-detached dwellings. |
| | 11.2.6.2 | Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses. |
| | 11.2.6.4 | Residential uses will be combined on the same lot or same building with another permitted use. |
| | | |

Trig Investments Inc.

File: OZ 16/012 W2

| | Specific Policies | General Intent |
|-----------------------------|---|---|
| Chapter 16 - Neighbourhoods | 16.5.1.1 – Community Identity and Focus | Developments should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area. |
| | 16.5.1.1 | Development should be designed to reflect and enhance the Clarkson Village Mixed Use area streetscape. |
| | 16.5.1.4 – Infill Housing | For development of all detached dwellings on lands identified in the Site Plan Control By-law, the following will apply: <ul style="list-style-type: none"> a. preserve and enhance the generous front, rear and side yard setbacks; b. ensure that existing grades and drainage conditions are preserved; c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation; d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property; e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook; f. encourage buildings to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows; g. reduce the hard surface areas in the front yard; h. preserve existing mature high quality trees to maintain the existing mature nature of these areas; i. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; and j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots. |
| | 16.5.2 | Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. |
| | 16.5.6.2.2 – Exempt Site Policies | Notwithstanding the provisions of the Residential Low Density I designation, office use in the existing detached dwelling will also be permitted. |

Trig Investments Inc.

File: OZ 16/012 W2

| | Specific Policies | General Intent |
|-----------------------------|-------------------|---|
| 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. |

Trig Investments Inc.

File: OZ 16/012 W2

Summary of Existing and Proposed Zoning Provisions**Existing Zoning By-law Provisions**

D (Development) that permits a building or structure legally existing on the date of the passage of the by-law.

R3-62 (Detached Dwelling – Typical Lots) that permits a detached dwelling, office or medical office-restricted in a detached dwelling.

Proposed Zoning Standards

Lands Fronting onto Hollow Oak Terrace, 2 Detached Homes

| | Existing D Zoning By-law Standards | Proposed R3-1 Zoning By-law Standards (lands fronting onto Hollow Oak Terrace) |
|--------------------------|---|---|
| Use | Legally existing building or structure | Detached dwelling |
| Maximum Height | - | Sloped Roof: Lot Frontage less than 22.5 m (73.8 ft.): 9.0 m (29.5 ft.) Flat Roof: 7.5 m (24.6 ft.) |
| Maximum Gross Floor Area | - | 190 m ² (2,045 ft ²) + 0.20 times the lot area |
| Maximum Height of Eaves | - | 6.4 m (21.0 ft.) |

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File: OZ 16/012 W2

Proposed Zoning Standards

Lands Fronting Clarkson Road North, Clarkson Paisley House

| | Existing R3-62 Zoning By-law Standards | Required C4 Zoning By-law Standards | Proposed 'C4 – Exception' Zoning By-law Standards (lands fronting Clarkson Road N., Clarkson Paisley House) |
|----------------------------|---|---|--|
| Use | Detached dwelling or office in a detached dwelling and medical office – restricted in a detached dwelling | Retail store, restaurant, take-out restaurant, office, medical office, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, financial institution, overnight accommodation, apartment dwelling, dwelling unit above the first storey of a commercial building, among other uses | Retail store, restaurant, take-out restaurant, office, medical office, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, financial institution, overnight accommodation, apartment dwelling, dwelling unit above the first storey of a commercial building, among other uses Residential use within existing heritage dwelling |
| Maximum Height | Lot Frontage less than 22.5 m (73.8 ft.); Sloped Roof: 9.0 m (29.5 ft.) Flat Roof: 7.5 m (24.6 ft.) | Sloped Roof: 16.0 m (52.5 ft.) and 3 Storeys Flat Roof: 12.5 m (41 ft.) and 3 storeys | Sloped Roof: 16.0 m (52.5 ft.) and 3 Storeys Flat Roof: 12.5 m (41 ft.) and 3 storeys |
| Maximum Gross Floor Area | 190 m ² (2,045 ft ²) + 0.20 times the lot area | - | - |
| Maximum Front Yard Setback | - | 3.0 m (9.8 ft.) | N/A |
| Minimum Front Yard Setback | 7.5 m (24.6 ft.) | 0.0 m (0.0 ft.) | 0.0 m (0.0 ft.) |

**Recommendation Report
Detailed Planning Analysis**

Owner: Trig Investments Inc.

Table of Contents

| | |
|---|----|
| 1. Community Comments..... | 2 |
| 2. Land Use Policies, Regulations & Amendments..... | 3 |
| 3. Revised Concept Plan and Elevations | 18 |
| 4. Services and Infrastructure | 20 |
| 5. Zoning | 20 |
| 6. Site Plan | 20 |

1. Community Comments

Comment

The proposal will impact the ability to preserve trees, specifically the adjacent 200 year old tree in Hollow Oak Park.

Response

As a result of the proposed two homes being constructed, it is anticipated that 18 trees will be removed. A Tree Removal Permit is required in accordance with the City's Tree Preservation By-law. As part of the Tree Removal Permit, replacement planting will be reviewed and required on site. In addition, the submitted arborist report recommends that 10 trees be removed due to poor health conditions. Overall, 33 trees will be preserved and the preservation of these trees have been detailed in the submission of a Tree Protection plan.

With respect to the mature tree preserved within Hollow Oak Park that is adjacent to the subject lands, it has been demonstrated that there will be no impacts to the tree. In the case of a future site plan application adjacent to the park, appropriate measures to ensure no impacts on the mature tree will be reviewed.

Comment

Construction activity related to the proposed detached homes will negatively impact the surrounding area.

Response

While there will be limited disruption during construction, it will be temporary. While some impacts are unavoidable in this context, the City has by-laws in place to mitigate the construction process, such as the noise by-law. Any concerns or inquiries during the construction of the dwellings can be relayed to the City's 3-1-1 line.

Comment

Preference for one detached home to be proposed instead of two detached homes.

Response

When comparing the lot sizes of the existing homes on Hollow Oak Terrace, the proposed two lots maintain a similar lot frontage and lot area. In addition, the same zone that already exists on Hollow Oak Terrace will apply to the two detached homes and the proposed lot sizes will meet the lot size requirements in the **R3-1** (Detached Dwellings – Typical Lots) zone.

Comment

The appearance and upkeep of the Clarkson Paisley house should be maintained.

Response

The applicant is not proposing any physical changes to the lands fronting onto Clarkson Road North and in particular the exterior of the Clarkson Paisley House. The site is subject to the City's Property Standards By-law. In addition, any new use to be located within the house will be subject to Site Plan approval.

2. Land Use Policies, Regulations & Amendments

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

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

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

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 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 consistent with the PPS |
| Growth Plan for the Greater Golden Horseshoe (Growth Plan) | The existing policies of MOP conform with the <i>Growth Plan</i> | The proposed development is 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 consistent with the ROP | The proposed application is exempt from Regional approval |
| Mississauga Official Plan | The lands are located within the Clarkson-Lorne Park Neighbourhood and are designated | The applicant is proposing to change the designation to Mixed Use for the westerly portion of the site and to keep the Residential Low Density I |

| Policy Document | Mississauga Official Plan (MOP) Policies | Proposal |
|-------------------------------|---|--|
| | Residential Low Density I and Residential Low Density I – Exempt Site 2 which permits detached dwellings and an office use within the existing heritage structure. Neighbourhood Character areas are stable areas that are not meant to remain static and as such, context sensitive and appropriate intensification is permitted in MOP. | designation on the eastern portion to permit commercial and office uses on the westerly portion and two detached homes on the easterly portion. The change in designation for the westerly portion of the lands and the addition of 2 detached homes on the easterly portion is consistent with the intent of the official plan. |
| Zoning By-law 225-2007 | The lands are currently zoned R3-62 (Detached Dwellings – Typical Lots) and D (Development) | A rezoning is proposed to C4 (Mainstreet Commercial) and R3-1 (Detached Dwellings – Typical Lots) to permit additional commercial and office uses on the westerly portion of the lands and two detached dwellings on the easterly portion of the lands. This complies with the intent of the official plan. |

Consistency with PPS 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 16/012 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

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 16/012 W2 Consistency |
|---|--|---|
| 1.0 Building Strong Healthy Communities | | |
| General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. | The Clarkson-Lorne Park Neighbourhood Character Area is a non-intensification area in MOP. MOP contains policies for Neighbourhood Character Areas that recognizes the stable nature of these areas but also acknowledges that modest infilling that creates a more efficient use of land and that is context sensitive is appropriate. (5.3.5 Neighbourhoods) | The proposal includes the addition of two detached homes that will be constructed in the same zone as the existing homes on Hollow Oak Terrace. The redesignation of the westerly portion of the site to Mixed Use allows for additional uses to be located on a Collector road and is similar to the other Mixed Use |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 16/012 W2 Consistency |
|---|--|--|
| | | properties within the "Clarkson Corners". |
| <p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <ol style="list-style-type: none"> promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; | <p>MOP Urban Hierarchy outlines the appropriate level of intensification to be accommodated by character area type. In addition, MOP encourages the development of mixed use and compact communities. (Section 7 Complete Communities)</p> | <p>The addition of two detached homes represents an efficient use of the subject lands. In addition, redesignating the westerly lands mixed use provides for the ability to introduce non-residential uses in a residential neighbourhood that will help serve the surrounding community.</p> <p>The proposed development is within a residential urban area and does not raise environmental, health or public safety concerns.</p> |
| <p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <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 support active transportation are transit supportive A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3 | <p>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).</p> <p>The Clarkson-Lorne Park Character Area is identified as a Neighbourhood in MOP which is an element in the City's urban structure that recognizes the stable nature of existing residential (as identified on Schedule 10 Land Uses of MOP) and allows for modest infill intensification. As described in policy 5.3.5, Neighbourhoods among other things are intended to:</p> <ul style="list-style-type: none"> Not be the focus of intensification If intensification is to occur, it should be context sensitive and should be located on: corridors, apartment sites and commercial sites. It should also be context sensitive. | <p>While MOP identifies an urban hierarchy that speaks to the appropriate location for different degrees of intensification, the proposal is consistent with the <i>PPS</i> as it relates to neighbourhoods.</p> <p>In addition, the permission of more non-residential uses on the westerly lands fronting Clarkson Road represents a more efficient use of those lands.</p> |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 16/012 W2 Consistency |
|---|--|--|
| 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>MOP policies, including the Urban Hierarchy, address appropriate locations for intensification and redevelopment.</p> <p>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).</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p> | The proposed two detached homes represent intensification that is context sensitive and is appropriate in Neighbourhood Character Areas. |
| 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. (Section 9.0 – Build a Desirable Urban Form). | The proposed development responds to the intensification and urban design policies for Neighbourhood Character areas by being context sensitive and appropriate within the immediate vicinity of the property. |
| <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> | 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 (5.1.3 Direct Growth). | The proposal incorporates two additional dwellings units in a built form that is appropriate for the immediate context and adds to the housing supply within the Clarkson-Lorne Park Neighbourhood. |
| 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> | As outlined in this table, the policies of MOP are generally consistent with the relevant policies of the Provincial Policy Statement. | The proposal to construct two detached homes and to add commercial and office uses to the westerly portion of the site are supportive of a number of PPS and MOP policies. |

Consistency with PPS 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 16/012 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

| Provincial Policy Statement (PPS) | | Mississauga Official Plan Policies (MOP) | OZ File OZ 16/012 W2 Consistency |
|---|--|--|--|
| 1.0 Building Strong Healthy Communities | | | |
| General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. | | The Clarkson-Lorne Park Neighbourhood Character Area is a non-intensification area in MOP. MOP contains policies for Neighbourhood Character Areas that recognizes the stable nature of these areas but also acknowledges that modest infilling that creates a more efficient use of land and that is context sensitive is appropriate. (5.3.5 Neighbourhoods) | The proposal includes the addition of two detached homes that will be constructed in the same zone as the existing homes on Hollow Oak Terrace. The redesignation of the westerly portion of the site to Mixed Use allows for additional uses to be located on a Collector road and is similar to the other Mixed Use properties within the "Clarkson Corners". |
| 1.1.2 | Healthy, liveable and safe communities are sustained by: c. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; d. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older | MOP Urban Hierarchy outlines the appropriate level of intensification to be accommodated by character area type. In addition, MOP encourages the development of mixed use and compact communities. (Section 7 Complete Communities) | The addition of two detached homes represents an efficient use of the subject lands. In addition, redesignating the westerly lands mixed use provides for the ability to introduce non-residential uses in a residential neighbourhood that will help serve the surrounding community. The proposed development is within a residential urban area and does not create environmental, health or public safety |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ File OZ 16/012 W2 Consistency |
|---|--|---|
| persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; | | concerns. |
| <p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> c) Densities and a mix of land uses which: <ul style="list-style-type: none"> 6. efficiently use land and resources 7. are appropriate for and efficiently use infrastructure and public service facilities 8. minimize negative impacts to air quality and climate change and promote energy efficiency 9. support active transportation 10. are transit supportive d) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3 | <p>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).</p> <p>The Clarkson-Lorne Park Character Area is identified as a Neighbourhood in MOP which is an element in the City's urban structure that recognizes the stable nature of existing residential (as identified on Schedule 10 Land Uses of MOP) and allows for modest infill intensification. As described in policy 5.3.5, Neighbourhoods among other things are intended to:</p> <ul style="list-style-type: none"> • Not be the focus of intensification • If intensification is to occur, it should be context sensitive and should be located on: corridors, apartment sites and commercial sites. It should also be context sensitive. | <p>While MOP identifies an urban hierarchy that speaks to the appropriate location for different degrees of intensification, the proposal is consistent with the <i>PPS</i> as it relates to neighbourhoods.</p> <p>In addition, the permission of more non-residential uses on the westerly lands fronting Clarkson Road represents a more efficient use of those lands.</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>MOP policies, including the Urban Hierarchy, address appropriate locations for intensification and redevelopment.</p> <p>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).</p> <p>Policies in MOP ensure intensification is in accordance</p> | <p>The proposed two detached homes represent intensification that is context sensitive and is appropriate in Neighbourhood Character Areas.</p> |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ File OZ 16/012 W2 Consistency |
|---|---|--|
| | with the wise management of resource and protecting health and safety. | |
| 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. (Section 9.0 – Build a Desirable Urban Form). | The proposed development responds to the intensification and urban design policies for Neighbourhood Character areas by being context sensitive and appropriate within the immediate vicinity of the property. |
| 1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable | 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 (5.1.3 Direct Growth). | The proposal incorporates two additional dwellings units in a built form that is appropriate for the immediate context and adds to the housing supply within the Clarkson-Lorne Park Neighbourhood. |
| 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 MOP are generally consistent with the relevant policies of the Provincial Policy Statement. | The proposal to construct two detached homes and to add commercial and office uses to the westerly portion of the site are supportive of a number of PPS and MOP policies. |

Conformity with Growth Plan

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

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

policies (i.e. "OZ 17/001 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

| <i>Growth Plan for the Greater Golden Horseshoe</i> | <i>Mississauga Official Plan Policies (MOP)</i> | <i>OZ 18/007 W1 Conformity</i> |
|--|--|--|
| 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 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 applications represent a degree of intensification within the existing urban boundary. |
| 1.2 The Growth Plan for the Greater Golden Horseshoe | | |
| General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront. | The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP policy 4.5). | The proposal looks to add additional housing stock and provide for the ability to establish non-residential uses to contribute and reinforce the existing context. |
| 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 | The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following: Section 5 – Direct Growth (addresses prioritizing | The development applications are supportive of many Growth Plan principles. The development of two new detached homes adds to the existing housing stock of the Clarkson-Lorne Park |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/007 W1 Conformity |
|---|---|---|
| <ul style="list-style-type: none"> 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 | 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) | Neighbourhood Character Area. The introduction of additional non-residential uses to the lands fronting Clarkson Road creates the ability for uses to be provided that service the surrounding residential context and creates a more complete community. |
| 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 | | |
| 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. | The applications are located within a built-up area of the City and will allow for better utilization of existing infrastructure. The applications focus intensification partially close to a Major Collector road and will help optimize the use of existing infrastructure and reduce the need for expansion of municipal services. |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/007 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. The location is within a Corridor while also being located within a Neighbourhood Character (not intended to be the focus of intensification) (Section 5 - Direct Growth).</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 • 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>The subject site is located within a Neighbourhood Character Area, which is not intended to be a major focus of intensification. The site is located on and close to a Major Collector road. The proposed two detached homes represent development that is compatible with the surrounding context. In addition, the redesignation of the westerly portion of the lands to mixed-use enhances the existing neighbourhood by providing for the ability to incorporate commercial and office uses to complement the existing residential neighbourhood.</p> |
| <p>Summary of policies within 2.2.1 Managing Growth:</p> <ol style="list-style-type: none"> Growth should be primarily directed to settlement areas that: <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>The Clarkson-Lorne Park Neighbourhood is located within the existing built-up area that has access to municipal infrastructure to accommodate the proposed development.</p> <p>Clarkson Road is identified as a major collector.</p> | <p>The proposed development represents intensification that will contribute to the diversity of land uses and housing (providing two detached homes and permission of additional non-residential uses).</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/007 W1 Conformity |
|---|---|--|
| <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 open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure | | |
| 2.2.2 Delineated Built-up Areas | | |
| <p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p> <p>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 | <p>The Clarkson-Lorne Park Neighbourhood Character Area 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.</p> | <p>The development applications are supportive of the Growth Plan intent to direct development within the built-up area.</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/007 W1 Conformity |
|--|---|---|
| <p>achievement of the intensification target and recognize them as a key focus for development;</p> <p>d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</p> <p>e. prioritize planning and investment in infrastructure and public service facilities that will support intensification;</p> <p>f. and be implemented through official plan policies and designations, updated zoning and other supporting documents.</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/plans/reports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p> | <p>The proposed development adds to the housing supply within the immediate context.</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 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.</p> |

Region of Peel Official Plan

The subject property is located in the Urban System within the Region of Peel (ROP). General Objectives and Policies in

Section 5 direct development and redevelopment to the Urban System in order to achieve complete communities that represent a more efficient use of land that is compact in built form and contributes to a mix of uses.

Section 2.2.3.3.7 of the Region of Peel Official Plan states: *the Region will support the development of area municipal official plan policies including, but not limited to, setbacks for residential developments, transportation corridors and the separation of sensitive land uses from both planned and existing sources of harmful emissions.*

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that if growth is to occur in Neighbourhood Character Areas, development should contain appropriate transition in built form, design and land use.

Chapter 7 of MOP (Complete Communities) contains policies that encourage the introduction of mixed use development to contribute to creating compact communities and providing services to neighbourhood residents.

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

In the context of the Region of Peel Official Plan, the proposal represents a more efficient use of land within the Urban System and supports the notion of complete communities by introducing non-residential uses meant to serve the community at large. The proposal is in conformity with the Region of Peel Official Plan.

Mississauga Official Plan (MOP)

Part of the proposal requires an amendment to the Mississauga Official Plan Policies for the Clarkson Lorne-Park Character Area, to permit additional commercial uses on the lands fronting onto Clarkson Road North. The portion of the proposal that contains the two detached dwellings does not require an Official Plan Amendment.

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

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

Directing Growth and Complete Communities

In keeping with the Growth Plan of the Greater Golden Horseshoe, MOP provides a guideline for the proper distribution of intensification through a City Structure. The City Structure identifies the Downtown as an area to accommodate the highest densities while Neighbourhoods are to accommodate the lowest densities. MOP also encourages the development of mixed-use sites in appropriate locations that contribute to creating complete communities.

The subject site is located in the Clarkson Lorne-Park Neighbourhood Character Area, which is a stable residential neighbourhood that is characterized by large lots consisting of mature vegetation. The predominant housing form in this character area are detached homes. Clarkson Road North, and in particular near the railway tracks, contains lands that are designated and zoned for non-residential uses, including directly across the street from the subject property and further south towards Lakeshore Road.

With respect to the lands fronting Clarkson Road North, those lands are designated **Residential Low Density I – Exempt Site 2**, which permits an office use within the existing home (Clarkson Paisley House) and **Residential Density I**. The applicant's proposal is to redesignate the lands to **Mixed-Use** in order to permit commercial and office uses on site. The property is located on a Major Collector road in close proximity to Lakeshore Road, directly adjacent from lands also designated mixed-use. Redesignating the lands to facilitate

future development on the site for uses that will service the existing community is appropriate in this instance and will contribute towards creating a more complete community.

With respect to the lands fronting onto Hollow Oak Terrace, although an official plan amendment is not required, the addition of two detached homes is supportive of many Neighbourhood Character Area policies in the Direct Growth chapter of MOP, as it represents appropriate intensification given its surrounding context. While Neighbourhood Areas are identified as "Non-intensification" areas, the proposal provides two additional homes on lots that are similar in size to the surrounding lot fabric and will incorporate a built form that is consistent to the other homes on Hollow Oak Terrace.

Compatibility with the Neighbourhood

Redevelopment within Neighbourhoods is to be compatible in built form, land use and scale to the immediate vicinity and will be sensitive to the existing and planned context. The site is located within the Clarkson Lorne-Park Neighbourhood Character Area, a non-intensification Area. The area contains predominantly detached homes and non-residential uses along Clarkson Road North near the intersection of the railway tracks, extending south towards Lakeshore Road West.

Redesignating the lands fronting Clarkson Road North to **Mixed-Use** will allow additional uses to be located in the existing "Clarkson Paisley House". The introduction of additional commercial and office uses are appropriate for the immediate vicinity, as there are other parcels that are designated **Mixed-Use** along Clarkson Road North. Permitting additional commercial uses along a portion of a Major

Collector Road within a Neighbourhood Character Area will provide services to the surrounding residents and foster the notion of complete and compact communities. In addition, the redesignation is appropriate as the site is in close proximity to Lakeshore Road West and the Clarkson Village Community Node (a corridor that has ample mainstreet commercial uses) and will strengthen connectivity to this area.

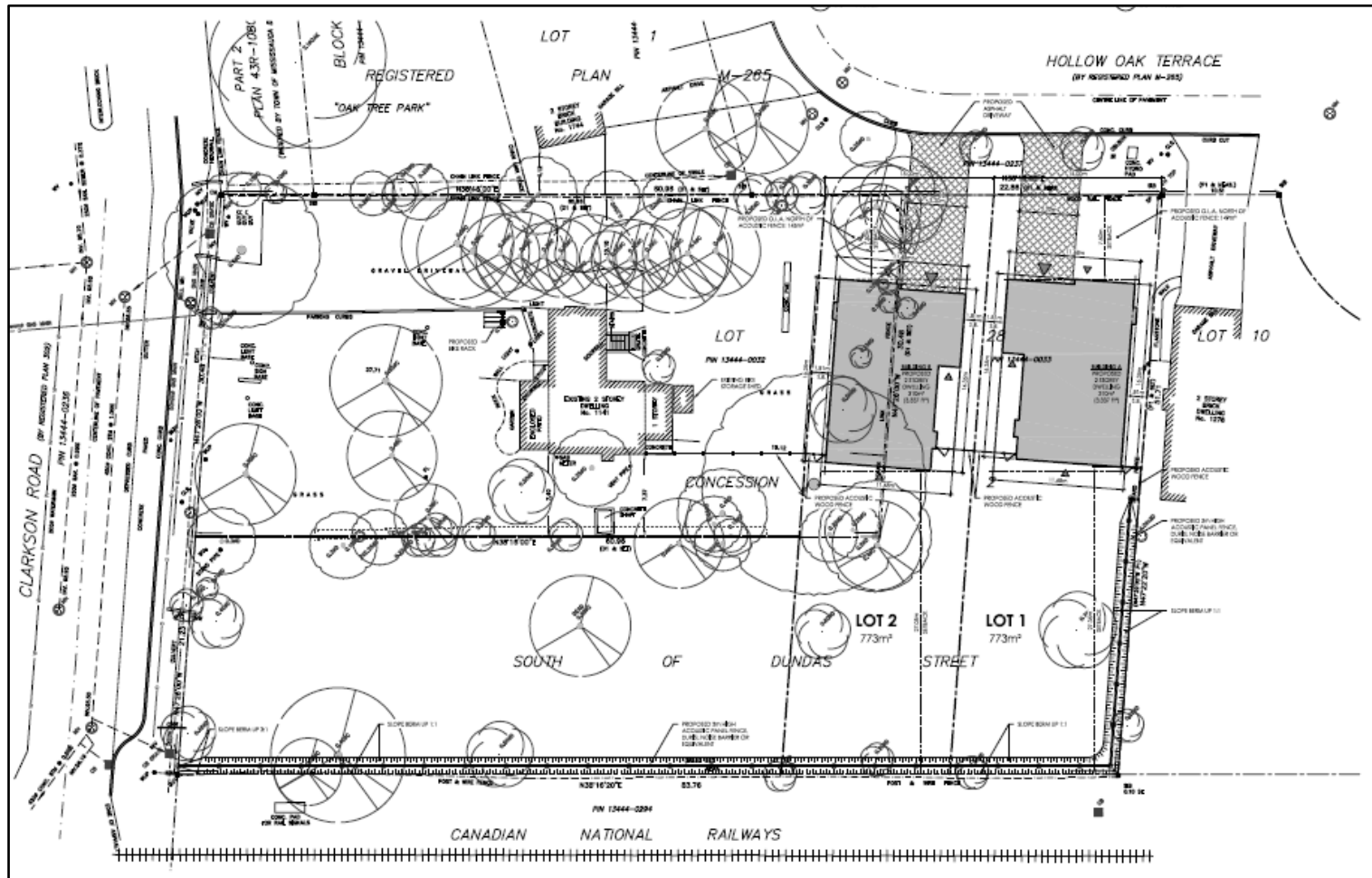
The proposed two detached homes fronting Hollow Oak Terrace will be subject to the same zoning that exists on Hollow Oak Terrace. They will be constructed in a manner that reinforces the character of the street and is context sensitive.

As such, the entire proposal is compatible with the surrounding neighbourhood at both the Clarkson Road North frontage and Hollow Oak Terrace frontage.

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

3. Revised Concept Plan and Elevations

Revised Concept Plan



Revised Elevations



4. Services and Infrastructure

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

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

- Number 23 on Lakeshore Road West, which runs south of the subject property.
 - Transit stop located approximately 400 m south at the north east corner of Clarkson Road North and Lakeshore Road West
- Number 14 on Truscott Drive, which is runs north of the subject property.
 - Transit stop located approximately 900 m north at the intersection of Clarkson Road North and Truscott Drive.

Birchwood Park is in close proximity to the subject site and offers softball diamonds, a soccer pitch and a children's playground, while also providing a walking trail from Clarkson Road North going east and connecting to Lakeshore Road West. Whiteoaks Park is also in close proximity to the site. The Benares Historic House is located north towards Truscott Avenue. There are multiple elementary, middle and secondary schools within the neighbourhood.

The site is located in close proximity to the Clarkson Village Community Node, which encompasses Lakeshore Road West.

This area contains ample commercial uses including restaurants, personal service establishments and retail uses, among others.

5. Zoning

The proposed C4 (Mainstreet Commercial) and R3-1 (Detached Dwellings – Typical Lots) zones are appropriate to accommodate the proposed two detached homes and to allow for additional commercial and office uses on lands fronting Clarkson Road North.

6. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed two detached homes, which will require an individual site plan application for each house. While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan for the two detached homes, further revisions will be needed to address matters such as landscaping, noise attenuation, Metrolinx requirements and drainage accommodation, among other items.

In addition, while no development has been proposed for the lands fronting Clarkson Road North, any future development in accordance with the proposed C4 (Mainstreet Commercial) zone will require a site plan application.

City of Mississauga

Corporate Report



Date: April 5, 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 17/022 W1

Meeting date:
2019/04/29

Subject

RECOMMENDATION REPORT (WARD 1)

Application to permit one new unit in the existing triplex

9 Benson Avenue, north of Lakeshore Road West, west of Mississauga Road

Owner: Medhat and Samia Elias

File: OZ 17/022 W1

Bill 139

Recommendation

1. That the application under File OZ 17/022 W1, Medhat and Samia Elias, 9 Benson Avenue to change the zoning to **RM7-Exception** (Detached, Semi-detached, Duplex and Triplex) to permit a fourth residential unit in the existing triplex, be approved subject to the conditions referenced in the staff report dated April 5, 2019 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application.

Background

A public meeting was held by the Planning and Development Committee on January 14, 2019, at which time an Information Report was received for information. Appendix 1 contains the

Information Report and the following is a link to a digital copy (Item 4.3):

https://www7.mississauga.ca/documents/committees/pdc/2019/2019_01_14_PDC_Agenda.pdf

Recommendation PDC-0003-2019 was then adopted by Council on January 23, 2019.

That the report dated December 11, 2018, from the Commissioner of Planning and Building regarding the application by Medhat and Samia Elias to permit one new unit in the existing triplex, under File OZ 17/022 W1, 9 Benson Avenue, be received for information.

Comments

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on February 22, 2018. No community meetings were held for the subject application. The public meeting was held on January 14, 2019. No members of the public made deputations regarding the application. Only one comment has been received by the Planning and Building Department and it is supportive of the development proposal.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on February 9, 2018. Department/agency comments are included in Appendix 1 to this report. Below are updated comments.

Transportation and Works Department

Comments updated February 28, 2019 state that in the event this application is approved by Council, the applicant will be required to deliver and execute a Development Agreement in a form satisfactory to the City of Mississauga, Region or any other appropriate authority prior to enactment of the zoning by-law. The agreement may deal with matters including, but not limited to engineering matters and technical details such as grading, fencing, noise mitigation, additional provisions and warning clauses.

Site specific details will be addressed through the Site Plan review and approval process.

PLANNING ANALYSIS SUMMARY

The application is consistent with the *Provincial Policy Statement* (PPS) and conforms to the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan), the Region of Peel Official Plan and Mississauga Official Plan (MOP).

A detailed Planning Analysis is found in the Appendix 2.

Strategic Plan

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

Financial Impact

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

Conclusion

In summary, the proposed development is consistent with the PPS, conforms to the Growth Plan and maintains the applicable MOP policies. The proposed use and built form is compatible with the exiting residential neighbourhood, integrates well with surrounding properties and provides new housing in an appropriate manner. The proposed rezoning is acceptable from a planning standpoint and should be approved.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Ben Phillips, Development Planner

City of Mississauga

Corporate Report



Date: December 11, 2018

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 17/022 W1

Meeting date:
2019/01/14

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Application to permit one new unit in the existing triplex

9 Benson Avenue, north of Lakeshore Road West, west of Mississauga Road

Owner: Medhat and Samia Elias

File: OZ 17/022 W1

Bill 139

Recommendation

That the report dated December 11, 2018, from the Commissioner of Planning and Building regarding the application by Medhat and Samia Elias to permit one new unit in the existing triplex, under File OZ 17/022 W1, 9 Benson Avenue, 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

The application is to rezone the lands to permit a fourth residential unit in the existing triplex and change development standards related to height, lot coverage, floor space index, building setbacks and parking. A new third floor is proposed to be added on top of the existing building. The zoning by-law will need to be amended from **RM7-5** (Detached, Semi-detached, Duplex and Triplex) to **RM7-Exception** (Detached, Semi-detached, Duplex, Triplex and Horizontal Multiple Dwellings with 4 Dwelling Units) to implement this development proposal.

Comments

The property is located in the Indian Heights neighbourhood of Port Credit at the southeast corner of High Street West and Benson Avenue. This mature neighbourhood has a mixture of commercial and residential uses and is in transition. Construction of two 8 storey retirement apartment buildings with street-level commercial uses and 16 townhouses is underway immediately east and south of the site, while new semi-detached homes are being built on the north side of High Street West. A mix of retail, motor vehicle, office and apartment uses are found along Lakeshore Road West.

Aerial image of 9 Benson Avenue



Image of existing conditions



Applicant's elevation



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan and Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and conforms to the Growth Plan and the ROP.

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

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

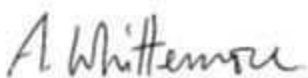
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

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 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: Ben Phillips, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: Medhat and Samia Elias****Table of Contents**

| | |
|---|----|
| 1. Site History | 2 |
| 2. Site Context | 2 |
| 3. Neighbourhood Context | 4 |
| Other Development Applications | 4 |
| Community Services | 5 |
| 4. Project Details..... | 5 |
| Concept Plan and Elevations | 6 |
| 5. Community Comments..... | 10 |
| 6. Land Use Policies and Regulations..... | 10 |
| Excerpt of Port Credit Neighbourhood Character Area Land Use..... | 10 |
| Existing Zoning and General Context..... | 11 |
| Proposed Zoning and General Context | 11 |
| Summary of Applicable Policies | 12 |
| Existing and Proposed Mississauga official Plan Designation for the Subject Site..... | 12 |
| Existing Designation | 12 |
| Proposed Designation | 12 |
| <i>Provincial Policy Statement (PPS) and Growth Plan Analysis</i> | 13 |
| Consistency with <i>Provincial Policy Statement 2014</i> | 13 |
| Conformity with <i>Growth Plan 2017</i> | 14 |
| Region of Peel Official Plan..... | 20 |
| Relevant Mississauga Official Plan Policies | 21 |
| Existing and Proposed Zoning..... | 24 |
| 7. School Accommodation | 25 |
| 8. Development Issues | 25 |
| Development Requirements..... | 26 |
| Other Information | 27 |

1. Site History

- July 23, 2004 □ Site Plan Approval issued for a triplex dwelling on the subject lands
- June 20, 2007 □ Zoning By-law 0225-2007 came into force. The subject lands are zoned **RM7** (Detached, Semi-detached, Duplex, Triplex and Horizontal Multiple Dwellings with 4 to 6 Dwelling Units)
- 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 II** in the Port Credit Neighbourhood Character Area
- June 24, 2015 □ Zoning By-law 0171-2015 came into force. The subject lands are zoned **RM7-5** (Detached, Semi-detached, Duplex and Triplex). This changes some of the development standards in the base zoning pertaining to building heights for certain types of dwellings and also regulates maximum dwelling unit depth

2. Site Context

Aerial Photo



The property is located in the Indian Heights neighbourhood of Port Credit at the southeast corner of High Street West and Benson Avenue. This neighbourhood has a mixture of commercial and residential uses. Construction of two 8 storey retirement apartment buildings with street-level commercial uses and 16 townhomes is underway immediately east and south of the site, while new semi-detached homes are being built on the north side of High Street West. A mix of retail, motor vehicle, office and apartment uses are found along Lakeshore Road West. The site is currently occupied by an existing triplex residential building. Lakeshore Road West located approximately 70 m (223 ft.) to the south is an Arterial Road and has frequent transit service with Bus Route 23. Shopping and other services are located nearby at the Credit Landing Shopping Centre and the Shopper's Drug Mart on the south side of Lakeshore Road West. Both are about a 5 minute walk away.

Aerial image of 9 Benson Avenue



| Property Size and Use | |
|-----------------------|--|
| Frontages: | 14.05 m (46.10 ft.) □ Benson Avenue 36.31 m (119.13 ft.) □ High Street |
| Depth: | 37.86 m (124.21 ft.) |
| Gross Lot Area: | 0.06 ha (0.14 ac.) |
| Existing Use: | triplex |

The surrounding land uses are:

- North: Detached and semi-detached homes
- East: Construction site for two 8 storey retirement apartments and 16 townhouses, Credit Landing Shopping Centre which contains a range of shops and services including Loblaws, Bulk Barn, Dollarama, Swiss Chalet, Subway, TD Canada Trust, Royal Bank, Credit Landing Walk-in Clinic, Port Credit Dental and Port Credit Optometry Clinic
- South: Low-rise commercial uses
- West: Detached and semi-detached homes

Image of existing conditions



3. Neighbourhood Context

The subject property is located in a neighbourhood that is undergoing transition and growth. Initially developed in the 1940s and 1950s, the immediate neighbourhood has a mixture of commercial and residential uses and the population is mostly middle aged and younger. On average, the total number of persons within a household in the larger Port Credit area is 2, with half of the population living in apartments that are five or more storeys.

Other Development Applications

There are active development applications in the vicinity of the subject property. Lands directly to the east and south were recently subject to applications to change the land uses from low density residential and commercial to high density residential and commercial. This has led to an active site plan application to permit two 8 storey retirement apartment buildings with street-level commercial uses and 16 townhomes. Further south of the site, on the south side of Lakeshore Road West is the former Imperial Oil lands which are under application to become a

mixed-use community. Just under 3,000 residential units are proposed in a range of housing forms, as well as a mix of retail, office, campus and parkland uses.

Community Services

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

4. Project Details

The application is to rezone the lands to permit a fourth residential unit in the existing two storey triplex and change development standards related to height, lot coverage, floor space index, building setbacks and parking. The existing detached garage will be demolished in order to make room for an addition to the triplex to create the fourth dwelling. Also, the three existing dwelling units will be enlarged and reconfigured by adding a third floor to the building.

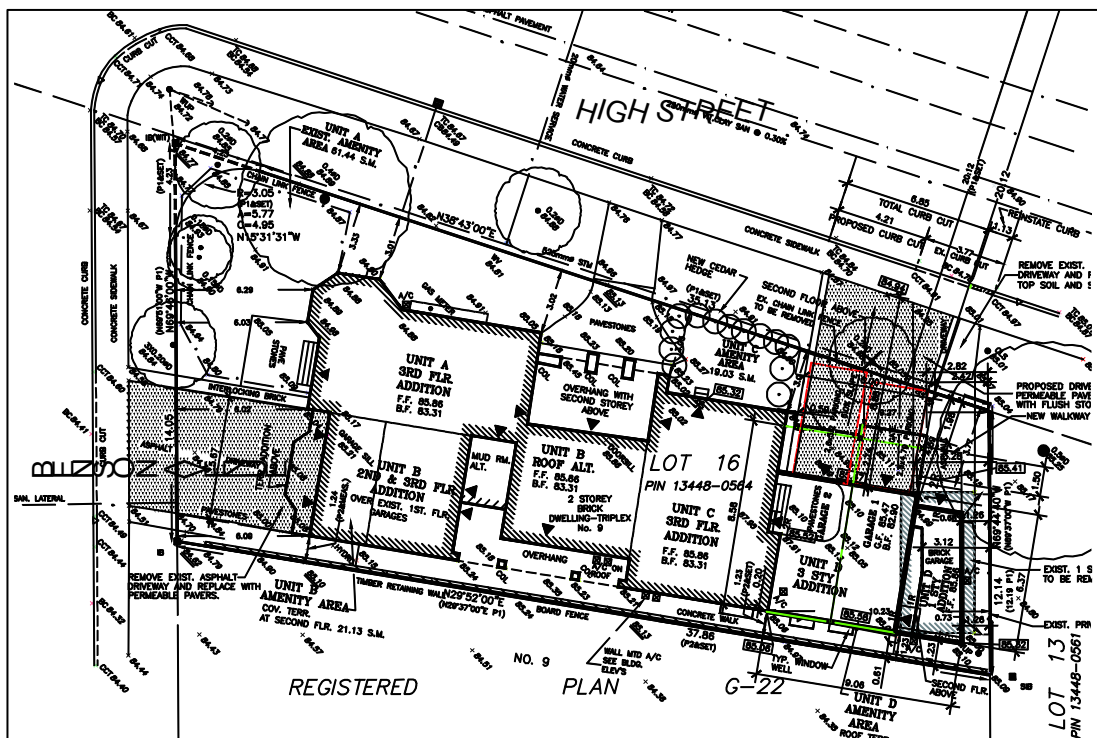
| Development Proposal | | | | | | | | | |
|--|--|----------|----------|---|---|---|---|---|---|
| Application submitted: | Received: December 21, 2017 Deemed complete: February 7, 2018 | | | | | | | | |
| Developer/ Owner: | Medhat and Samia Elias | | | | | | | | |
| Applicant: | W.E. Oughtred & Associates | | | | | | | | |
| Number of units: | 1 new unit | | | | | | | | |
| Existing Gross Floor Area: | 366 m ² (3,940 ft ²) | | | | | | | | |
| Additional Gross Floor Area: | 350 m ² (3,768 ft ²) | | | | | | | | |
| Height: | 3 storeys | | | | | | | | |
| Lot Coverage: | 49.2% | | | | | | | | |
| Floor Space Index: | 1.26 | | | | | | | | |
| Landscaped Area: | 38.0% | | | | | | | | |
| Anticipated Population: | 3* *Average household sizes for all units (by type) based on the 2016 Census | | | | | | | | |
| Parking: resident spaces visitor spaces Total | <table> <tr> <th>Required</th><th>Proposed</th></tr> <tr> <td>8</td><td>7</td></tr> <tr> <td>1</td><td>0</td></tr> <tr> <td>9</td><td>7</td></tr> </table> | Required | Proposed | 8 | 7 | 1 | 0 | 9 | 7 |
| Required | Proposed | | | | | | | | |
| 8 | 7 | | | | | | | | |
| 1 | 0 | | | | | | | | |
| 9 | 7 | | | | | | | | |
| Parking Provided: | 7 standard size spaces, plus 1 undersized space measuring 2.60 m x 4.79 m (8.53 ft. x 15.71 ft.) | | | | | | | | |
| Green Initiatives: | Permeable pavers are proposed for both driveways to allow for the infiltration of rainwater | | | | | | | | |

Concept Plan and Elevations

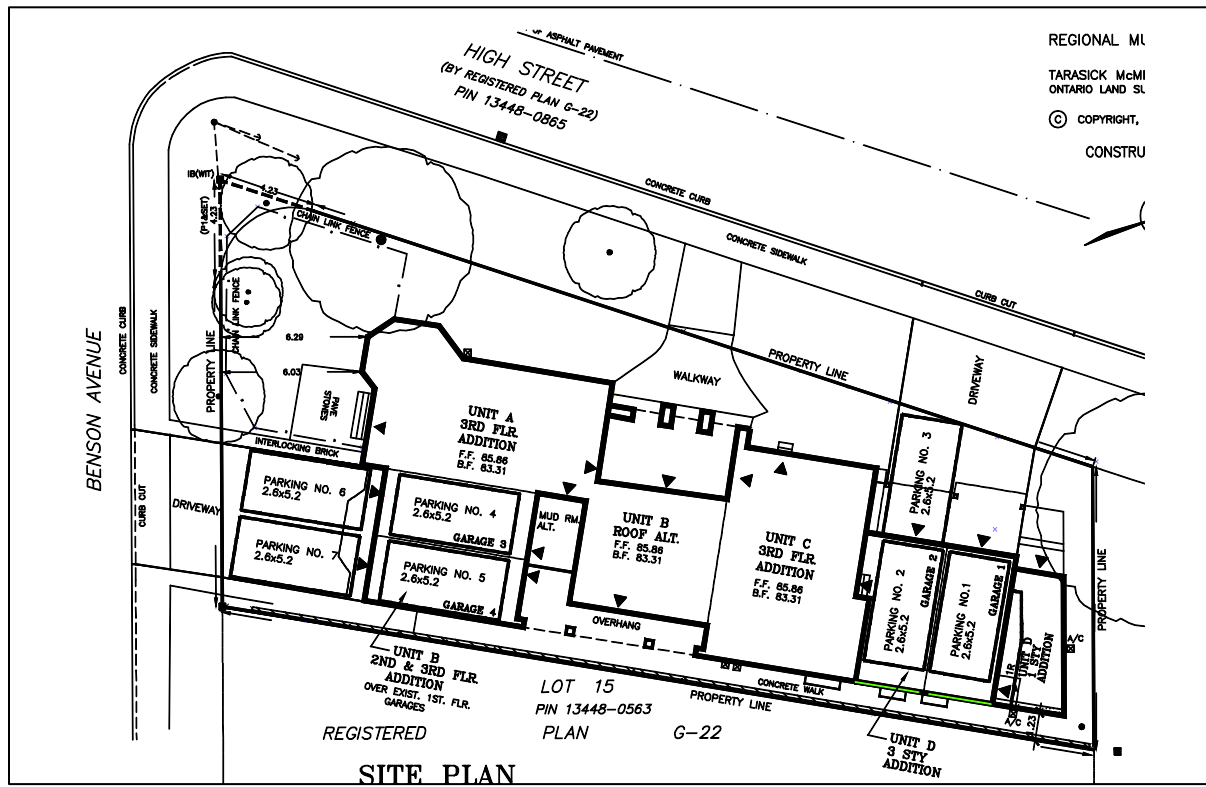
Existing Survey



Proposed Site Plan



Proposed Parking Plan



North Building Elevation

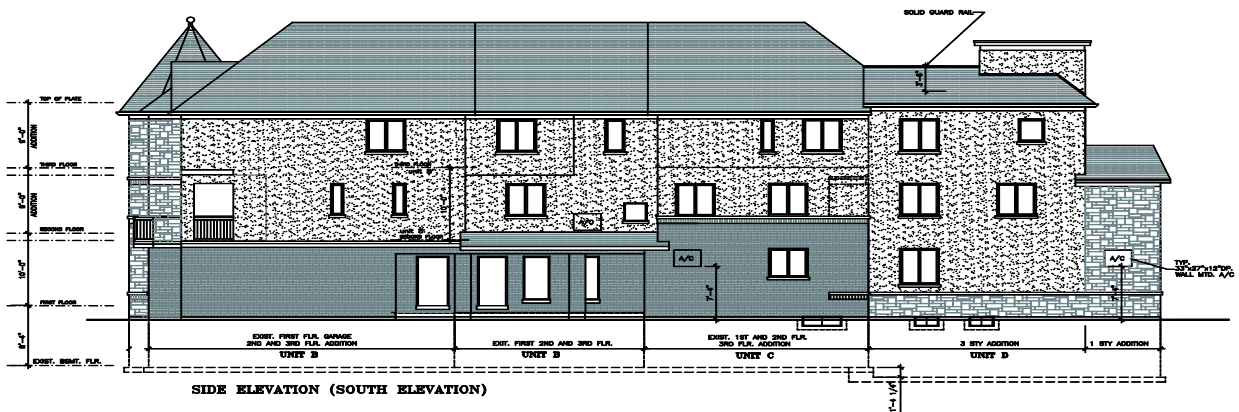


West Building Elevation



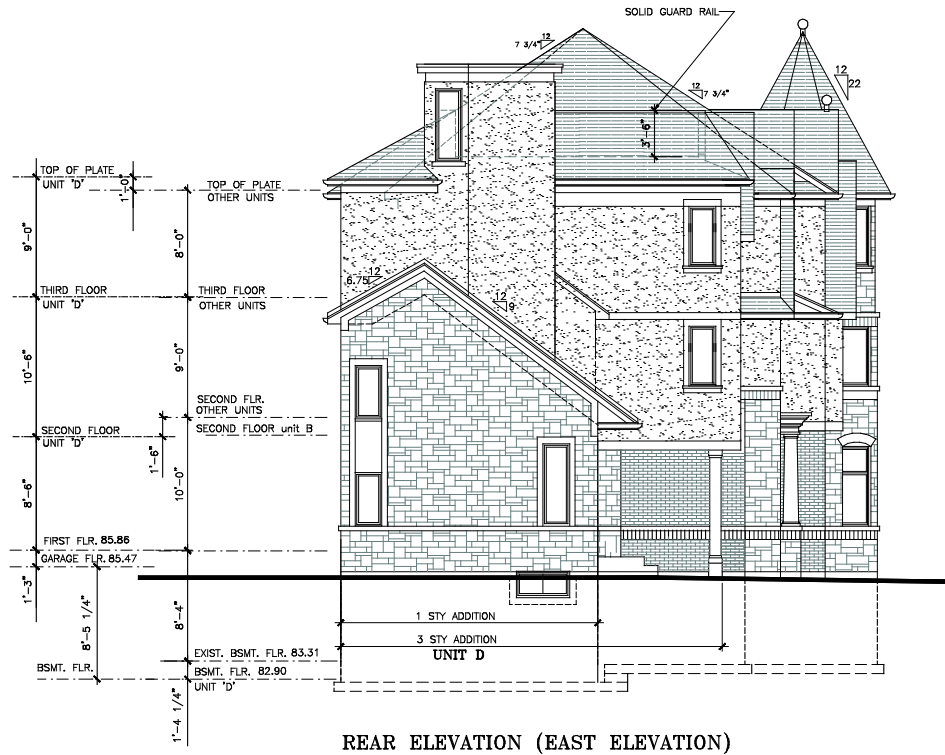
FRONT ELEVATION (WEST ELEVATION)

South Building Elevation



SIDE ELEVATION (SOUTH ELEVATION)

East Building Elevation

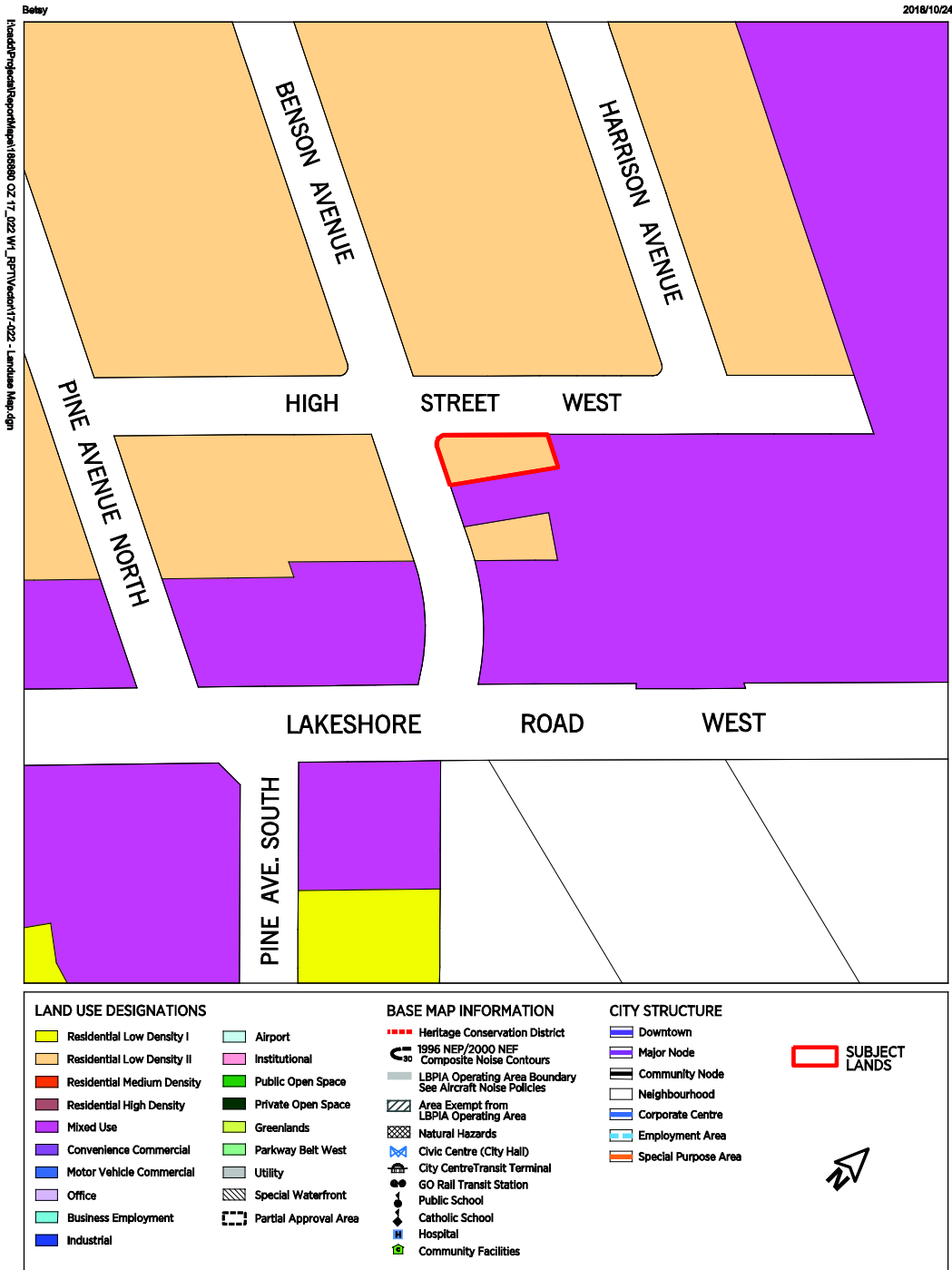


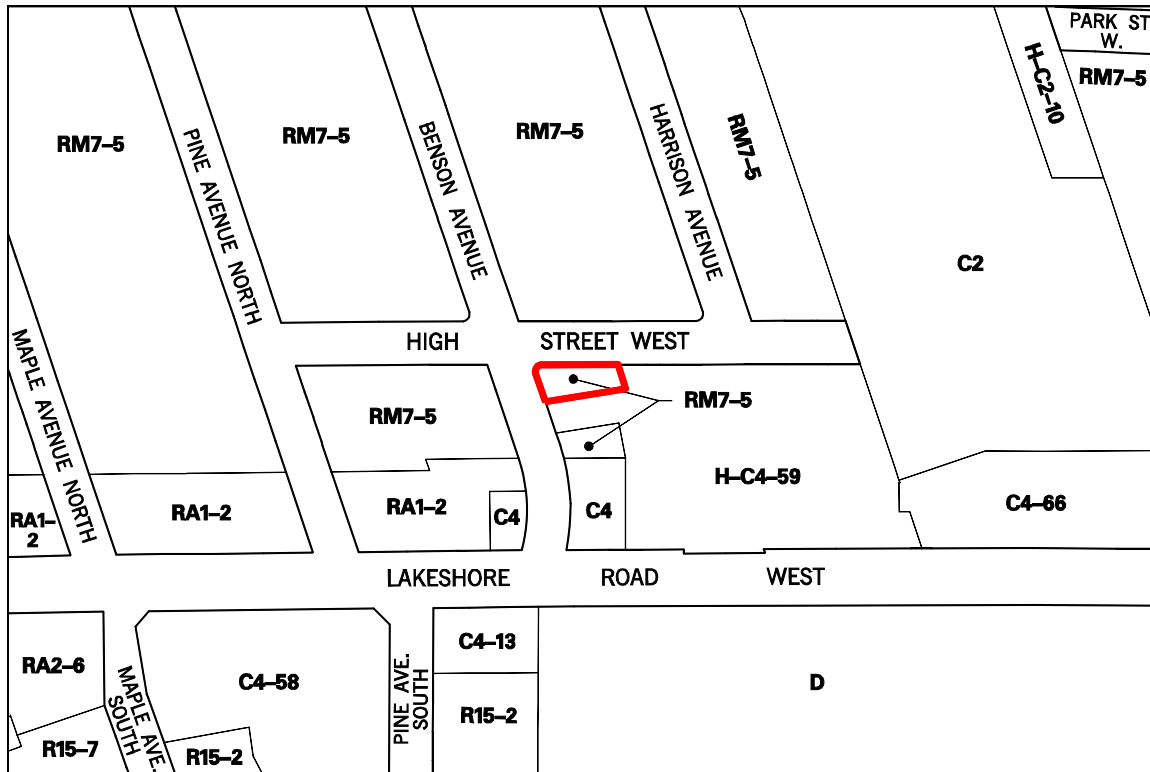
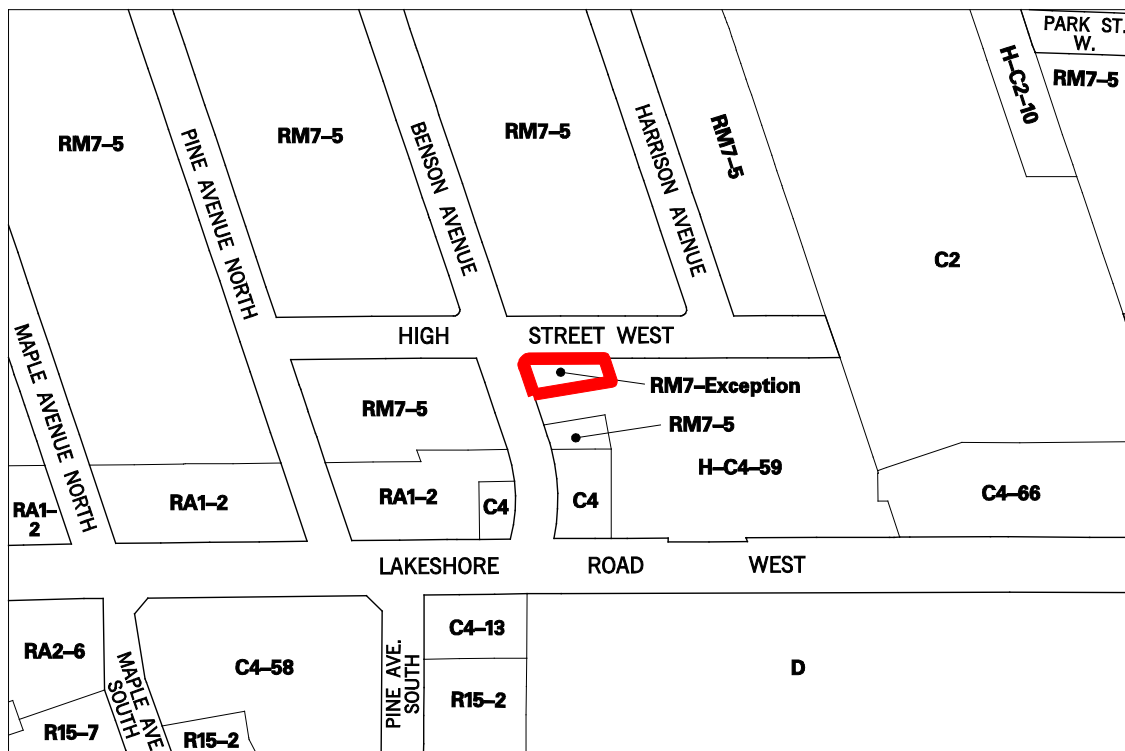
5. Community Comments

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

6. Land Use Policies and Regulations

Excerpt of Port Credit Neighbourhood Character Area Land Use



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

Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect this application:

| Policy | Mississauga Official Plan (MOP) Policies | Proposal |
|---|---|--|
| Provincial Policy Statement (PPS) | The existing policies of MOP are consistent with the PPS | The proposed development is generally consistent with the PPS |
| Growth Plan for the Greater Golden Horseshoe (Growth Plan) | The existing policies of MOP conform with the Growth Plan | The proposed development is generally in conformity with the Growth Plan |
| Greenbelt | n/a | n/a |
| Parkway Belt Plan | n/a | n/a |
| Region of Peel Official Plan (ROP) | 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 Neighbourhood Character Area and are designated Residential Low Density II which permits detached homes, semi-detached homes, duplexes, triplexes, street townhomes and other forms of low-rise dwellings with individual frontages, as well as existing office uses. | The applicant is not proposing to change the designation |
| Zoning By-law 225-2007 | The lands are currently zoned RM7-5 (Detached, Semi-detached, Duplex and Triplex) which permits detached, semi-detached, duplex and triplex dwellings. | A rezoning is proposed from RM7-5 (Detached, Semi-detached, Duplex and Triplex) to RM7-Exception (Detached, Semi-detached, Duplex, Triplex and Horizontal Multiple Dwellings with 4 Dwelling Units) to permit a fourth residential unit in the existing two storey triplex and change development standards related to height, lot coverage, floor space index, building setbacks and parking. |

Existing and Proposed Mississauga official Plan Designation for the Subject Site

Existing Designation

Residential Low Density II which permits detached homes, semi-detached homes, duplexes, triplexes, street townhomes and other forms of low-rise dwellings with individual frontages. Existing office uses are also permitted in this designation within the Port Credit Local Area Plan.

Proposed Designation

An Official Plan Amendment has not been requested by the applicant, as the proposal conforms to Mississauga Official Plan.

Provincial Policy Statement (PPS) and Growth Plan Analysis
Consistency with Provincial Policy Statement 2014

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

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 17/022 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 (MOP) Policies | OZ 17/022 W1 Consistency |
|--|---|--|
| 1.0 Building Strong Healthy Communities | | |
| General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, livable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. | Although Neighbourhoods are identified as physically stable areas that are to be protected, intensification 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 other MOP policies (MOP policy 5.3.5.5). Residential intensification within Neighbourhoods will generally occur through infilling (MOP policy 5.3.5.2). This is consistent with the PPS in that it promotes efficient land use and development patterns. | Small-scale infill within mature Neighbourhoods supports the general intent of the PPS and MOP with respect to building strong healthy communities in an efficient manner. |
| 1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated | 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). Consistent with the | The proposed development can 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 |

| Provincial Policy Statement (PPS) | Mississauga Official Plan (MOP) Policies | OZ 17/022 W1 Consistency |
|--|--|---|
| taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs. | PPS, available and planned infrastructure as well as the existing context are key determinants in directing growth within MOP. This includes Neighbourhoods (MOP policy 5.3.5), which allows limited intensification. | MOP and PPS policies. |
| 1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety. | The Built Form policies of MOP (Section 9) provide direction on appropriate standards to facilitate intensification with respect to built-form transition, sun/shadow impacts, compact urban form and public realm. Further urban form direction is provided in the Port Credit Local Area Plan for Neighbourhoods (10.3). | 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. |
| 4.0 Implementation and Interpretation | | |
| General Statement of Intent: Provides direction on how the Provincial Policy Statement is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the Provincial Policy Statement 4.7 The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement | As outlined in this table, relevant MOP policies are consistent with the PPS. | The subject proposal is generally consistent with the PPS. The application is being further evaluated on adherence to a range of specific MOP policies including those related to land use compatibility, transition, massing, parking and site design. |

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 ("OZ 17/022 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 Analysis

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 17/022 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. While the Port Credit Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling (10.3). | The subject lands are within a Neighbourhood Character Area, which allows for modest infill development proposals. |
| 1.2.1 Guiding Principles | | |
| General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment opportunities Support a range and mix of housing options Integrate land use planning and investment in infrastructure | MOP policies include but are not limited to: While the character of Neighbourhoods are to be protected, this does not mean that they will remain static or that new development must imitate previous development (MOP policy 5.3.5). Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs (MOP, Section 7.1.6). When making planning decisions, Mississauga will | Adding a relatively small, two-bedroom unit to an existing triplex conforms to the Growth Plan and MOP vision of providing a range of housing types to meet community needs in a manner that uses available infrastructure. |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 17/022 W1 Conformity |
|---|--|--|
| <ul style="list-style-type: none"> f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations | <p>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 (MOP, Section 7.1.10).</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 (MOP, Section 7.2.1).</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters (MOP, Section 7.2.2). | |
| 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</p> | <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> | <p>This small infill project conforms to these Growth Plan and MOP policies related to complete communities.</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 17/022 W1 Conformity |
|---|---|--|
| compact and complete communities, and increasing the modal share for transit and active transportation. | | |
| 2.2 Policies For Where and How To Grow | | |
| 2.2.1 Managing Growth | | |
| General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality. | MOP directs growth to Intensification Areas. While the Port Credit Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling (10.3). | The subject lands are within a Neighbourhood Character Area, which allows for modest infill development proposals. |
| Relevant Policies: a. Growth should be primarily directed to settlement areas that: i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: i. Be supported by | 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. This includes Neighbourhoods (MOP policy 5.3.5), which allows for limited intensification. As noted previously, MOP states 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; and | The subject lands are within a Neighbourhood Character Area, which allows for modest infill development proposals such as the one proposed under this application. |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 17/022 W1 Conformity |
|---|--|--------------------------------|
| <p>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 Growth Plan 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. the production of housing for those with special needs, such as housing for the elderly and shelters (MOP, Section 7.2.2).</p> <p>These policies conform to the Growth Plan.</p> | |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 17/022 W1 Conformity |
|--|---|--|
| 2.2.2 Delineated Built-up Areas | | |
| Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing). | MOP directs growth to Intensification Areas. While the Port Credit Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling (10.3). Neighbourhoods are located within the delineated built up area. | The subject lands are within a Neighbourhood Character Area, which allows for the type of modest infill development proposals contemplated by this rezoning application. |
| 2.2.6 Housing | | |
| General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used. | Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/plannereports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf | Adding a relatively small, two-bedroom unit to an existing triplex conforms to the Growth Plan and MOP vision of providing a range and mix of housing types, including affordable housing. |
| Relevant Policies: <ol style="list-style-type: none"> The Region is responsible for preparing a housing strategy (2.2.6.1) Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) | A diverse range of housing options is encouraged by MOP (Section 7.2.2). | The Region of Peel and the City of Mississauga are working together to address housing issues. The proposal supports these policies by providing one additional rental unit as an alternative to the detached and semi-detached homes that comprise much of the housing stock in the neighbourhood. |
| 5 Implementation | | |
| Statement of Intent: Comprehensive municipal implementation is required to implement the Growth Plan. Where a municipality must decide on planning | MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy initiatives | Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Sections 1.0 and 2.0 of MOP. |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 17/022 W1 Conformity |
|---|--|--------------------------------|
| <p>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>provide strong direction for the growth management and development strategies (MOP, Section 2.0).</p> | |

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development application was circulated to the Region who has advised that in its current state, the application 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 8 of this report.

Relevant Mississauga Official Plan Policies

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

| | Specific Policies | General Intent |
|---|--|---|
| Section 5 - City Structure | Sections 5.3, 5.3.5, 5.3.5.3, 5.3.5.5, 5.3.5.6 | <p>Neighbourhoods will accommodate the lowest densities and building heights.</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 the Plan.</p> <p>Development should 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 | 7.1 7.2 7.3 | <p>In order to create a complete community and develop a built environment supportive of public health, the City will encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses. The City will also design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking.</p> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. This includes the production of a variety of affordable dwelling types for both the ownership and rental markets.</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> |

| | Specific Policies | General Intent |
|---|---------------------------------|--|
| Section 9 - Build a Desirable Urban Form | 9.1 9.2 9.3 9.4 9.5 | <p>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.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties. Neighbourhoods are stable areas where limited growth is anticipated. Development in neighbourhoods will be required to be context sensitive and respect the existing and planned character and scale of development.</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> <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>Streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting and signage.</p> |
| Section 11 - General Land Use Designations | 11.2.5.4 | Lands designated Residential Low Density II will permit detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. |

| | Specific Policies | General Intent |
|------------------------------------|---|---|
| Port Credit Local Area Plan | 5.2.3 10.3 10.3.1 10.3.4 12.3 | <p>Port Credit Neighbourhoods are on either side of the Community Node. Neighbourhoods are intended to recognize areas that are physically stable with a character to be protected. Although stable, some change is anticipated. New development does not necessarily have to mirror existing development types and densities, however, it will respect the character of the area.</p> <p>The predominant characteristics of the North Residential Neighbourhoods (Shawnmarr/Indian Heights and Credit Grove) Precinct will be preserved including low rise building heights; the combination of small building masses on small lots; the well landscaped streetscapes; and the regular street grid.</p> <p>New development is encouraged to reflect 1 to 2 storey residential building heights and should not exceed 3 storeys.</p> <p>Existing office uses are permitted in the Residential Low Density II land use designation in the Port Credit Local Area Plan.</p> |

Existing and Proposed Zoning

Existing Zone - RM7-5 (Detached, Semi-detached, Duplex and Triplex) which permits detached, semi-detached, duplex and triplex dwellings.

Proposed Zoning Regulations

| Zone Regulations | RM7 Zone Regulations | Proposed RM7 Zone Regulations |
|--|---|---|
| Permitted Uses | Detached, semi-detached, duplex and triplex dwellings | Detached, semi-detached, duplex and triplex dwellings; horizontal multiple dwelling with 4 dwelling units |
| Maximum Lot Coverage | 40% | 50% |
| Maximum Gross Floor Area <input type="checkbox"/> Residential | 0.60 times the lot area | 1.26 times the lot area |
| Minimum Exterior Side Yard | 4.5 m (14.8 ft.) | 1.95 m (6.4 ft.) |
| Minimum Exterior Side Yard to Front Garage Face | 6.0 m (19.7 ft.) | 4.65 m (15.2 ft.) |
| Minimum Rear Yard | 7.5 m (24.6 ft.) | 1.2 m (3.9 ft.) |
| Maximum Height | 10.7 m and 3 storeys | 11.15 m and 3 storeys |
| Minimum Number of Parking Spaces | 9 | 7 |
| Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. | | |

7. School Accommodation

| The Peel District School Board | The Dufferin-Peel Catholic District School Board | | | | | | | | | | | | | | | | |
|---|--|---|--------------------------------|---|---------------------|------------|-----|-----------|-----|------------|---|------------|-----|-----------|-----|------------|----|
| Since the application is only proposing one residential unit, the Board does not have any further comments on this application. | <ul style="list-style-type: none"> Student Yield: <table> <tr> <td>1</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>0</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Luke Elementary School</p> <table> <tr> <td>Enrolment:</td><td>485</td></tr> <tr> <td>Capacity:</td><td>602</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Iona Catholic Secondary School</p> <table> <tr> <td>Enrolment:</td><td>816</td></tr> <tr> <td>Capacity:</td><td>723</td></tr> <tr> <td>Portables:</td><td>17</td></tr> </table> | 1 | Junior Kindergarten to Grade 8 | 0 | Grade 9 to Grade 12 | Enrolment: | 485 | Capacity: | 602 | Portables: | 0 | Enrolment: | 816 | Capacity: | 723 | Portables: | 17 |
| 1 | Junior Kindergarten to Grade 8 | | | | | | | | | | | | | | | | |
| 0 | Grade 9 to Grade 12 | | | | | | | | | | | | | | | | |
| Enrolment: | 485 | | | | | | | | | | | | | | | | |
| Capacity: | 602 | | | | | | | | | | | | | | | | |
| Portables: | 0 | | | | | | | | | | | | | | | | |
| Enrolment: | 816 | | | | | | | | | | | | | | | | |
| Capacity: | 723 | | | | | | | | | | | | | | | | |
| Portables: | 17 | | | | | | | | | | | | | | | | |

8. Development Issues

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

| Agency / Comment Date | Comment |
|---|--|
| Region of Peel (November 2, 2018) | <p>An existing 150 mm (6 in.) diameter water main and an existing 250 mm (10 in.) diameter sanitary sewer are located on High Street West.</p> <p>An existing 300mm (1 ft.) diameter water main and an existing 250mm (10 in.) diameter sanitary sewer are located on Benson Avenue.</p> <p>Existing waste collection services can be used.</p> |
| Dufferin-Peel Catholic District School Board and the Peel District School Board (November 5, 2018) | The Dufferin-Peel Catholic District School Board responded that it is 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 |

| Agency / Comment Date | Comment |
|--|---|
| | <p>distribution of educational facilities need not be applied for this development application.</p> <p>Since the application is only proposing one residential unit, Peel District School Board does not have any comments on this application.</p> |
| <p>City Community Services Department □ Park Planning Section (November 1, 2018)</p> | <p>The subject site is located within 800 m (2,625 ft.) of City owned lands identified as J.C. Saddington Park (P - 167), zoned OS2 (Open Space - City Park) which contains a picnic area, playground and restroom facility.</p> <p>Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p> |
| <p>City Transportation and Works Department (November 8, 2018)</p> | <p>The applicant has been requested to revise the preliminary Grading Plan. This needs to be addressed prior to the Recommendation Report.</p> |
| <p>Other City Departments and External Agencies</p> | <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> <ul style="list-style-type: none"> • City Community Services Department □ Culture Division; Fire and Emergency Services Division; Forestry Section • Canada Post • Enbridge Gas |
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Alectra • Rogers Cable • Bell Canada |

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, parking standards and building configuration n?
- Are the proposed zoning by-law exception standards appropriate?

Development Requirements

There are engineering matters including stormwater management and noise mitigation which may 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 application:

- Context Map
- Site Plan
- Plan of Survey
- Site Grading and Servicing Plan
- Concept Landscape Plan
- Elevations and Floor Plans
- Arborist Report
- Tree Preservation Plan
- Noise Feasibility Study
- Shadow Study
- Planning Justification Report
- Parking Opinion Letter
- Functional Servicing Report
- Draft Zoning By-law Amendment
- Parcel Register
- Green Features List

Recommendation Report Detailed Planning Analysis

Owner: Medhat and Samia Elias

Table of Contents

| | |
|---|---|
| 1. <i>Provincial Policy Statement, 2014 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2017</i> | 2 |
| 2. Consistency with PPS | 2 |
| 3. Conformity with Growth Plan | 2 |
| 4. Region of Peel Official Plan | 3 |
| 5. Mississauga Official Plan (MOP) | 3 |
| 6. Zoning | 4 |
| 7. Site Plan | 5 |

1. *Provincial Policy Statement, 2014 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2017*

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

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

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

2. Consistency with PPS

Section 1.1.3.3 of the PPS states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock" and Section 1.1.3.4 of the PPS states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety."

Chapter 5 – Direct Growth and Chapter 9 – Build A Desirable Urban Form of MOP indicate that intensification within Neighbourhoods can be accommodated, provided that the design is appropriate and context sensitive and encourages a pedestrian oriented and compact form of development. In addition, Chapter 7 – Complete Communities contains policies that require developments to be compact in nature to support public health and be designed in a manner that is conducive to overall health and safety. As such, MOP is consistent with the PPS.

Small-scale infill within mature Neighbourhoods of the type proposed in the subject application supports the general intent of the PPS and MOP with respect to building strong healthy communities in an efficient manner. The proposed development can 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.

The relevant MOP policies in this report are consistent with the PPS.

3. Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The Growth Plan also supports a

range and mix of housing options (Section 1.2.1). The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

MOP directs growth to Intensification Areas. While the Port Credit Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling (10.3). Section 5.3.5. states that while the character of Neighbourhoods are to be protected, this does not mean that they will remain static or that new development must imitate previous development. Adding a relatively small, two-bedroom unit to an existing triplex conforms to the Growth Plan and MOP vision of providing a range of housing types to meet community needs in a sensitive manner that uses available infrastructure.

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

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to this application.

4. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. The objectives of the Urban System designation require development to be compact and pedestrian oriented, transit supportive and address the more efficient use of underutilized lots.

MOP contains general policies within Chapter 5 – Direct Growth and Chapter 9 – Build a Desirable Urban Form that recognize that redevelopment within Neighbourhoods should be context appropriate. The applicable policies generally encourage the redevelopment of underutilized lots and require redevelopment to be transit supportive, pedestrian oriented and context sensitive. As such, MOP conforms to the Region of Peel Official Plan.

The proposal represents a redevelopment that meets the **Residential Low Density II** designation and the general policies noted above and as such, the proposal conforms to the Region of Peel Official Plan.

5. Mississauga Official Plan (MOP)

The proposal does not require an Official Plan Amendment.

Port Credit Neighbourhoods are on either side of the Community Node. Neighbourhoods are intended to recognize areas that are physically stable with a character to be protected. Although stable, some change is anticipated. New development does not necessarily have to mirror existing development types and densities, however, it will respect the character of the area. The predominant characteristics of the North Residential Neighbourhoods (Shawnmarr/Indian Heights and Credit Grove) Precinct will be preserved including low rise building heights; the combination of small building masses on small lots; the well landscaped streetscapes; and the regular street grid. The proposed building addition achieves this by maintaining the low rise character of the street. It will be

compatible with the 3 storey townhomes and 2 storey semi-detached homes currently under construction east of the subject lands.

Based on the above, the proposed use and site improvements conform to the applicable policies of MOP.

6. Zoning

The proposed **RM7-Exception** (Detached, Semi-detached, Duplex and Triplex) zone is appropriate to accommodate the proposed additional unit within the existing triplex subject to the recommended provisions in the chart below. These zoning changes will only apply to a fourplex, as the **RM7-5** (Detached, Semi-detached, Duplex, Triplex) regulations would continue to apply to the subject lands for the other residential dwelling types permitted in this zone (i.e. detached, semi-detached, duplex and triplex dwellings).

Recommended setback and height provisions have been slightly adjusted from what was requested by the applicant for rounding purposes. These site-specific provisions are appropriate in this instance as they will accommodate an expansion of the existing building in a manner that is sensitive to the existing and planned context while adding a rental residential dwelling. Staff recommend applying the minimum triplex parking standard of 1.25 spaces per unit to the proposed fourplex. This results in a requirement of five parking spaces, while the applicant is proposing seven standard-sized parking spaces for the site.

Recommended Zoning Regulations

| Zone Regulations | RM7 Zone Regulations | Proposed RM7-Exception Zone Regulations for a Fourplex only |
|---|--------------------------------------|---|
| Maximum Lot Coverage | 40% | 50% |
| Maximum Gross Floor Area - Residential | 0.60 times the lot area | 1.3 times the lot area |
| Minimum Exterior Side Yard | 4.5 m (14.8 ft.) | 1.9 m (6.2 ft.) |
| Minimum Exterior Side Yard to Garage Face | 6.0 m (19.7 ft.) | 4.6 m (15.1 ft.) |
| Minimum Rear Yard | 7.5 m (24.6 ft.) | 1.2 m (3.9 ft.) |
| Maximum Height | 10.7 m (35.1 ft.) and 3 storeys | 11.2 m (36.7 ft.) and 3 storeys |
| Minimum Number of Parking Spaces | 1.25 spaces per unit (for a triplex) | 1.25 spaces per unit |
| Any other zoning provisions required to be generally consistent with the proposed concept plan and building elevations (Appendix 1) | | |

7. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

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