



MISSISSAUGA PLAN PROPOSED AMENDMENTS - REPORT ON COMMENTS

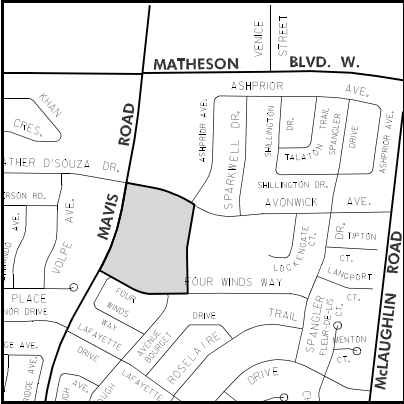
MISSISSAUGA PLAN PROPOSED AMENDMENTS - REPORT ON COMMENTS

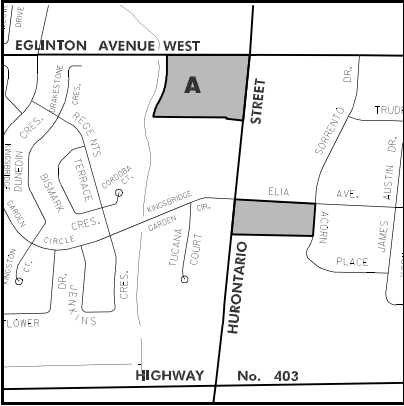
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| RESPONDENT | SECTION | ISSUE | COMMENTS | RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN | |
|----------------------------------|--------------------------|---|--|--|--|
| Planning and Building Department | Section 3.2, Residential | Through the Comprehensive Zoning By-law Review the term "home based businesses" has been revised to "home occupations". | The requested revisions are appropriate. | Amend part of 12 | <p>That Recommendation 12 in Appendix 1 be further amended as follows:</p> <p>From That Section 3.2.1.4, be amended as follows:</p> <p>3.2.1.4 <i>Home based businesses in detached dwellings.</i></p> <p>To That Section 3.2.1.4, be amended as follows:</p> <p>3.2.1.4 <i>Home based businesses occupations in detached dwellings.</i></p> |

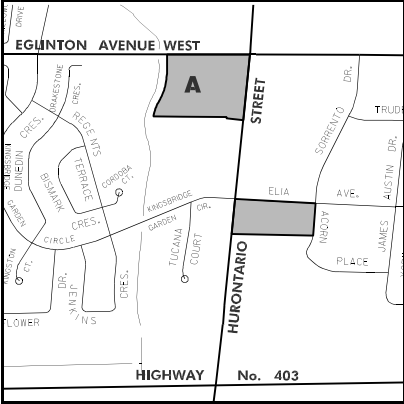
| RESPONDENT | SECTION | ISSUE | COMMENTS | RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN | |
|-------------------------------|----------------------------|--|--|--|--|
| Community Services Department | New Section 3.9, Greenbelt | The Community Services Department has requested amending Section 3.9.2.3 to include reference to the conveyance of Greenbelt lands will only occur after all requirements have been completed to the satisfaction of the City. | The requested revisions are appropriate. | Amend part of 38 | <p>That amended Recommendation 38 in Appendix 2 be further amended as follows:</p> <p>From That Section 3.9.2.3, be amended as follows:</p> <p>3.9.2.3 Mississauga may also request that proponents conduct site evaluation, site cleanup or management measures prior to conveyance of Greenbelt lands. Prior to conveyance of Greenbelt lands, the proponent may be requested to conduct a Phase 1 Environmental Site Assessment (ESA) in accordance with the latest standards of the Canadian Standards Association. Should the Phase 1 ESA indicate that further investigation is required, the proponent may be requested to conduct further investigation, perform site clean-up and provide the appropriate environmental documentation.</p> <p>To That Section 3.9.2.3, be amended as follows:</p> <p>3.9.2.3 Mississauga may also request that proponents conduct site evaluation, site cleanup or management measures prior to conveyance of Greenbelt lands. Prior to conveyance of Greenbelt lands, the proponent may be requested to conduct a Phase 1 Environmental Site Assessment (ESA) in accordance with the latest standards of the Canadian Standards Association. Should the Phase 1 ESA indicate that further investigation is required, the proponent may be requested to conduct further investigation, perform site clean-up and provide the appropriate environmental documentation. The conveyance of the Greenbelt lands will occur after the proponent has completed all requirements to the satisfaction of the City.</p> |

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| Community Services Department | New Section 3.14, Physical Services | The Community Services Department requested amending the second paragraph of Section 3.14 to include a reference to the satisfaction of the appropriate Conservation Authority and the City with respect to piped services being permitted in the Greenbelt designation. | The requested revisions are appropriate. | Amend part of 51 | <p>That amended Recommendation 51 in Appendix 2 be further amended as follows:</p> <p>From That Section 3.14, first and second paragraphs, be amended as follows:</p> <p>This section sets out the policies of the City with respect to the provision of piped services, including natural gas and oil pipelines; electric power, telephone, and other cabled service, which are permitted in all Land Use Designations except Greenbelt.</p> <p><i>Piped services and related facilities used for water, wastewater and storm water are permitted in all Land Use Designations, including Greenbelt, only if other options are not feasible.</i></p> <p>To That Section 3.14, first and second paragraphs, be amended as follows:</p> <p>This section sets out the policies of the City with respect to the provision of piped services, including natural gas and oil pipelines; electric power, telephone, and other cabled service, which are permitted in all Land Use Designations except Greenbelt.</p> <p><i>Piped services and related facilities used for water, wastewater and storm water are permitted in all Land Use Designations, including Greenbelt, only if other options are not feasible, subject to the satisfaction of the appropriate Conservation Authority and the City.</i></p> |

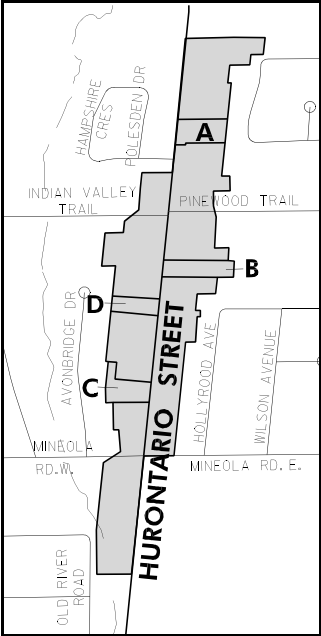
| RESPONDENT | SECTION | ISSUE | COMMENTS | RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN | |
|----------------------------------|--|---|--|--|--|
| Planning and Building Department | Section 4.16, Hurontario District Policies | <p>As a result of Official Plan Amendment No. 41, the previous Special Site 2 was revised as the lands were redesignated to "Residential Medium Density I".</p> <p>The current Special Site 2 is no longer necessary as the site has been recommended to be redesignated from "Residential High Density I" to "Residential Medium Density I" (Recommendation 252 in Appendix 1).</p> | The requested revisions are appropriate. | Amend 235 | <p>That Recommendation 235 in Appendix 1 be deleted and revised as follows:</p> <p>From Section 4.16.6.3, be amended as follows:</p> <p>To Section 4.16.6.3, Site 2, be deleted:</p> <p>4.16.6.3 — Site 2</p> <div></div> <p>The lands identified as Special Site 2 are located east of Mavis Road and south of Avonwick Avenue.</p> <p>Notwithstanding the Residential High Density I policies of this Plan, the lands identified as Special Site 2 will only permit apartments greater than 4 storeys as well as other forms of multiple horizontal dwellings at a maximum density of 78 units per hectare with a height range of a minimum 2 storeys to a maximum of 4 storeys and a minimum open space area of 40% of the lot area and a maximum of 10% of the condominium resident parking as tandem spaces.</p> |

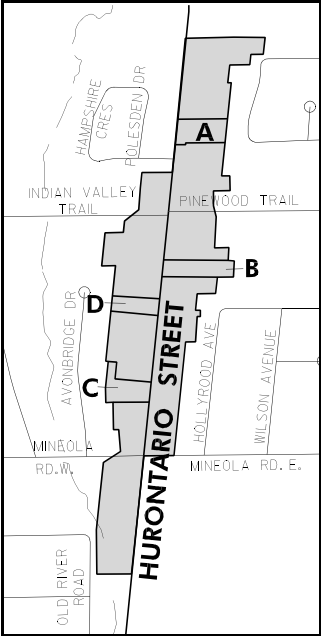
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|----------------------------------|--|---|--|--|---|
| Planning and Building Department | Section 4.16, Hurontario District Policies | Through the Comprehensive Zoning By-law Review it was identified that the lands located west of Hurontario Street, south of Eglinton Avenue West designated "Residential High Density II" may also be developed for overnight accommodations. | The requested revisions are appropriate. | Amend 236 | <p>That Recommendation 236 in Appendix 1 be deleted and revised as follows:</p> <p>From That Section 4.16.6.4, Special Site 3, be amended as follows:</p> <p>4.16.6.4 Site 3</p> <div></div> <p>4.16.6.4.1 The lands identified as Special Site 3 are located west of Hurontario Street and south of Eglinton Avenue West and east of Hurontario Street south of Elia Avenue.</p> <p>Notwithstanding <i>the provisions of the Residential High Density II and Mixed Residential High Density II and Office designation, on the lands</i>, the following additional policies will apply:</p> <ul style="list-style-type: none">a. Residential High Density II development or Residential High Density II development in combination with Office uses will <i>also</i> be permitted, either within one building or in separate buildings. When in combination within a building or on a single site, an integrated development will be required.b. The preferred location of Office development will be adjacent to Hurontario Street. <p>4.16.6.4.2 Areas 3A and 3B</p> |

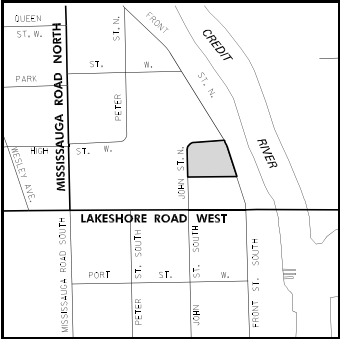
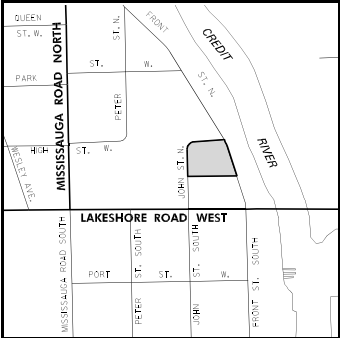
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|----------------------------------|--|-------------|----------|--|---|
| Planning and Building Department | Section 4.16, Hurontario District Policies | (continued) | | Amend 236 cont. | <p>For the lands identified as Areas 3A and 3B the following additional policies will apply:</p> <p>a. c. architectural building and site plan solutions will be developed to create an interesting and identifiable street edge along Hurontario Street;</p> <p>b. d. special consideration may be given to reducing building setbacks and other requirements of the Zoning By-law as a means of increasing the opportunities for creative development;</p> <p>c. lands designated for Office uses will be used for one or more buildings that have as the predominant function the provision of office space. Commercial uses will be permitted provided that they are accessory to office development;</p> <p>d. the office space will generally not exceed a Floor Space Index of 0.5. Development with a Floor Space Index in excess of 0.5 will only be considered subject to, among other matters, adequate engineering services, sufficient capacity in the transportation system, satisfactory access arrangements, and compatibility with surrounding land uses;</p> <p>e. in order to achieve a continuous street frontage, buildings will be encouraged to minimize setbacks from street lines.</p> <p>4.16.6.4.3 I Area 3B A</p> <p>The lands identified as Area 3B4 may also be developed for a hotel, with accessory commercial uses: <i>overnight accommodations.</i></p> |

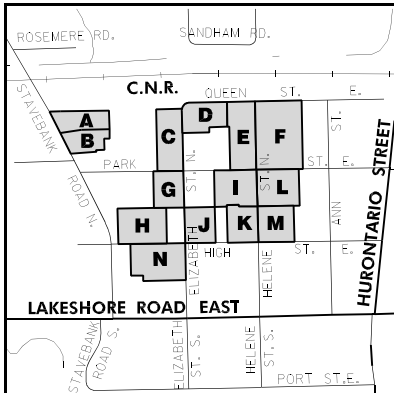
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|----------------------------------|--|-------------|----------|--|--|
| Planning and Building Department | Section 4.16, Hurontario District Policies | (continued) | | Amend 236 cont. | <p>To That Section 4.16.6.4, Special Site 3, be amended as follows:</p> <p>4.16.6.4 Site 3</p> <div></div> <p>4.16.6.4.1 The lands identified as Special Site 3 are located west of Hurontario Street and south of Eglinton Avenue West and east of Hurontario Street south of Elia Avenue.</p> <p>Notwithstanding <i>the provisions of</i> the Residential High Density II and Mixed Residential High Density II and Office designation, on the lands, the following additional policies will apply:</p> <p>a. Residential High Density II development or Residential High Density II development in combination with Office uses will <i>also</i> be permitted, either within one building or in separate buildings. When in combination within a building or on a single site, an integrated development will be required.</p> <p>b. The preferred location of Office development will be adjacent to Hurontario Street.</p> <p>4.16.6.4.2 Areas 3A and 3B</p> <p>For the lands identified as Areas 3A and 3B the following additional policies will apply:</p> |

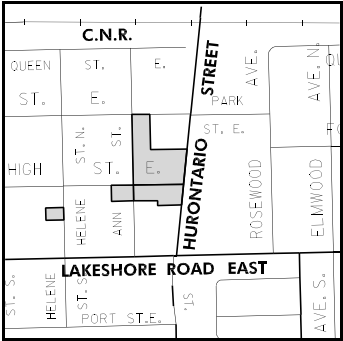
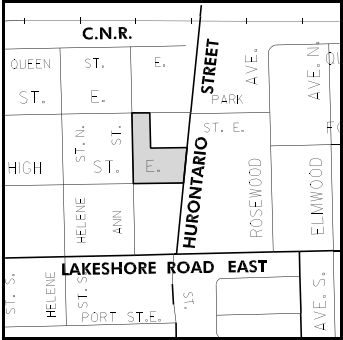
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|----------------------------------|--|-------------|----------|--|--|
| Planning and Building Department | Section 4.16, Hurontario District Policies | (continued) | | Amend 236 cont. | <p>a. c. architectural building and site plan solutions will be developed to create an interesting and identifiable street edge along Hurontario Street;</p> <p>b. d. special consideration may be given to reducing building setbacks and other requirements of the Zoning By-law as a means of increasing the opportunities for creative development;</p> <p>c. lands designated for Office uses will be used for one or more buildings that have as the predominant function the provision of office space. Commercial uses will be permitted provided that they are accessory to office development;</p> <p>d. the office space will generally not exceed a Floor Space Index of 0.5. Development with a Floor Space Index in excess of 0.5 will only be considered subject to, among other matters, adequate engineering services, sufficient capacity in the transportation system, satisfactory access arrangements, and compatibility with surrounding land uses;</p> <p>e. in order to achieve a continuous street frontage, buildings will be encouraged to minimize setbacks from street lines.</p> <p>4.16.6.4.3 I Area 3B A</p> <p>The lands identified as Area 3B A may also be developed for a hotel, with accessory commercial uses: <i>overnight accommodations.</i></p> |

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| Planning and Development Committee | Section 4.24, Mineola District Policies | Planning and Development Committed requested that Recommendation 314 in Appendix 1 be amended to include the municipal addresses. | The requested revisions are appropriate. | Amend 314 | <p>That Recommendation 314 in Appendix 1 be amended as follows:</p> <p>From That Section 4.24.7.3, location map, f. and g., Site 2, be amended as follows:</p> <div><div><p>f. 4.24.7.3.1 Area 2A</p><p>Notwithstanding subsection e. of this section, <i>for the lands identified as Area 2A</i>, the existing building at 1523 Hurontario Street will not exceed 584.7 585 m² gross floor area;</p><p>g. 4.24.7.3.2 Area 2B</p><p>Notwithstanding subsection e. of this section, <i>for the lands identified as Area 2B</i>, an office building at 1443 Hurontario Street will not exceed 552 m² gross floor area.</p><p>4.24.7.3.3 Area 2C</p><p><i>Notwithstanding subsection e. of this section, for the lands identified as Area 2C, an office building will not exceed 465 m² gross floor area.</i></p><p>4.24.7.3.4 Area 2D</p><p><i>Notwithstanding subsection e. of this section, for the lands identified as Area 2D, the maximum gross floor area will not exceed 460 m² gross floor area and the maximum gross floor area used for an office will not exceed 250 m² gross floor area.</i></p></div></div> |

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| Planning and Development Committee | Section 4.24, Mineola District Policies | (continued) | | | <div><div><div>To That Section 4.24.7.3, location map, f. and g., Site 2, be amended as follows:</div><div><div><div>f. 4.24.7.3.1 Area 2A Notwithstanding subsection e. of this section, <i>for the lands identified as Area 2A</i>, the existing building at 1523 Hurontario Street will not exceed 584.7 585 m² gross floor area;</div><div>g. 4.24.7.3.2 Area 2B Notwithstanding subsection e. of this section, <i>for the lands identified as Area 2B</i>, an office building at 1443 Hurontario Street will not exceed 552 m² gross floor area.</div><div>4.24.7.3.3 Area 2C Notwithstanding subsection e. of this section, <i>for the lands identified as Area 2C</i>, an office building at 1370 Hurontario Street will not exceed 465 m² gross floor area.</div><div>4.24.7.3.4 Area 2D Notwithstanding subsection e. of this section, <i>for the lands identified as Area 2D</i>, the building at 1424 Hurontario Street the maximum gross floor area will not exceed 460 m² gross floor area and the maximum gross floor area used for an office will not exceed 250 m² gross floor area.</div></div></div></div><div></div></div> |

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| Planning and Building Department | Section 4.27, Port Credit District Policies | Special Site 26 that was previously added in Recommendation 351 in Appendix 1 and should be amended to clarify that offices are only permitted in detached dwellings. | The requested revisions are appropriate. | Amend 351 | <p>That Recommendation 351 in Appendix 1 be amended as follows:</p> <p>From That a new Special Site be added to the Port Credit District Policies as follows:</p> <p>4.27.6.27 Site 26</p> <div></div> <p><i>The lands identified as Special Site 26 are located on the west side of Front Street North, north of Lakeshore Road West.</i></p> <p><i>Notwithstanding the provisions of the Residential Medium Density I designation, office, duplex and apartment dwellings will be permitted.</i></p> <p>To That a new Special Site be added to the Port Credit District Policies as follows:</p> <p>4.27.6.27 Site 26</p> <div></div> <p><i>The lands identified as Special Site 26 are located on the west side of Front Street North, north of Lakeshore Road West.</i></p> <p><i>Notwithstanding the provisions of the Residential Medium Density I designation, offices in detached dwellings, duplex and apartment dwellings will be permitted.</i></p> |

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| Planning and Building Department | Section 4.27, Port Credit District Policies | Through the Comprehensive Zoning By-law Review it was further identified that Special Site 29 "FSI Range" and "Maximum Height Permitted" should be amended to conform to the Special Site provisions in the existing Port Credit Zoning By-law. | The requested revisions are appropriate. | Amend 354 | <p>That Recommendation 354 in Appendix 1 be further amended as follows:</p> <p>From That a new Special Site be added to the Port Credit District Policies as follows:</p> <p>4.27.6.30 Site 29</p> <div></div> <p><i>The lands identified as Special Site 29 are located north of Lakeshore Road East, south of the Canadian National Railway, east of Stavebank Road and west Hurontario Street.</i></p> <p><i>Notwithstanding the provisions of the Residential High Density I designation, the following will apply:</i></p> <table><tr><th><i>Area</i></th><th><i>FSI Range</i></th><th><i>Maximum Height Permitted</i></th></tr><tr><td><i>A</i></td><td><i>1.0-2.3 FSI</i></td><td><i>13-storeys</i></td></tr><tr><td><i>B</i></td><td><i>1.0-2.8 FSI</i></td><td><i>11-storeys</i></td></tr><tr><td><i>C</i></td><td><i>1.0-2.7 FSI</i></td><td><i>13-storeys</i></td></tr><tr><td><i>D</i></td><td><i>1.0-2.4 FSI</i></td><td><i>11-storeys</i></td></tr><tr><td><i>E</i></td><td><i>1.0-2.8 FSI</i></td><td><i>NA</i></td></tr><tr><td><i>F</i></td><td><i>1.0-4.0 FSI</i></td><td><i>27-storeys</i></td></tr><tr><td><i>G</i></td><td><i>1.0-2.4 FSI</i></td><td><i>10-storeys</i></td></tr><tr><td><i>H</i></td><td><i>1.0-2.4 FSI</i></td><td><i>16-storeys</i></td></tr><tr><td><i>I</i></td><td><i>1.0-2.9 FSI</i></td><td><i>14-storeys</i></td></tr><tr><td><i>J</i></td><td><i>1.5-2.9 FSI</i></td><td><i>NA</i></td></tr><tr><td><i>K</i></td><td><i>1.0-3.3 FSI</i></td><td><i>10-storeys</i></td></tr><tr><td><i>L</i></td><td><i>1.0-2.5 FSI</i></td><td><i>NA</i></td></tr><tr><td><i>M</i></td><td><i>1.0-2.7 FSI</i></td><td><i>13-storeys</i></td></tr><tr><td><i>N</i></td><td><i>1.0-2.8 FSI</i></td><td><i>14-storeys</i></td></tr></table> | <i>Area</i> | <i>FSI Range</i> | <i>Maximum Height Permitted</i> | <i>A</i> | <i>1.0-2.3 FSI</i> | <i>13-storeys</i> | <i>B</i> | <i>1.0-2.8 FSI</i> | <i>11-storeys</i> | <i>C</i> | <i>1.0-2.7 FSI</i> | <i>13-storeys</i> | <i>D</i> | <i>1.0-2.4 FSI</i> | <i>11-storeys</i> | <i>E</i> | <i>1.0-2.8 FSI</i> | <i>NA</i> | <i>F</i> | <i>1.0-4.0 FSI</i> | <i>27-storeys</i> | <i>G</i> | <i>1.0-2.4 FSI</i> | <i>10-storeys</i> | <i>H</i> | <i>1.0-2.4 FSI</i> | <i>16-storeys</i> | <i>I</i> | <i>1.0-2.9 FSI</i> | <i>14-storeys</i> | <i>J</i> | <i>1.5-2.9 FSI</i> | <i>NA</i> | <i>K</i> | <i>1.0-3.3 FSI</i> | <i>10-storeys</i> | <i>L</i> | <i>1.0-2.5 FSI</i> | <i>NA</i> | <i>M</i> | <i>1.0-2.7 FSI</i> | <i>13-storeys</i> | <i>N</i> | <i>1.0-2.8 FSI</i> | <i>14-storeys</i> |
| <i>Area</i> | <i>FSI Range</i> | <i>Maximum Height Permitted</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>A</i> | <i>1.0-2.3 FSI</i> | <i>13-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>B</i> | <i>1.0-2.8 FSI</i> | <i>11-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>C</i> | <i>1.0-2.7 FSI</i> | <i>13-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>D</i> | <i>1.0-2.4 FSI</i> | <i>11-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>E</i> | <i>1.0-2.8 FSI</i> | <i>NA</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>F</i> | <i>1.0-4.0 FSI</i> | <i>27-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>G</i> | <i>1.0-2.4 FSI</i> | <i>10-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>H</i> | <i>1.0-2.4 FSI</i> | <i>16-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>I</i> | <i>1.0-2.9 FSI</i> | <i>14-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>J</i> | <i>1.5-2.9 FSI</i> | <i>NA</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>K</i> | <i>1.0-3.3 FSI</i> | <i>10-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>L</i> | <i>1.0-2.5 FSI</i> | <i>NA</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>M</i> | <i>1.0-2.7 FSI</i> | <i>13-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>N</i> | <i>1.0-2.8 FSI</i> | <i>14-storeys</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|----------------------------------|---|--|--|--|--|
| Planning and Building Department | Section 4.27, Port Credit District Policies | The location map for Special Site 30 should be amended to delete the properties south of High Street East from the Special Site 30 location map as the properties have been redesignated from "Residential High Density I" to "Mainstreet Commercial" in accordance with Recommendation 557 in this Appendix. | The requested revisions are appropriate. | Amend part of 355 | <p>That amended Recommendation 355 in Appendix 2 be further amended as follows:</p> <p>From That Section 4.27.6.31, location map, be replaced with the following location map:</p> <p>4.27.6.31 Site 30</p>  <p>To That Section 4.27.6.31, location map, be replaced with the following location map:</p> <p>4.27.6.31 Site 30</p>  |

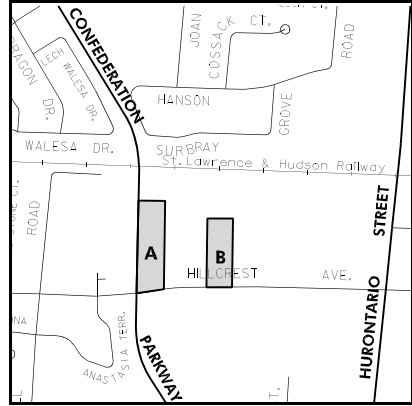
| RESPONDENT | SECTION | ISSUE | COMMENTS | RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN | |
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| Planning and Building Department | Section 4.16, Hurontario District Policies | Through the Comprehensive Zoning By-law Review it was identified that it was no longer appropriate to redesignate the lands fronting on Richborough Drive, and Whitfield Terrace west of Mavis Road and south of Bristol Road West, from Residential Medium Density I to Residential Low Density II. This reference should be deleted in Recommendation 473 in Appendix 2. | The requested revisions are appropriate. | Amend 473 | <p>That Recommendation 473 in Appendix 2 be amended as follows:</p> <p>From That the Hurontario District Land Use Map be amended as follows:</p> <p>21. Redesignate the lands fronting on Starwood Drive, Longhouse Crescent, Richborough Drive, and Whitfield Terrace west of Mavis Road and south of Bristol Road West, from "Residential Medium Density I" to "Residential Low Density II".</p> <p>To That the Hurontario District Land Use Map be amended as follows:</p> <p>21. Redesignate the lands fronting on Starwood Drive <i>and</i> Longhouse Crescent, Richborough Drive, and Whitfield Terrace west of Mavis Road and south of Bristol Road West, from "Residential Medium Density I" to "Residential Low Density II".</p> |

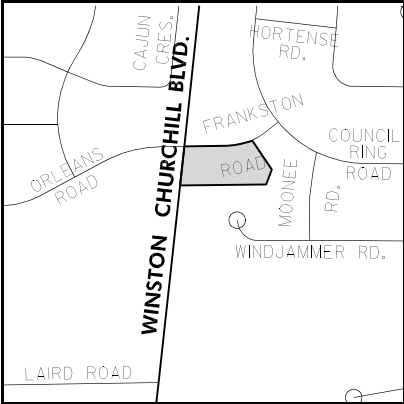
| RESPONDENT | SECTION | ISSUE | COMMENTS | RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN | |
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| Planning and Building Department | Section 4.16, Hurontario District Policies | <p>Upon further review of the Hurontario District Policies being implemented through the Comprehensive Zoning By-law Review, it was identified that Recommendation 474 in Appendix 2 that redesignated the lands from "Residential Medium Density I" to "Residential Low Density II" be deleted.</p> <p>Also, the "Residential Medium Density I" designation on the lands fronting on Constellation Drive, west of Mavis Road and north of Eglinton Avenue West should be retained and not redesignated to "Residential Low Density II".</p> | The requested revisions are appropriate. | Amend 474 | <p>That Recommendation 474 in Appendix 2 be deleted as follows:</p> <p>From That the Hurontario District Land Use Map be amended as follows:</p> <p>22. Redesignate the lands fronting on Constellation Drive, west of Mavis Road and north of Eglinton Avenue West, from "Residential Medium Density I" to "Residential Low Density II".</p> <p>To That the "Residential Medium Density I" designation on the lands fronting on Constellation Drive, west of Mavis Road and north of Eglinton Avenue West should be retained and not be redesignated to "Residential Low Density II".</p> |

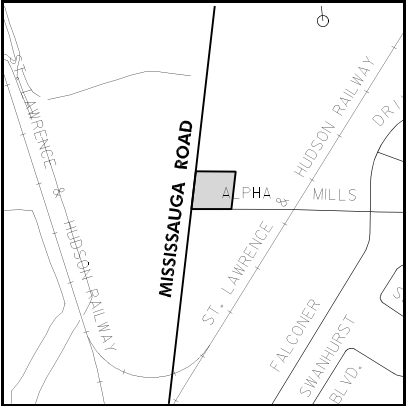
| RESPONDENT | SECTION | ISSUE | COMMENTS | RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN | |
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| Glen Schnarr & Associates Inc. for various clients | Section 4.23 Meadowvale Village District Policies | Concerns were expressed with part of Recommendation 491 in Appendix 2 in Meadowvale Village where the proposal is to redesignate the lands from Residential Low Density II to Business Employment that are above the 35 NEF/NEP. | The mapping currently being proposed is based on property lines. The outcome of the current recommendation would take away the existing residential zoning for a portion of the lands that are less than 35 NEF/NEP. As this was not the intent of Recommendation 491 in Appendix 2, it is recommended not to include the lands below the 35 NEF/NEP that are currently zoned residential. | Amend 491 | <p>That Recommendation 491 in Appendix 2 be amended as follows:</p> <p>From That the Meadowvale Village District Land Use Map be amended as follows:</p> <p>9. Redesignate all lands, basically following existing property lines, above the 35 NEF noise contour, from "Residential Low Density II" and "Residential Medium Density I" to "Business Employment".</p> <p>To That the Meadowvale Village District Land Use Map be amended as follows:</p> <p>9. Redesignate all lands, basically following existing property lines, <i>not currently zoned Residential</i> above the 35 NEF noise contour, from "Residential Low Density II" and "Residential Medium Density I" to "Business Employment".</p> |


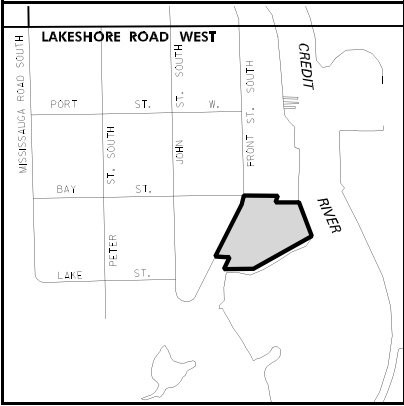
| RESPONDENT | SECTION | ISSUE | COMMENTS | RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN | |
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| Recommendations and numbers continued from, Appendix 1 (2005 January) and Appendix 2 (2006 January), Mississauga Plan Proposed Amendments | | | | | |
| Planning and Building Department | Section 4.3, Applewood District Policies | To recognize the existing development located at the west side of Dixie Road, south of Burnhamthorpe Road East, that has an FSI of 0.77. | The requested revisions are appropriate. | 542 | That the Applewood District Land Use Map be amended as follows: 6. Redesignate the lands located at the west side of Dixie Road, south of Burnhamthorpe Road East, from "Residential High Density II" to "Residential High Density I". |
| Community Services Department | Section 4.3, Applewood District Policies | The Community Services Department requested that the cemetery located at the northeast corner of Dundas Street East and Cawthra Road be redesignated from Private Open Space - Cemetery to Public Open Space - Cemetery as it is maintained by the City. | The requested revisions are appropriate. | 543 | That the Applewood District Land Use Map be amended as follows: 7. Redesignate the lands located at the northeast corner of Dundas Street East and Cawthra Road, from "Private Open Space - Cemetery" to "Public Open Space - Cemetery". |
| Community Services Department | Section 4.3, Applewood District Policies | The Community Services Department requested that the cemetery located at the southeast corner of Burnhamthorpe Road and Dixie Road be redesignated from Public Open Space - Cemetery to Private Open Space - Cemetery as it is not maintained by the City. | The requested revisions are appropriate. | 544 | That the Applewood District Land Use Map be amended as follows: 8. Redesignate the lands located at the southeast corner of Dixie Road and Burnhamthorpe Road from "Public Open Space - Cemetery" to "Private Open Space - Cemetery". |

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| Planning and Building Department | Section 4.7, Clarkson-Lorne Park District Policies | To recognize the existing development, located east of Mississauga Road, north of the CNR the lands should be redesignated from "Private Open Space" to "Residential Low Density I". | The requested revisions are appropriate. | 545 | That the Clarkson-Lorne Park District Land Use Map be amended as follows: 3. Redesignate the lands located east of Mississauga Road, north of the CNR, from "Private Open Space" to "Residential Low Density I". |
| Planning and Building Department | Section 4.7, Clarkson-Lorne Park District Policies | To recognize the existing seniors building located south of Truscott Drive, west of Seagull Drive that has an FSI of 1.5. | The requested revisions are appropriate. | 546 | That the Clarkson-Lorne Park District Land Use Map be amended as follows: 4. Redesignate the lands located south of Truscott Drive, west of Seagull Drive, from "Residential High Density I" to "Residential High Density II". |
| Community Services Department | Section 4.7, Clarkson-Lorne Park District Policies | The Community Services Department requested that the lands located south of the CNR tracks, east of Lorne Park Road be redesignated from Residential Medium Density to Public Open Space to recognize the existing park. | The requested revisions are appropriate. | 547 | That the Clarkson-Lorne Park District Land Use Map be amended as follows: 5. Redesignate the lands located south of the CNR tracks, east of Lorne Park Road, from "Residential Medium Density I" to "Public Open Space". |
| Planning and Building Department | Section 4.8, Cooksville District Policies | To recognize the existing stormwater management facility located south of Hillcrest Avenue, west of Parkerhill Road, the lands should be redesignated from "Residential Medium Density I" to "Greenbelt". | The requested revisions are appropriate. | 548 | That the Cooksville District Land Use Map, be amended as follows: 7. Redesignate the lands located south of Hillcrest Avenue, west of Parkerhill Road from "Residential Medium Density I" to "Greenbelt". |

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| Planning and Building Department | Section 4.8, Cooksville District Policies | A new special site should be added to the Cooksville District Policies to recognize the two apartment buildings, that are designated Residential High Density II located on the north side of Hillcrest Avenue, east of Confederation Parkway having a higher FSI as what is permitted in the Cooksville District Policies. | The requested revisions are appropriate. | 549 | <p>That a new Special Site be added to the Cooksville District Policies as follows:</p> <p>4.8.7.18 Site 17</p>  <p><i>The lands identified as Special Site 17 are located on the north side of Hillcrest Avenue, east of Confederation Parkway.</i></p> <p><i>Notwithstanding the provisions of the Residential High Density II designation, the lands identified as Area 17A will be permitted to develop to a maximum Floor Space Index (FSI) of 3.5 and the lands identified as Area 17B will be permitted to develop to a maximum Floor Space Index (FSI) of 4.0.</i></p> |
| Community Services Department | Section 4.12, Erindale District Policies | The Community Services Department requested that the lands located on the northwest corner of Dundas Street West and the Credit Woodlands be redesignated from Residential Low Density I to Public Open Space to recognize the existing park. | The requested revisions are appropriate. | 550 | <p>That the Erindale District Land Use Map, be amended as follows:</p> <p>3. Redesignate the lands located at the northwest corner of Dundas Street West and The Credit Woodlands from "Residential Low Density I" to "Public Open Space".</p> |

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| Planning and Building Department | Section 4.13, Erin Mills District Policies | The Erin Mills District Land Use Map should be amended by redesignating the lands located on the west side of The Collegeway, north of Broad Hollow Gate from "Residential High Density I" to "Residential High Density II" to recognize the existing development. | The requested revisions are appropriate. | 551 | <p>That the Erin Mills District Land Use Map, be amended as follows:</p> <p><i>11.</i> Redesignate the lands located on the west side of The Collegeway, north of Broad Hollow Gate from "Residential High Density I" to "Residential High Density II".</p> |
| Planning and Building Department | Section 4.13, Erin Mills District Policies | To be consistent with the existing development, lands located at the southeast corner of Frankston Road and Winston Churchill Boulevard should recognize the garden centre use. | The requested revisions are appropriate. | 552 | <p>That a new Special Site be added to the Erin Mills District Policies as follows:</p> <p>4.13.5.10 Site 9</p> <div></div> <p><i>The lands identified as Special Site 9 are located at the southeast corner of Frankston Road and Winston Churchill Boulevard.</i></p> <p><i>Notwithstanding the provisions of the Residential Low Density I designation, a garden centre will also be permitted.</i></p> |

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| Planning and Building Department | Section 4.22, Meadowvale Business Park District Policies | A new special site should be added to the Meadowvale Business Park District Policies, to recognize the existing retail use. | The requested revisions are appropriate. | 553 | <p>That a new Special Site be added to the Meadowvale Business Park District Policies as follows:</p> <p>4.22.6.10 Site 9</p> <div></div> <p><i>The lands identified as Special Site 9 are located at the northeast corner of Alpha Mills Road and Mississauga Road.</i></p> <p><i>Notwithstanding the provisions of the Business Employment designation, a retail use will also be permitted.</i></p> |
| Planning and Building Department | Section 4.23, Meadowvale Village District Policies | To be consistent with the existing zoning and to recognize the stormwater management pond, the lands located east of McLaughlin Road, north of Derry Road West should be redesignated from Residential Low Density II" to "Greenbelt". | The requested revisions are appropriate. | 554 | <p>That the Meadowvale Village District Land Use Map be amended as follows:</p> <p>10. Redesignate lands located east of McLaughlin Road, north of Derry Road West from "Residential Low Density II" to "Greenbelt".</p> |

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| Community Services Department | Section 4.27, Port Credit District Policies | That a new Special Site be added to the Port Credit District Policies to recognize the legion lands located south of the CNR tracks, east of Front Street North. | The requested revisions are appropriate. | 555 | <p>That a new Special Site be added to the Port Credit District Policies as follows:</p> <p>4.27.6.36 Site 35</p> <div></div> <p><i>The lands identified as Special Site 35 are located south of the CNR tracks, east of Front Street North.</i></p> <p><i>Notwithstanding the provisions of the Private Open Space and Greenbelt designations, a private club will also be permitted.</i></p> |
| Planning and Building Department | Section 4.27, Port Credit District Policies | That a new Special Site be added to the Port Credit District Policies to recognize the existing apartment building with a height of 20 storeys. | The requested revisions are appropriate. | 556 | <p>That a new Special Site be added to the Port Credit District Policies as follows:</p> <p>4.27.6.37 Site 36</p> <div></div> <p><i>The lands identified as Special Site 36 are located east of Front Street South north of Lake Street.</i></p> <p><i>Notwithstanding the provisions of the Residential High Density I designation, the maximum building height will be twenty (20) storeys.</i></p> |

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| Michael Spaziani Architects Inc. | Section 4.27, Port Credit District Policies | <p>It was identified that the Mainstreet Commercial development should extend north from Lakeshore Road on some of the local roads.</p> <p>To be consistent with the existing development and use rights, lands south of High Street East, west of Hurontario Street should be redesignated from "Residential High Density I" to "Mainstreet Commercial".</p> | The requested revisions are appropriate. | 557 | <p>That the Port Credit District Land Use Map be amended as follows:</p> <p><i>13.</i> Redesignate the lands located south of High Street East, west of Hurontario Street from "Residential High Density I" to "Mainstreet Commercial".</p> |
| Community Services Department | Section 4.27, Port Credit District Policies | The Community Services Department requested that the Legion Lands located south of the CNR tracks, east of Front Street North be redesignated from Public Open Space to Private Open Space as they are not owned by the City. | The requested revisions are appropriate. | 558 | <p>That the Port Credit District Land Use Map be amended as follows:</p> <p><i>14.</i> Redesignate the lands located south of the CNR tracks, east of Front Street North from "Public Open Space" to "Private Open Space".</p> |
| Planning and Building Department | Section 4.31, Southdown District Policies | The site is currently part of the GO station parking lot. By changing the land use to "General Commercial" it would permit both "General Commercial" and "Business Employment" uses. | The requested revisions are appropriate. | 559 | <p>That the Southdown District Land Use Map, be amended as follows:</p> <p><i>2.</i> Redesignate the lands located south of CNR tracks, west of Southdown Road from "Business Employment" to "General Commercial".</p> |

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| Planning and Building Department | Section 4.32, Streetsville District Policies | The site located north of Pearl Street, east of Broadway Street is currently used as a parking lot for the adjacent commercial uses and should be redesignated from "Utility" to "Mainstreet Commercial". | The requested revisions are appropriate. | 560 | That the Streetsville District Land Use Map, be amended as follows: 8. Redesignate the lands located north of Pearl Street, east of Broadway Street from "Utility" to "Mainstreet Commercial". |
| Walker Nott Dragicevic for Oxford Properties Group | Throughout Mississauga Plan | On behalf of Oxford Properties Limited, support was given to the inclusion and reference to "corridors" throughout Mississauga Plan. | No comment required. | | No change recommended. |
| Glen Schnarr & Associates Inc. for various clients | Section 3.2, Residential | Glen Schnarr and Associates requested that the word corridor be deleted from Amended Recommendation 13 in Appendix 2. | Reference to Corridors was added to Mississauga Plan as it is a requirement of the Provincial Policy Statement. The Planning and Building Department is currently undertaking a Nodes and Corridors study to identify the appropriate locations for Corridors in Mississauga. | | No change recommended. |
| Planning and Development Committee | Section 4.3, Applewood District Policies | Planning and Development Committed requested that Recommendation 113 and Recommendation 114 in Appendix 1 be referred back to staff for review. | Recommendations 113 and 114 pertain to the Residential High Density I and II policies in the Applewood District Policies. The proposed changes were to increase the FSI range in each designation to reflect the existing development and zoning. | | No change recommended. |

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| Glen Schnarr & Associates Inc. for various clients | Section 4.7, Clarkson-Lorne Park District Policies | Glen Schnarr and Associates requested that Recommendation 165 of Appendix 1 (Special Site 20, Clarkson-Lorne Park District Policies) be amended to extend the Residential High Density II across the entire site. | After meeting with a representative from Glen Schnarr and Associates, it was determined that the concern identified is with the Comprehensive Zoning By-law as the Official Plan permits Greenbelt zoning in all land use designations. | | No change recommended. |
| Glen Schnarr & Associates Inc. for various clients | Section 4.8, Cooksville District Policies | Glen Schnarr and Associates identified a concern with respect to the lands on the west side of Kirwin Avenue, north of Dundas Street East. Amendment 25 does not recognize the 42-storey hotel currently the subject of a site plan application. | <p>The lands are designated Mainstreet Commercial in the Cooksville District Policies which has a height cap of 6 storeys. The property has an old C1" zoning that does not have a height cap and within the Comprehensive Zoning By-law the property will have a 6 storey cap to be consistent with Mississauga Plan.</p> <p>Amendment 25 is not the document to amend the designation. This site should continue to be evaluated through a site specific development application.</p> <p>As the purpose of a Zoning By-law is to implement the Official Plan, one of the main objectives of the Comprehensive Zoning By-law Review is to bring the Zoning into conformity with Mississauga Plan.</p> <p>If the applicant's site plan application is complete and crystalized prior to the adoption of the new Zoning By-law, it can proceed.</p> | | No change recommended. |

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| Gagnon Law Bozzo Urban Planners Ltd. for 1500, 1546 and 1554 Dundas Street East | Section 4.10, Dixie District | It was requested that Planning and Building staff consider mixed use development along portions of Dundas Street East in the Dixie Employment District, as previously discussed with staff in the early 1990's. | The purpose of this amendment is to recommend general housekeeping amendments to Mississauga Plan, that were identified through the Comprehensive Zoning By-law Review. In order for this type of redevelopment to be considered, either a site specific Official Plan and Zoning By-law amendment would be required or a comprehensive study of the Dixie Employment District. | | No change recommended. |
| The Cawthra Ratepayers' and Residents' Association (CRRRA) and Friends of the Cawthra Bush & Greater Mississauga Area | Section 4.17, Lakeview District | Concerns were raised with respect to the current policy framework to protect the Cawthra Bush. | Mississauga updates the Natural Areas Survey (NAS) annually and where appropriate, updates the Mississauga Plan. When the new Comprehensive Zoning By-law is approved, updated regulations will also be considered annually. | | No change recommended. |
| WeirFoulds Barristers & Solicitors for Glen Ellen Properties Inc. | Section 4.22, Meadowvale Business Park District Policies | It was suggested that further detail with respect to outdoor storage in the Business Employment designation be added to Mississauga Plan. | The appropriate location for the detail, for such things as, the type of outdoor storage that may be permitted as an accessory use should be part of the Zoning By-law and not the Official Plan. The purpose of the Official Plan is to set the policy context, with the provisions and regulations for implementation located in the Zoning By-law. | | No change recommended. |
| Glen Schnarr & Associates Inc. for various clients | Section 4.23, Meadowvale Village District Policies | For the lands located north of Derry Road, east of McLaughlin Road (Special Site 12B), it was requested that the Special Site policies be extended south to Derry Road West. | The lands that form Special Site 12B went through a site specific Official Plan Amendment. In order for these special site policies to apply to the adjacent lands to the south, a site specific Official Plan Amendment would be required in order to go through the public consultation process. | | No change recommended. |

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| Glen Schnarr & Associates Inc. for various clients | Section 4.24, Mineola District Policies | It was suggested that Recommendations 493 in Appendix 2 (Special Site 2, Mineola District Policies) not be amended to prohibit access from local streets as they have recently submitted an Official Plan Amendment and Zoning By-law Amendment for the northeast corner of Hurontario Street and Pinewood Trail. | Recommendation 493 in Appendix 2 was requested by the Transportation and Works Department as a result of concerns of further office development on Hurontario Street having an impact on the adjacent residential neighbourhood. | | No change recommended. |
| Greg Dell & Associates for 1471 and 1484 Hurontario Street | Section 4.24, Mineola District Policies | It was suggested that Recommendations 493 in Appendix 2 (Special Site 2, Mineola District Policies) not be amended to prohibit access from local streets as they have recently submitted an Official Plan Amendment and Zoning By-law Amendment for the northeast corner of Hurontario Street and Pinewood Trail. | Recommendation 493 in Appendix 2 was requested by the Transportation and Works Department as a result of concerns of further office development on Hurontario Street having an impact on the adjacent residential neighbourhood. | | No change recommended. |
| Greg Dell & Associates for 255 Inglewood Drive | Section 4.24, Mineola District Policies | A concern was raised with respect to Recommendations 492 in Appendix 2, which proposes to designate Stavebank Road as a scenic route. | A separate report to amend the Official Plan to reclassify Stavebank Road as scenic route was previously brought forward to a Statutory Public Meeting on January 30, 2006 to Planning Development Committee. | | No change recommended. |

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| Ontario Restaurant Hotel & Motel Association (ORHMA) | Not applicable. | A concern was raised with adding a policy to Mississauga Plan that states "Restaurants with a drive-through facility will be encouraged to locate in areas other than important intersections". | It is not proposed through this amendment to add this policy. | | No change recommended. |