



# Corporate Report

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**DATE:** December 13, 2005

**TO:** Chair and Members of Planning and Development  
Committee  
Meeting Date: January 9, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Proposed Amendments to Mississauga Plan -  
Supplementary Report  
PUBLIC MEETING**

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- RECOMMENDATION:**
1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on January 9, 2006 to consider the recommendations of the reports titled "Proposed Amendments to Mississauga Plan - Supplementary Report" dated December 13, 2005 and "Proposed Amendments to Mississauga Plan" dated December 14, 2004 from the Commissioner of Planning and Building be received.
  2. That Planning and Building Department staff report back to Planning and Development Committee on the submissions made with respect to the reports titled "Proposed Amendments to Mississauga Plan - Supplementary Report" dated December 13, 2005 and "Proposed Amendments to Mississauga Plan" dated December 14, 2004 from the Commissioner of Planning and Building.

**BACKGROUND:**

On January 19, 2005 City Council adopted the following recommendation:

“PDC-0005-2005:

That the report titled “Proposed Amendments to Mississauga Plan”, dated December 14, 2004, from the Commissioner of Planning and Building be received and circulated to internal and external stakeholders for their review and comments.” Appendix 1, “Mississauga Plan Proposed Amendments (Exhibit 1, 2005 January)” is attached under separate cover.

The Proposed Amendments to Mississauga Plan (OPA 25) report was circulated to the appropriate internal and external stakeholders along with the Draft Comprehensive Zoning By-law for comment. Most of the proposed amendments are in response to issues identified through the Draft Comprehensive Zoning By-law Review or are housekeeping amendments.

Two issues that were identified in OPA 25 were Commercial Schools and Community Uses. The review of “Commercial Schools” has been incorporated into this report, however, the issue of “Community Uses” has evolved into a comprehensive study and will be brought forward to Planning and Development Committee at a later date.

**PRESENT STATUS:**

The public meeting scheduled for Planning and Development Committee on January 9, 2006 is the statutory public meeting to fulfil the requirements of the *Planning Act*.

**COMMENTS:**

This report addresses the comments received from the circulation of OPA 25 and the series of 19 community meetings. In addition, this report includes further amendments to Mississauga Plan stemming from the new Provincial Policy Statement (PPS), the Rose Corporation Ontario Municipal Board (OMB) Decision, lands in the Meadowvale Village Planning District that are above the 35 NEF/NEP and Commercial Schools. These proposed amendments are under separate cover as Appendix 2, “Mississauga Plan Proposed Amendments – Supplementary Report”. The comments are in the order in which the

policies appear in Mississauga Plan. Deletions are shown as “~~strikeouts~~” and additions in “*italics*”.

The recommendations do not include editorial changes, such as typographical or grammatical errors, minor matters of style or organization, minor cartographic revisions, or minor rewording that does not alter the intent of Mississauga Plan.

When approved, the recommendations in Appendix 1 and 2 represent all the proposed amendments to Mississauga Plan.

A number of requests to amend land use designations or to add to the list of permitted uses for specific sites were received and were not supported. Such requests should be subject to the development application process to ensure the opportunity to provide notice to surrounding landowners and to circulate the proposal to the appropriate departments and agencies and other levels of government for review and comment.

### **Provincial Policy Statement**

The new Provincial Policy Statement (PPS) came into effect on March 1, 2005. A review of the document concluded that Mississauga Plan conforms with the PPS. There are, however, several policies of the PPS to be implemented which will require additional study (some are currently underway) and consultation with Regional and Provincial staff, as necessary. These include:

- designating sufficient lands to meet projected needs for a 20-year time horizon;
- identifying opportunities for intensification and redevelopment;
- establishing minimum targets for intensification and redevelopment;
- identifying, in consultation with the Region, nodes and corridors linking the nodes; density targets for areas adjacent to transit

- corridors policies on matters that cross municipal boundaries;
- maintaining a 10-year supply of land designated for residential growth;
- establishing, in consultation with the Region, targets for affordable housing;
- establishing development standards for intensification to minimize the cost of housing; and
- permitting alternative energy systems in accordance with Provincial and Federal requirements.

A number of definitions have been updated to be consistent with the PPS and are included in Appendix 2 “Mississauga Plan Proposed Amendments – Supplementary Report”.

### **Rose Corporation Ontario Municipal Board (OMB) Decision**

On April 12, 2005, the OMB issued a decision pertaining to the property at 1695 The Collegeway next to the Glen Erin Inn. The OMB concluded that although it might have been the intent of the Official Plan (Mississauga Plan), the Plan did not specifically state that buildings of the height proposed should be confined to the City Centre and Nodes. Appendix 3, “Implications of the Ontario Municipal Board Decision 2023958 Ontario Inc. (Rose Corporation)”, specifically outlines the issues raised in the OMB decision and recommends proposed amendments to Mississauga Plan to alleviate any confusion over the intent of the policies of the Plan. These changes are incorporated in Appendix 2.

### **Meadowvale Village**

Through the circulation of the OPA 25, it was noted that a portion of the lands in the Meadowvale Village Planning District can not be developed in accordance with the existing designations. It was identified that this area of the Meadowvale Village Planning District is above the 35 NEF/NEP, however, it is designated Residential Low Density II and Medium Density I. Appendix 4, “Proposed

Amendments to the Meadowvale Village District Policies” outlines the history of this area and proposed changes to the Meadowvale Village District Policies and the Meadowvale Village District Land Use Map.

### **Commercial Schools**

Currently, Mississauga Plan is silent with respect to the appropriate designations for commercial schools. In an attempt to resolve this issue, staff examined where existing commercial schools are located. The analysis indicated that it would be appropriate to permit all types of commercial schools in the “Business Employment”, “Industrial” and “Office” designations. Further, commercial schools that require no outdoor storage should be permitted in the “General Commercial” and “Mainstreet Commercial” retail commercial land use designations. Appendix 5, “Commercial Schools”, outlines the rationale behind the proposed amendments to Mississauga Plan. A definition and appropriate zoning regulations for commercial schools are included in the Draft Comprehensive Zoning By-law.

### **Outstanding Issues**

A number of issues have been identified through this review which require further study. For example, reference to “Corridors” has been added to Section 1.2, Context, as a result of the Rose Corporation OMB decision, however, a comprehensive review of Corridors is required to be consistent with the Provincial Policy Statement. Further, as previously noted, the issue of “Community Uses” has evolved into a comprehensive study that will be brought forward to Planning and Development Committee at a later date. Other examples of outstanding issues are those previously outlined on Page 3 of this report, as requirements of the PPS.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** After the public meeting is held and all issues are addressed, the Planning and Building Department will be in a position to make final recommendations with respect to amending Mississauga Plan. A report will be brought forward to the Planning and Development Committee in early 2006.

**ATTACHMENTS:**

- APPENDIX 1: Under Separate Cover: Mississauga Plan Proposed Amendments (Exhibit 1, 2005 January)
- APPENDIX 2: Under Separate Cover: Mississauga Plan Proposed Amendments – Supplementary Report (2006 January)
- APPENDIX 3: Implications of the Ontario Municipal Board Decision 2023958 Ontario Inc. (Rose Corporation)
- APPENDIX 4: Proposed Amendments to the Meadowvale Village District Policies
- APPENDIX 5: Commercial Schools

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Edward R. Sajecki  
Commissioner of Planning and Building