
Planning and Development Committee

Date

2019/06/24

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 Attn: Development Assistant
c/o Planning and Building Department – 6th Floor
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING
Approval of the June 10, 2019 Draft Minutes
4. MATTERS TO BE CONSIDERED
 - 4.1. Gateway Corporate Centre Character Area - City-initiated Zoning By-law Amendment
 - 4.2. REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 AND SECTION 37 COMMUNITY BENEFITS REPORT (WARD 1)
21 – 29 Park Street East, south side of Park Street East, east of Stavebank Road
Owner: Edenshaw Park Developments Ltd.
File: H-OZ 18/001 W1
Bill 139
 - 4.3. PUBLIC MEETING RECOMMENDATION REPORT (All Wards)
Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007
File BL.09-COM
Bill 139
 - 4.4. PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)
Proposed Zoning By-law Amendments for Accessory Buildings and Structures
File: CD.06-ACC
Bill 139

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- 4.5. PUBLIC MEETING INFORMATION REPORT (WARD 3)
Application to permit a place of religious assembly
900 Eglinton Avenue East, southwest of Eglinton Avenue East and Tomken Road
Owner: Bani Hashim Society
File: OZ 19/002 W3
- 4.6. PUBLIC MEETING INFORMATION REPORT (WARD 3)
Application to permit 2 one storey commercial buildings
1108 and 1094 Eglinton Avenue East, south side of Eglinton Avenue East, east of
Tomken Road
Owner: Ali Rafiqat
File: OZ 17/007 W3
- 4.7. MyMalton - Implementing Mississauga Official Plan Amendment and Zoning for the
Malton Neighbourhood Character Area and Great Punjab Business Centre
5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: 2019/05/31

To: Chair and Members of Planning and Development Committee

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

Originator's files:
CD.03-GAT

Meeting date:
2019/06/24

Subject

Gateway Corporate Centre Character Area - City-initiated Zoning By-law Amendment

Recommendation

1. That the report titled "Gateway Corporate Centre Character Area – City-initiated Zoning By-law Amendment" dated May 31, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the statutory public meeting be held in the fall of 2019.

Report Highlights

- Changes to the Zoning By-law are proposed to implement the 2014 Council-approved amendment to the Official Plan and the 2017 Ontario Municipal Board settlement for the Gateway Corporate Centre Character Area (Gateway Corporate Centre).
- Two newly drafted Office zones are proposed to align with the vision of a prestigious office employment area along the Hurontario Light Rail Transit (LRT) Corridor. Existing uses can continue with limited expansions permitted, until such time as they are ready to redevelop.
- Staff will consult landowners on the proposed zoning changes before a statutory public meeting is held in the fall of 2019.

Background

In 2014, City Council adopted By-law 0238-2014 which approved Amendment 25 to the Mississauga Official Plan (Official Plan), herein referred to as MOPA 25. The lands subject to MOPA 25 comprise the Gateway Corporate Centre Character Area and are shown in Appendix 1. According to the City's 2018 Employment Survey, there are currently 18,025 jobs and 317 businesses within Gateway Corporate Centre. Four of the nineteen planned Hurontario LRT stations are located within the Gateway area. The number of jobs is expected to increase as planning for the Major Transit Station Areas around each station proceeds.¹

MOPA 25 re-designated most lands within Gateway Corporate Centre from Business Employment to Office. The Gateway Corporate Centre forms a part of the Official Plan and provides the vision and policies to guide development of this area. The amendment was appealed to the Ontario Municipal Board (OMB) by several landowners. In 2017, a settlement was reached after negotiation with the appellants.

With the approval of MOPA 25, a change to the Zoning By-law is required to conform to the policies of the amended Official Plan. The Zoning By-law is a tool to achieve the vision, goals and objectives of an official plan by outlining the list of permitted uses and regulations for each property.

The proposed city-initiated zoning amendment implements the policies approved by Council for the Gateway Corporate Centre. The zoning strikes a balance between new use permissions and requirements, while recognizing certain existing uses and structures. This will allow for the transformation of the Gateway Hurontario LRT Corridor towards a more transit-supportive built form.

Comments

This Report provides an overview of the Official Plan vision, and existing and proposed changes to the Zoning By-law within Gateway Corporate Centre.

Official Plan

The vision for Gateway Corporate Centre is for a prestigious office employment area along the northern stretch of the Hurontario LRT Corridor. As the main north-south LRT Corridor in the city, the policies of the Official Plan seek to promote a high quality urban design and built form that reinforce and enhance the image of Hurontario Street. The policies aim to create a safe and walkable environment by completing the pedestrian network, promoting an attractive public realm along key streets and within public spaces, and directing parking to the rear of the property away from the street frontage.

¹ Major Transit Station Areas around LRT stations will be planned to achieve a minimum of 160 residents and jobs per hectare/65 residents and jobs per acre.

It is intended that the Gateway area will transform from an auto-oriented built form to a more transit-supportive built form. To guide this transition, the Official Plan relies on a mix of general and prescriptive policies. Prescriptive policies contain detailed land use and regulation requirements to achieve transit-supportive objectives.

Existing Zoning

The City of Mississauga Zoning By-law 0225-2007 (Zoning By-law) contains uses and regulations for the Gateway area that do not conform to the vision and policies established by MOPA 25. Uses such as outdoor storage facilities, warehouses, waste processing facilities, and motor vehicle repair facilities are not in keeping with this vision. The existing zoning also allows surface parking within the front setback along Hurontario Street, has limited pedestrian-oriented landscaping requirements and permits stand-alone accessory uses; all of which contribute to a challenging environment for pedestrians and do not help achieve the vision of the Plan.

Existing zones include: Employment zones (E1 and E2), Commercial zones (C3 and C5), and Open Space zones (C3). The full list of permitted uses for each existing zone is included in Appendix 2.

New Transit-Supportive Office Zones

The existing Zoning By-law does not contain an appropriate zone to achieve the goals and objectives of the Official Plan for the Gateway area. The proposed amendment to the Zoning By-law will introduce two new transit-supportive Office zones – O1 and O2. These zones will implement the established vision for Gateway Corporate Centre and correspond to the Office designation introduced by MOPA 25. Properties that were not re-designated in MOPA 25 will retain their existing zoning.

A map showing the proposed zoning for the Gateway area is provided in Appendix 3. It contains existing zones that will be retained and the new additional Office zones.

The two new Office zones contain uses that align with the Official Plan vision of a prestigious office employment area along the Hurontario LRT Corridor. This includes permitted uses and accessory uses:

Permitted Uses:

- offices
- medical offices
- broadcasting facilities
- science and technology facilities
- conference centres
- overnight accommodation
- universities or colleges

Accessory Uses:

- retail store
- restaurant
- take-out restaurant
- financial institution
- entertainment and recreational establishments
- personal service establishment
- night club
- veterinary clinic
- animal care establishment
- commercial schools
- farmers market
- motor vehicle rental facility
- private club
- courier/messenger service
- daycare

Permitted uses and accessory uses are the same for both Office zones. Accessory uses are intended to support office-related uses and shall not exist as a stand-alone building. The limited expansion of existing uses will be allowed within the new Office zones subject to requirements outlined in the Official Plan.

Accessory uses are required on the ground floor of buildings fronting Hurontario Street and permitted, but not required along all other streets within O1 and O2 zones. Requiring accessory uses along Hurontario Street such as retail stores, daycares and restaurants, will enhance access to a range of services within walking distance of future LRT stations. This will contribute to the vibrancy and mix of uses along the Hurontario LRT Corridor.

Prohibited Uses

As per the City's Airport Operating Area policies, sensitive land uses such as residences, schools and nursing homes will continue to be prohibited from locating in the area.

Regulations

The prescriptive policies contained in the Official Plan are reflected in the two new Office zones. This includes a minimum height requirement of 3 stories (O1) and 2 stories (O2). There is no restriction on maximum heights. The Official Plan also sets a minimum lot frontage requirement along Hurontario Street of 80% within Major Transit Station Areas and 66% in areas beyond to be occupied by a building or structure.

The more general policy requirements in the Official Plan are reflected in the following regulations for O1 and O2 zones:

- setback and landscaping streetscape elements
- surface parking located to the rear or side of a property
- consistent, active street frontages with direct building entrances to the street
- restricting stand-alone accessory uses
- permitting accessory uses at-grade within office buildings
- maximum size restrictions for accessory uses

O1 zones are located nearer to the future Hurontario LRT stations and as such, have higher transit and pedestrian supportive requirements than O2 zones. In particular, O1 zones have higher street frontage, landscape buffer and surface parking location requirements than O2 zones. Minimum parking requirements are not being revised through this Amendment. Parking requirements will be addressed through the City's Parking Matters – Master Plan implementation work. The detailed list of proposed regulations for both Office zones is provided in Appendix 4.

Exception Zones

Exception zones are proposed to permit additional uses and modified requirements than those contained in the general O1 and O2 zones. These zones are intended to strike a balance between implementing new transit-supportive uses and regulations, and recognizing existing uses. The exception zones are shown in Appendix 2. The list of exception zones with their permitted uses and regulations is included in Appendix 5.

Financial Impact

There are no financial impacts resulting from the recommendation in this report.

Conclusion

Amendments are proposed to the Zoning By-law for properties within Gateway Corporate Centre. The updated zoning will implement the MOPA 25 vision for a prestigious office employment area along the Hurontario LRT Corridor. Staff proposes to consult with relevant stakeholders, including area landowners at a public open house, before a statutory public meeting is held in the fall.

Attachments

Appendix 1: Gateway Corporate Centre Land Use Schedule

Appendix 2: Table of Permitted Uses by Zone

Appendix 3: Map of Existing and Proposed Additional Zones

Appendix 4: Table of Regulations for O1 and O2 Zones

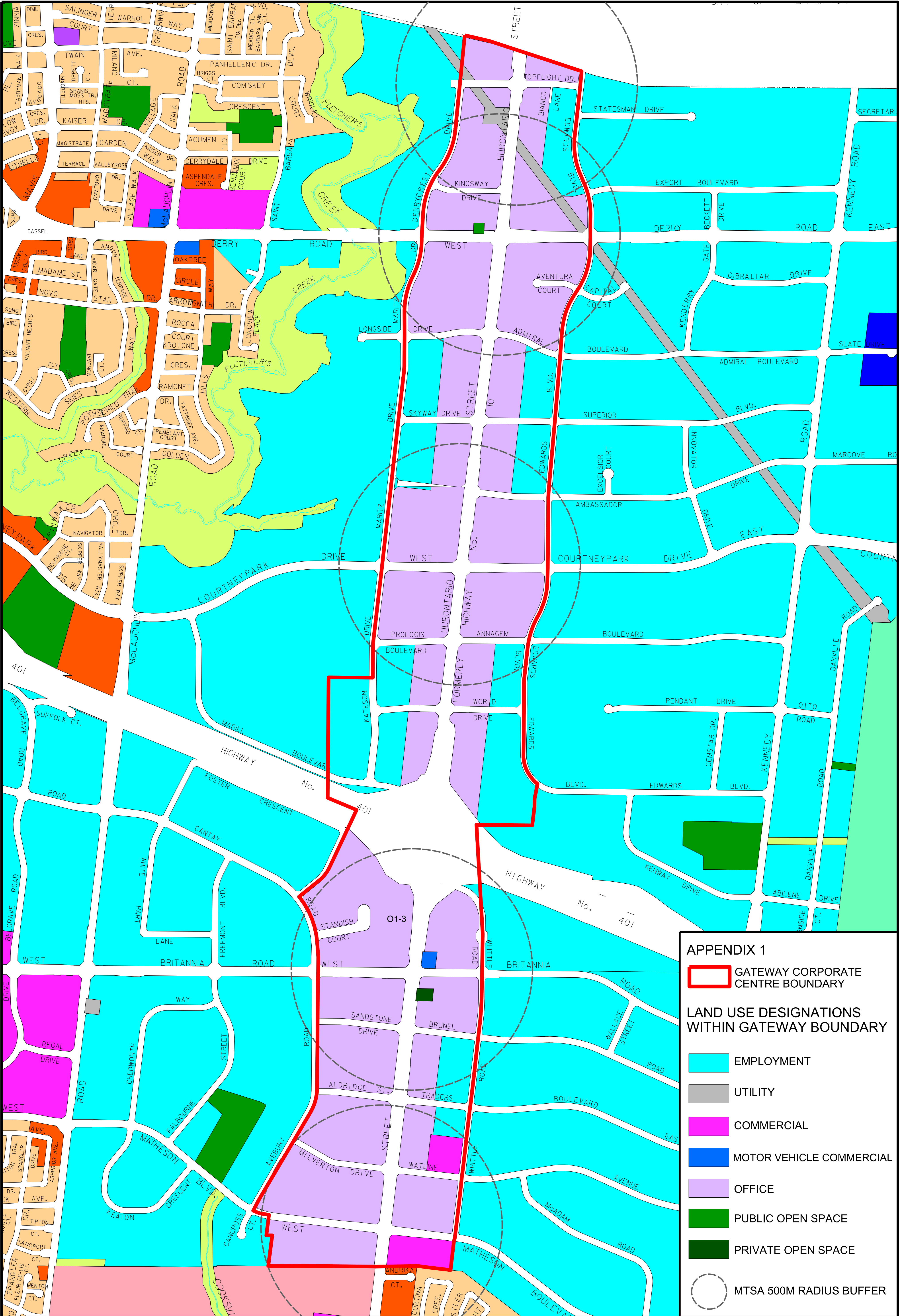
Appendix 5: Table of Proposed Exception Zones with Permitted Uses and Regulations



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

Prepared by: Christian Binette, Planner




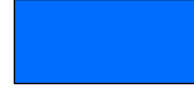




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APPENDIX 1

 GATEWAY CORPORATE CENTRE BOUNDARY

LAND USE DESIGNATIONS WITHIN GATEWAY BOUNDARY

-  EMPLOYMENT
-  UTILITY
-  COMMERCIAL
-  MOTOR VEHICLE COMMERCIAL
-  OFFICE
-  PUBLIC OPEN SPACE
-  PRIVATE OPEN SPACE
-  MTS 500M RADIUS BUFFER

GATEWAY CORPORATE CENTRE - EXISTING LAND USE DESIGNATIONS

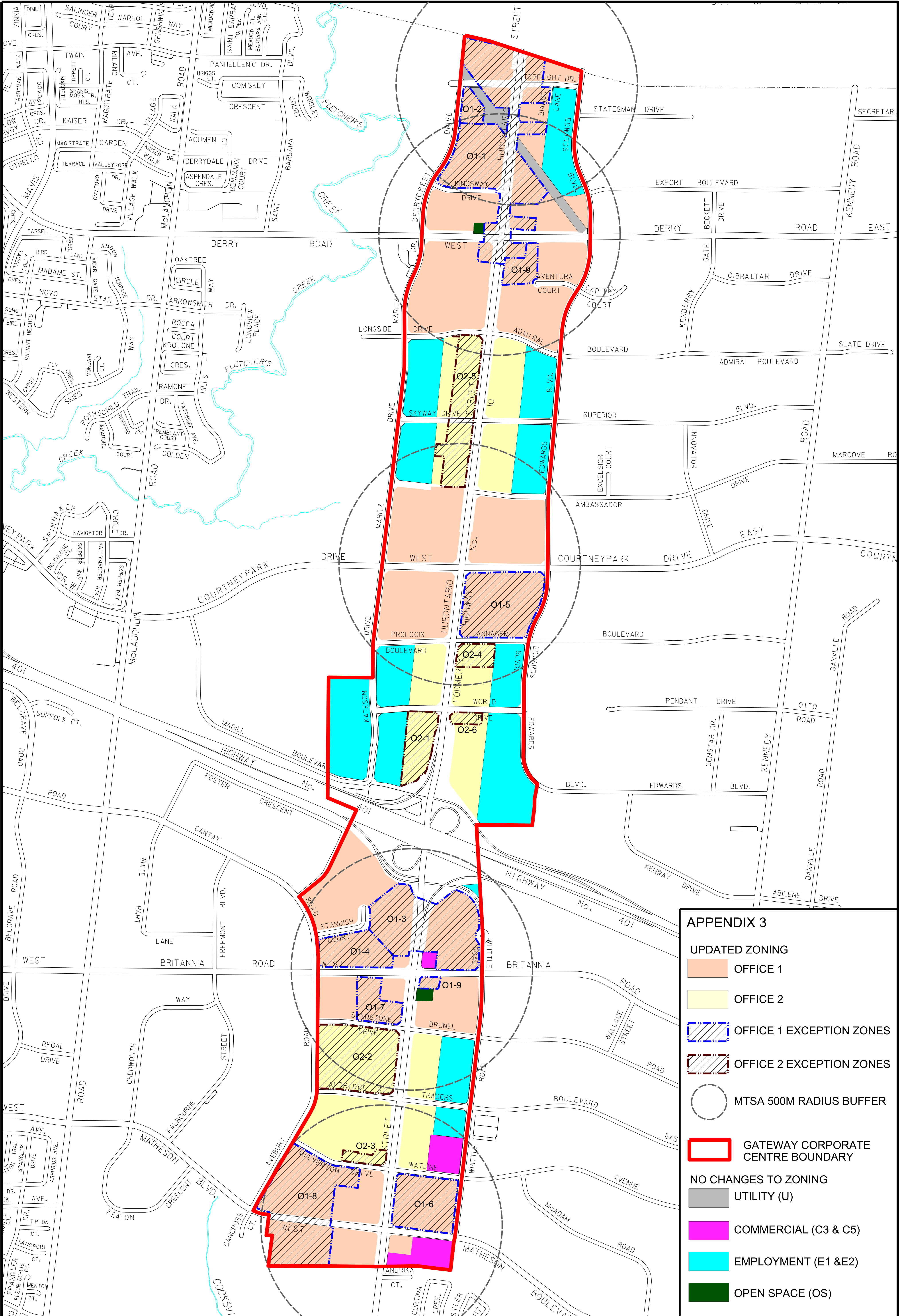
Appendix 2 – Table of Permitted Uses by Zone

Permitted Uses (exceptions not included/excluded)	Existing and Proposed Additional Zones						
	Existing Zones					Proposed Additional Zones	
	E1	E2	C3	C5	OS3	O1	O2
Office	✓	✓	✓			✓	✓
Medical Office	✓	✓	✓			✓	✓
Broadcasting/Communication Facility		✓				✓	✓
Manufacturing Facility	✓	✓					
Science and Technology Facility	✓	✓				✓	✓
Truck Terminal		✓					
Warehouse/Distribution Facility	✓	✓					
Wholesaling Facility		✓					
Waste Processing Station		✓					
Waste Transfer Station		✓					
Composting Facility		✓					
Self-Storage Facility		✓					
Contractor Service Shop		✓					
Medicinal Product Manufacturing Facility - Restricted	✓	✓					
Restaurant		✓	✓				
Convenience Restaurant		✓	✓				
Take-out Restaurant		✓	✓				
Commercial School	✓	✓	✓				
Financial Institution	✓	✓	✓				
Veterinary Clinic	✓	✓	✓				
Animal Care Establishment		✓	✓				

Permitted Uses (exceptions not included/excluded)	Existing and Proposed Additional Zones						
	Existing Zones					Proposed Additional Zones	
	E1	E2	C3	C5	OS3	O1	O2
Motor Vehicle Repair Facility - Restricted		✓		✓			
Motor Vehicle Rental Facility		✓	✓				
Motor Vehicle Wash Facility - Restricted		✓		✓			
Motor Vehicle Service Station		✓		✓			
Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles		✓					
Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted			✓				
Gas Bar		✓		✓			
Banquet Hall/Conference Centre/Convention Centre	✓	✓	✓			✓	✓
Night Club		✓					
Overnight Accommodation	✓	✓	✓			✓	✓
Adult Video Store		✓					
Adult Entertainment Establishment		✓					
Animal Boarding Establishment		✓					
Active Recreational Use	✓	✓					
Body-Rub Establishment		✓					
Beverage/Food Preparation Establishment		✓	✓				
Truck Fuel Dispensing Facility		✓					
Entertainment Establishment	✓	✓	✓				
Recreational Establishment	✓	✓	✓				
Funeral Establishment		✓	✓				
Private Club		✓	✓				
Repair Establishment		✓	✓				

Permitted Uses (exceptions not included/excluded)	Existing and Proposed Additional Zones						
	Existing Zones					Proposed Additional Zones	
	E1	E2	C3	C5	OS3	O1	O2
Parking Lot		✓					
University/College	✓	✓	✓			✓	✓
Courier/Messenger Service	✓	✓					
Retail Store			✓				
Personal Service Establishment			✓				
Amusement Arcade			✓				
Cemetery					✓		

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Appendix 4 – Table of Regulations for O1 and O2 Zones

Line	Proposed New Regulation	Proposed Additional Zones		Rationale
		O1	O2	
1	Minimum lot frontage	30m	30m	Discourage disjointed, small development parcels that are inappropriate for office development.
2	Minimum front yard	3.0m	3.0m	Ensure an appropriate distance from the public right-of-way.
3	Minimum front setback of the first building erected along Hurontario Street	3.0m	3.0m	Ensure an appropriate distance from the public right-of-way.
4	Minimum front setback of the first building erected along a street identified in Note (x)	3.0m	3.0m	Ensure an appropriate distance from the public right-of-way.
5	Maximum setback of a streetwall of a building erected along Hurontario Street	5.0m	5.0m	Create a consistent, attractive and pedestrian-oriented streetscape by ensuring buildings front onto Hurontario Street with direct building entrances onto the public sidewalk.
6	Notwithstanding requirements on Line 5 of this Table, a maximum of 25% of the length of a streetwall of a building may be setback beyond the maximum setback along a street notified in Note (x)	✓	✓	Create a consistent, attractive and pedestrian-oriented streetscape by orienting building to face directly onto Hurontario Street and key streets identified in Note (x).
7	Minimum interior side yard	4.5m	4.5m	Ensure an appropriate distance with neighbouring properties.
8	Minimum exterior side yard	4.5m	4.5m	Ensure an appropriate distance with neighbouring properties.
9	Maximum exterior side yard	7.0m	7.0m	Ensure an appropriate distance with neighbouring properties.
10	Minimum rear yard	4.5m	4.5m	Ensure an appropriate distance with neighbouring properties.

Line	Proposed New Regulation	Proposed Additional Zones		Rationale
		O1	O2	
11	Minimum percentage of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure	80%	66%	Create a consistent, attractive and pedestrian-oriented streetscape by minimizing surface parking and gaps between buildings along Hurontario Street and key streets identified in Note (x).
12	Minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure that has street frontages along Hurontario Street	50%	n/a	Create a consistent, attractive and pedestrian-oriented streetscape by minimizing surface parking and gaps between buildings along Hurontario Street and key streets identified in Note (x).
13	Minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure that has no street frontages along Hurontario Street	50%	n/a	Create a consistent, attractive and pedestrian-oriented streetscape by locating surface parking to the rear of the property and minimizing gaps between buildings along Hurontario Street and key streets identified in Note (x).
14	Minimum percentage of lot frontage to be occupied by a streetwall of a building or structure that has no street frontage along Hurontario Street or a street identified in Note (x)	50%	n/a	Create a consistent, attractive and pedestrian-oriented streetscape by minimizing surface parking and gaps between buildings along Hurontario Street and key streets identified in Note (x).
15	A minimum of 75% of the area of the first storey streetwall of a building containing a non-residential use facing Hurontario Street shall contain glazing	✓	✓	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.

Line	Proposed New Regulation	Proposed Additional Zones		Rationale
		O1	O2	
16	A minimum of 50% of the area of the first storey streetwall of a building containing a non-residential use facing a street identified in Note (x) shall contain glazing	✓	✓	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
17	Where a building is located at the intersection of Hurontario Street and a street identified in Note (x), the main front entrance with direct pedestrian access shall front Hurontario Street	✓	✓	Contribute to the animation of Hurontario Street and ensure safe and direct pedestrian access to future buildings from the public sidewalk.
18	Each individual unit facing Hurontario Street shall provide a main front entrance with direct pedestrian access to the street	✓	✓	Contribute to the animation of Hurontario Street and ensure safe and direct pedestrian access to future buildings from the public sidewalk.
19	An above grade or partially above grade parking structure shall not face Hurontario Street	✓	✓	Prioritize Hurontario Street as a key pedestrian and transit Corridor, minimize the impact of surface parking on the public realm and reduce the potential for vehicular-pedestrian conflict.
20	An above grade or partially above grade parking structure shall not be within 30 m of Hurontario Street	✓	✓	Prioritize Hurontario Street as a key pedestrian and transit Corridor, minimize the impact of surface parking on the public realm and reduce the potential for vehicular-pedestrian conflict.
21	Minimum building height	12m and 3 stories	8m and 2 stories	Ensure a minimum employment density to support future Major Transit Station Areas density targets.

Line	Proposed New Regulation	Proposed Additional Zones		Rationale
		O1	O2	
22	Minimum streetwall height	12m and 3 stories	8m and 2 stories	Ensure a minimum employment density to support future Major Transit Station Areas density targets.
23	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling	5m	4.5m	Ensure a minimum employment density to support future Major Transit Station Areas density targets.
24	Minimum floor space index- non-residential	0.5	0.5	Ensure a minimum employment density to support future Major Transit Station Areas density targets.
25	Maximum floor space index - non-residential - offices and/or medical offices	n/a	n/a	Not applicable.
26	Minimum depth of a landscaped buffer measured from a lot line that is a street line	3.0m	4.0m	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
27	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts a Utility Zone, or any combination of zones thereor	3.0m	3.0m	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
28	Minimum depth of a landscaped buffer measured from any other lot line	4.5m	4.5m	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
29	Loading spaces shall not be located within 10m of the lot line	✓	✓	Minimize the impact of loading spaces on the public realm and reduce the potential for vehicular-pedestrian conflict.

Line	Proposed New Regulation	Proposed Additional Zones		Rationale
		O1	O2	
30	Minimum distance from a surface parking space and/or parking area to Hurontario Street	10.0m	n/a	Prioritize Hurontario Street as a key pedestrian and transit Corridor, minimize the impact of surface parking on the public realm and reduce the potential for vehicular-pedestrian conflict.
31	Driveways, internal roads and aisles may be shared with abutting lands	✓	✓	Promote the efficient use of land to meet long-term Major Transit Station Area density targets.
32	Unless otherwise permitted, accessory uses shall be wholly contained within a building or structure	✓	✓	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
33	A maximum of 30% of the total gross floor area - non-residential of each building used for a permitted use shall be used for uses accessory to a permitted use	✓	n/a	Set a maximum amount of permissible space dedicated to accessory uses to ensure that the Gateway Area retains its predominant function as an office employment area.
34	A maximum of 20% of the total gross floor area - non-residential of each building used for a permitted use shall be used for uses accessory to a permitted use	n/a	✓	Set a maximum amount of permissible space dedicated to accessory uses to ensure that the Gateway Area retains its predominant function as an office employment area.
35	The first storey of a building that has a streetwall facing Hurontario Street shall contain accessory uses (see Corporate Report for full list of accessory uses)	✓	✓	Provide convenient pedestrian access to a range of services for office employees in the Gateway area, increase ridership demand for the future LRT line and create a prestigious employment area along an animated, mixed-use Hurontario Corridor.

Note x: This regulation applies to the lot lines abutting Derry Road East, Derry Road West, Courtneypark Drive East, Courtneypark Drive West, Britannia Road East, Britannia Road West, Matheson Boulevard East and Matheson Boulevard West.

Appendix 5 – Table of Proposed Exception Zones with Permitted Uses and Regulations

Exception Zone	Additional Permitted Use - Legally Existing	Additional Permitted Use	Modified Regulations (as compared to O1 or O2 zone)
O1-1	<ul style="list-style-type: none"> gas bar motor vehicle wash facility – restricted freestanding restaurant freestanding take-out restaurant 	N/A	<ul style="list-style-type: none"> The lot line abutting Hurontario Street shall be the front line 5.0 metre minimum front yard 7.5 metre maximum setback of the first building or structure from Hurontario Street 5.0 metre setback of the first building or structure erected on a lot abutting Hurontario Street and a street identified in Note (x)
O1-2	N/A	N/A	<ul style="list-style-type: none"> The lot line abutting Derrycrest Drive shall be the front line 12.0 metre minimum rear yard
O1-3	N/A	<ul style="list-style-type: none"> Required parking, driveways and aisles for lands zoned O1-4 and abutting lands zoned O1 	<ul style="list-style-type: none"> 14.0 metre maximum setback of the first storey of a streetwall of a building or structure erected wholly or partially within 50.0 metres of Hurontario Street 5.0 metre maximum setback of a streetwall of the first building erected wholly or partially within 10.0 metres of a street identified in Note (x) 39.0 metre minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure 80% minimum percentage of lot frontage along Hurontario Street to be occupied by a streetwall of all buildings or structures, subsequent to the first building or structure, erected wholly or partially within 50.0 metres of Hurontario Street 66% minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure erected wholly or partially within

Exception Zone	Additional Permitted Use - Legally Existing	Additional Permitted Use	Modified Regulations (as compared to O1 or O2 zone)
			10.0 metres of a street identified in Note (x)
O1-4	N/A	N/A	<ul style="list-style-type: none"> Required parking may be located on lands zoned O1-3 west of Hurontario Street
O1-5	<ul style="list-style-type: none"> freestanding restaurants convenience restaurants 	N/A	<ul style="list-style-type: none"> Required parking for lands zoned O1-5 shall also be permitted on lands zoned E1-15 and O2-4
O1-6	<ul style="list-style-type: none"> retail store 	N/A	N/A
O1-7	N/A	N/A	<ul style="list-style-type: none"> 39.0 metre minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of the first building or structure 80% minimum percentage of lot frontage along Hurontario Street to be occupied by a streetwall of all buildings or structures, subsequent to the first building or structure, erected wholly or partially within 50.0 metres of Hurontario Street 66% minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure erected wholly or partially within 10.0 metres of a street identified in Note (x)
O1-8	<ul style="list-style-type: none"> accessory day care 	N/A	N/A
O1-9	<ul style="list-style-type: none"> convenience restaurant freestanding restaurant 	N/A	N/A
O2-1	N/A	<ul style="list-style-type: none"> manufacturing facility research and development facility warehouse/distribution facility outdoor storage ancillary to a manufacturing facility or warehouse/distribution 	<ul style="list-style-type: none"> The lot line abutting Hurontario Street shall be the front line 11.5m or 2 stories minimum height of all buildings and structures wholly or partially used as a manufacturing facility or warehouse/distribution facility 2 stories minimum height of a streetwall of all buildings and structures wholly or partially used

Exception Zone	Additional Permitted Use - Legally Existing	Additional Permitted Use	Modified Regulations (as compared to O1 or O2 zone)
		facility	<p>as a manufacturing facility or warehouse/distribution facility</p> <ul style="list-style-type: none"> Where a building or structure is used as a manufacturing facility or warehouse/distribution facility, any office component of the building or structure shall be located adjacent to Hurontario Street An aisle shall be permitted between a streetwall and a lot line abutting Hurontario Street where a building or structure is wholly used as a manufacturing facility or warehouse/distribution facility 25.0 metre minimum distance from a surface parking space to Hurontario Street The lesser of 5% of lot area or 10% of the gross floor area of a building may be used for outdoor storage Outdoor storage shall not be located closer to any streetline than a building or structure Outdoor storage shall not be located within the front yard or exterior side yard 2.4 metre minimum height of fencing surrounding the area used for outdoor storage
O2-2	N/A	N/A	<ul style="list-style-type: none"> 48.0 metre maximum setback to the streetwall of an addition to an existing building from Hurontario Street 39.0 metre minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure Where a building is located within 10.0m from Hurontario Street, the pedestrian street entrance shall face Hurontario Street A maximum of two (2) aisles accommodating no more than four (4) rows of parking shall be permitted in the front yard

Exception Zone	Additional Permitted Use - Legally Existing	Additional Permitted Use	Modified Regulations (as compared to O1 or O2 zone)
O2-3	<ul style="list-style-type: none"> • banquet hall • day care • entertainment establishment • recreational establishment • sports facility • research and development facility • restaurant • financial institution 	N/A	N/A
O2-4	N/A	<ul style="list-style-type: none"> • Required parking for lands zoned O1-5 	N/A
O2-5	N/A	N/A	<ul style="list-style-type: none"> • Holding provisions as per the Official Plan
O2-6	<ul style="list-style-type: none"> • convenience restaurant • restaurant 	N/A	N/A

Note x: This regulation applies to the lot lines abutting Derry Road East, Derry Road West, Courtneypark Drive East, Courtneypark Drive West, Britannia Road East, Britannia Road West, Matheson Boulevard East and Matheson Boulevard West.

City of Mississauga

Corporate Report



Date: 2019/05/31

To: Chair and Members of Planning and Development Committee

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

Originator's file:
H-OZ 18/001 W1

Meeting date:
2019/06/24

Subject

REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 AND SECTION 37 COMMUNITY BENEFITS REPORT (WARD 1)

21 – 29 Park Street East, south side of Park Street East, east of Stavebank Road

Owner: Edenshaw Park Developments Ltd.

File: H-OZ 18/001 W1

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 18/001 W1, Edenshaw Park Developments Ltd., 21-29 Park Street East, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Report Highlights

- The application to lift the "H" holding symbol can be supported and the corresponding by-law can be prepared for Council's passing once the Development Agreement is finalized and the Region of Peel confirms satisfactory arrangements with water and waste water services
- An appraisal of the property was completed in accordance with the City's Corporate Policy and Procedure for Bonus Zoning (Section 37) and concluded that no uplift in property value has been achieved as a result of Council's approval of the associated rezoning application

Background

On July 4, 2018, Council passed Zoning By-law 0174-2018 which zoned the lands **H-RA4-48** (Apartment Dwellings with Holding Provision). Upon removal of the "H" holding symbol the

by-law will allow for a 15 storey apartment building with three levels of underground parking on the subject lands.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning.

Council required the "H" holding symbol be applied to the zone to allow time for a number of technical items to be satisfied by the applicant, as well as completing the City's Corporate Policy and Procedure process for Bonus Zoning (Section 37). The "H" holding symbol was to remain in effect until the following was completed:

1. Executed Development Agreement
2. Satisfactory grading and servicing plans
3. Satisfactory arrangements with the Community Services Department in relation to the interface with Vimy Park
4. Satisfactory arrangements with the Region of Peel for water and waste water services
5. Satisfactory arrangements with the Region of Peel for waste collection in accordance with the Waste Design Standard requirements
6. Submission of a satisfactory updated Traffic Impact Study
7. Submission of a Final Remediation Report satisfactory to the Transportation and Works Department
8. Satisfactory arrangements with the Planning and Building Department in relation to the City's Housing Strategy
9. Delivery of an executed agreement for Community Benefits pursuant to Section 37 of the *Planning Act*
10. Submission of a letter of undertaking that requires the developer to provide a Structural Assessment Report satisfactory to the Community Services Department addressing the structural condition of the adjacent Cenotaph in Vimy Park

Comments

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

Each of the conditions for removing the "H" holding provision has been fulfilled as follows:

- The Development Agreement is being finalized and will guide development of the property.
- The Transportation and Works Department has indicated that it is satisfied with the updated information related to the grading and servicing plans and the Traffic Impact

Study. The Transportation and Works Department has also made arrangements for the future submission of the Final Remediation Report prior to the issuance of the required Building Permit.

- Community Services is satisfied with the proposed treatment of the grading and fencing along Vimy Park and has accepted a letter of undertaking requiring the submission of a Structural Assessment Report related to the adjacent cenotaph monument at Vimy Park.
- The Region of Peel has confirmed that they are in the process of finalizing arrangements for water and waste water services to the site and has indicated that the waste collection method is acceptable and will be further refined through the ongoing Site Plan process.
- The Planning and Building Department is satisfied with the arrangements made to address the City's Housing Strategy in this instance.
- Although a condition requiring the developer and the City to enter into a Section 37 community benefits agreement was included in the holding provisions, through the appraisal process, it was determined that the City is not in a position to collect contributions pursuant to Section 37 of the *Planning Act* and as such, the condition is satisfied.

The following provides additional details with respect to the fulfillment of the following specific conditions:

A letter from the Planning and Building indicating satisfactory arrangements have been made with respect to addressing the City's Housing Strategy

The associated rezoning application was deemed complete on October 31, 2017, approved by Planning and Development Committee on June 25, 2018 and adopted by Council on July 4, 2018. Council approved the Rental Housing Protection By-law on June 20, 2018 and required permits for rental unit demolition be subject to the by-law after January 1, 2019. A demolition permit for the rental apartment building was issued on November 13, 2017 and was not subject to the Rental Housing Protection By-law at that time. Although the applicant is not legally required to replace the lost rental units, the applicant agreed to include a condition in the holding by-law that would allow the ability to further discuss with staff suitable ways to address the Housing Strategy.

The following actions have been taken by the developer:

- Edenshaw Park Developments Ltd. provided a notice of intent to demolish to all tenants within the rental apartment building on October 25, 2017 and indicated that tenants were required to vacate the units by February 28, 2018, which is above the 120 day requirement under the *Residential Tenancies Act*.
- Edenshaw Park Developments Ltd. provided a moving allowance to the tenants and free access to a real estate agent in order to ensure that new accommodation was found. The developer communicated to staff that all tenants were able to find accommodation in advance of the February 28, 2018, deadline.

- Two units within the development are voluntarily priced below market value and were sold at an affordable ownership rate.
- The development provides a mixture of one, two and three bedroom units, in addition to ground floor townhouse units, that will attract families and support a variety of age groups.
- The development will increase housing supply within the Port Credit Community Node.

Given the above, staff are satisfied that the City's Housing Strategy has been adequately addressed in light of the demolition of the rental units predating the City's implementation of the Rental Housing Protection By-law.

Delivery of an executed agreement for community benefits pursuant to Section 37 of the *Planning Act*, as amended, in a form and on terms satisfactory to the City

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with section 37 of the *Planning Act* and policies contained in Mississauga Official Plan, this policy enables the City to secure community benefits when increases in permitted development are deemed good planning by Council through the approval of a development application and an uplift in land value is achieved.

"Community Benefit" is defined in the Corporate Policy and Procedure as meaning facilities or cash secured by the City and provided by an owner/developer for specific public capital facilities, services or matters. Chapter 19.8.2 of the Official Plan provides examples of potential community benefits.

Following Council's approval in principle of the development, staff started the process by engaging an appraiser in order to establish the uplift in property value as a result of the rezoning approval. In accordance with the policy, Antec Appraisal Group was hired to conduct an appraisal report.

The following is a brief summary of the key points that led to the appraisal's conclusion:

- The Port Credit Local Area Plan indicates that a maximum height of 15 storeys is allowed on site and this has been applicable to the property since the approval of the local area plan in 2015.
- The previous zoning that allowed a height of 4 to 8 storeys is an older zoning that did not reflect the new and current land use regime deemed appropriate upon Council approval of the Port Credit Local Area Plan.
- The highest and best use of the land prior to the rezoning approval was determined to be 15 storeys, as allowed in the Official Plan. This was a factor in determining the value of the land prior to the rezoning approval.
- Land in the Port Credit Community Node has been trading at land values reflective of the Official Plan height permissions.

- Rezoning approval to bring the property in compliance with the Official Plan creates no additional uplift in value.

In summation, the appraisal report concluded that the value of the lands did not increase as a result of the rezoning approval and the City is not in a position to collect community benefits pursuant to Section 37 of the *Planning Act*. As such, this renders the condition in the holding provision is considered to be satisfied based on this information.

Financial Impact

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

Conclusion

The outstanding conditions have been fully addressed and the "H" holding symbol can be removed.

Attachments

- Appendix 1: Aerial Photograph
- Appendix 2: Excerpt of Existing Zoning Map
- Appendix 3: Concept Site Plan
- Appendix 4: Rendering



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

Prepared by: David Ferro, Development Planner

**LEGEND:**

SUBJECT LANDS
21 - 29 PARK STREET EAST

DATE OF AERIAL IMAGERY: SPRING 2018



TITLE: Edenshaw Park Developments Ltd

FILE NO: HOZ 18/ 001 W1



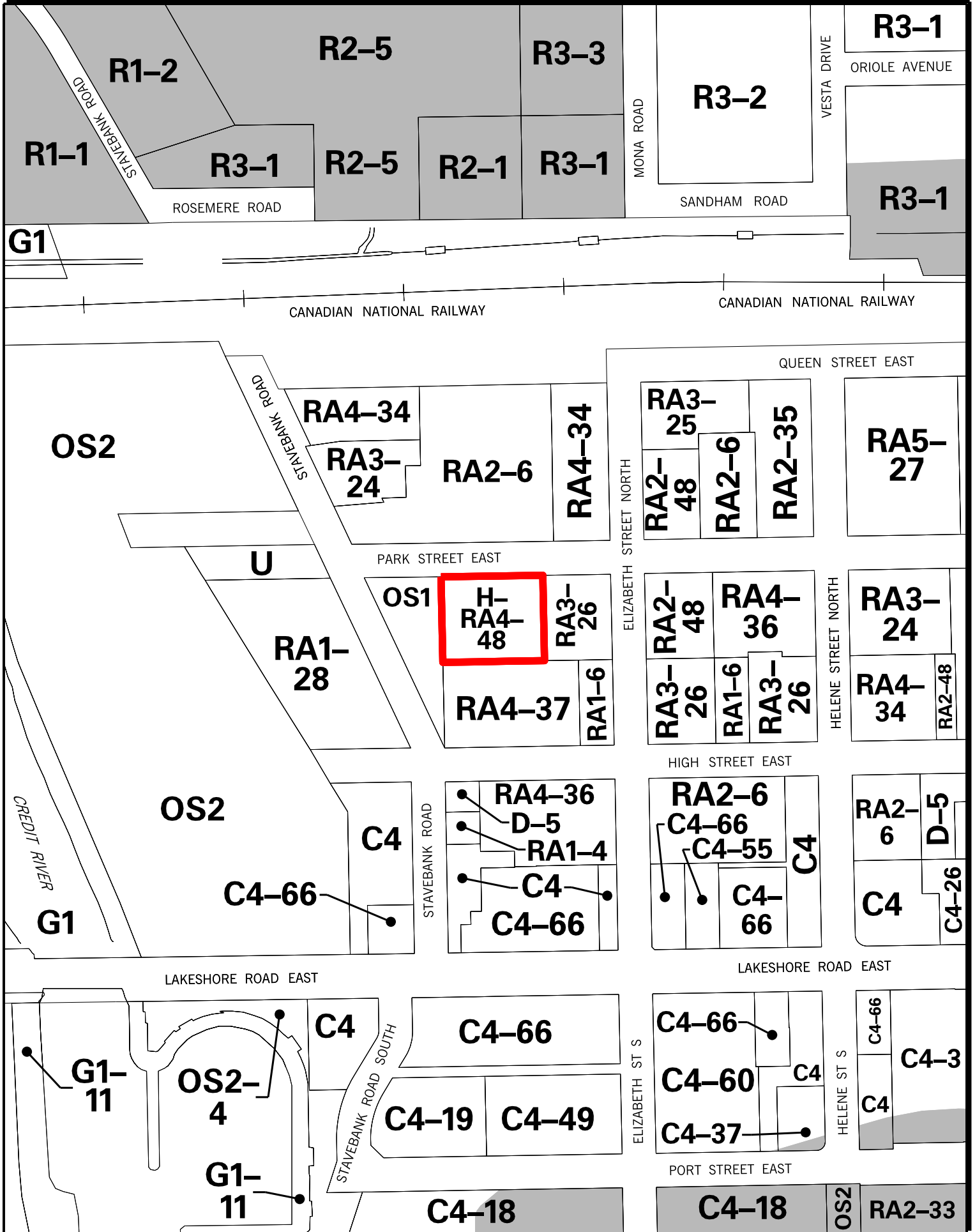
MISSISSAUGA

*Produced by CPS,
Geospatial Solutions*

Existing Zoning and General Context Map

HOZ 18/001

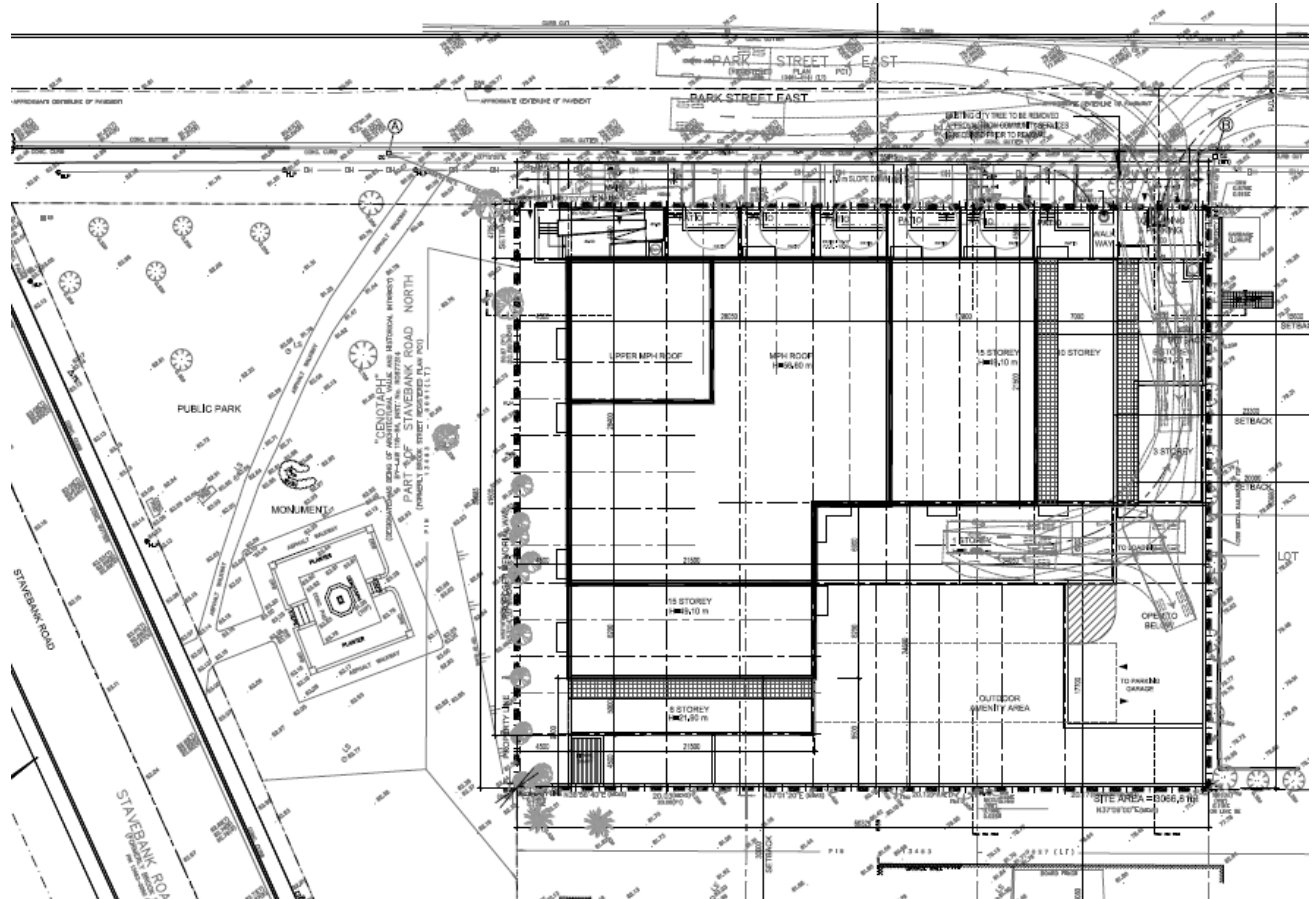
Appendix 2



Edenshaw Park Developments Ltd.

File: H-OZ 18/001 W1

Site Plan



Edenshaw Park Developments Ltd.

File: H-OZ 18/001 W1

Rendering



City of Mississauga

Corporate Report



Date: 2019/05/31

To: Chair and Members of Planning and Development Committee

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

Originator's file:
BL.09-COM

Meeting date:
2019/06/24

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

File: BL.09-COM

Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the draft amendments have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the proposal to amend Mississauga Official Plan and Zoning By-law 0225-2007 under File BL.09-COM, be approved subject to the proposed changes included in the chart labelled Appendix 1 in the staff report dated March 22, 2019 from the Commissioner of Planning and Building, and as updated in Appendix 2 to this Report.

Background

A public meeting was held by the Planning and Development Committee on April 15, 2019, at which time an Information Report ([Link to April 24th Information Report](#)) was received for information. Recommendation PDC-0027-2019 was then adopted by Council on April 24, 2019.

1. That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be received for information.
2. That two oral submissions be received.

Comments

REVISED PROPOSED AMENDMENTS

Some modifications to the proposed amendments to the official plan and zoning by-law have been made, which include:

- Removing the "20%" requirement from the Mixed Use policies and instead rewording existing policies to clarify intent
- Adding a statement to explain "planned function"
- Deleting the proposed amendment to Fairview Neighbourhood Character Area Special Site 1 (see Appendix 1, p. 8, Item 4)
- Making wording changes to some of the proposed zone definitions for clarity
- Making wording changes to proposed regulations for grade related non-residential uses in residential high density buildings

Details of the comments received and the disposition of each are attached to this report as Appendix 2.

COMMUNITY ENGAGEMENT

The public meeting was held on April 15, 2019. Two members of the public made deputations regarding the proposed City initiated amendments to Mississauga Official Plan and the Zoning By-law. They noted to Planning and Development Committee that they would meet with staff to discuss the details of their issues following the public meeting. Responses to the issues discussed at the meetings with staff and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in Appendix 1. The proposed City initiated amendments 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. The details of the site specific official plan amendments are found in Appendix 1. No change is proposed to those five items.

Financial Impact

There is no financial impact.

Conclusion

In summary, the proposed amendments to the official plan and the zoning by-law represent good planning. By bringing mapping and land uses into conformity, clarifying the intent of certain policies to facilitate development approvals in Mixed Use areas, and by removing policies such as the "120 m test" that have not worked as intended, Mississauga Official Plan will become a

more user friendly document. The changes to the zoning by-law will make that document more current by removing outdated definitions, clarifying the intent of other definitions and removing or amending regulations such as plaza size and restrictions on grade related non-residential uses in apartment buildings. For these reasons, the proposed amendments are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Recommended Changes to Proposed Official Plan and Zoning By-law
Amendments



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

Prepared by: Lisa Christie, Special Projects Planner

City of Mississauga

Corporate Report



Date: March 22, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
BL.09-COM

Meeting date:
2019/04/15

Subject

PUBLIC MEETING INFORMATION REPORT (All Wards)

Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

File: BL.09-COM

Bill 139

Recommendation

That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be received for information.

Background

The purpose of this report is to present proposed amendments to the official plan and zoning by-law for some site specific properties in the City; proposed amendments to the Mixed Use and Implementation policies; proposed amendments to zoning regulations, most significantly definitions and commercial regulations; and, to hear comments from the public on the proposed changes.

The report consists of two parts, a high level overview of the proposed amendments and a detailed interpretation and preliminary planning analysis in Appendix 1.

Comments

There are three types of proposed amendments to Mississauga Official Plan and the Zoning By-law. A summary of the key changes is in Appendix 1, Part 1.

The first change is a set of proposed site specific Official Plan Amendments for five properties in Wards 2, 6, 7 and 10. One of the properties is City owned, and the other four parcels to be redesignated are privately owned. Appendix 1 Part 2 contains a location map identifying these

sites as well as a sixth property proposed to be rezoned by Council Resolution 0034-2019, and a detailed summary chart of the proposed amendments.

The second type of change proposed is to some of the Residential, Mixed Use, Convenience Commercial, Neighbourhood and Implementation policies in Mississauga Official Plan. Appendix 1, Part 3 consists of a chart which summarizes the proposed amendments to each of these sections of the Plan.

The most significant change is to require a greater percentage of non-residential uses in the Mixed Use designation. Often times, sites designated Mixed Use receive development applications for predominantly residential uses with less than 10% of commercial uses. The change is to ensure the intent of designation is maintained. This does not prohibit an applicant or land owner from applying for an official plan amendment from Mixed Use to Residential High Density. Residential High Density does not require non-residential uses. Each application will be assessed on its own merit, based on context and other relevant planning assessments, including local need to access retail stores and services.

Finally, there are a number of proposed zoning by-law changes, which are required to clarify wording, update definitions, delete some regulations and update others. Zoning By-law Amendments are proposed to modify the following sections:

- Administration, Interpretation, Enforcement and Definitions
- General Provisions
- Parking and Loading
- Residential, Commercial, Employment and Parkway Belt Zones
- Mapping changes
- amendment to the zoning for 7500 Danbro Court in accordance with Council Resolution 0034-2019 to prohibit composting facilities

The details of these amendments are outlined in Appendix 1, Part 4 to this report.

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 to Mississauga Official Plan and Zoning By-law 0225-2007 are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1, Part 5 contains a detailed analysis of consistency and conformity with Provincial regulations.

Financial Impact

There is no financial impact.

Conclusion

Once the Public Meeting has been held, the Planning and Building Department will make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the official plan and zoning by-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lisa Christie, Special Projects Planner

Detailed Information and Preliminary Planning Analysis

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1. Summary of Key City Initiated Amendments

Site Specific Mississauga Official Plan Amendments (see p. 4-6)

Ward 2 - City owned, amendment to Greenlands as it was dedicated to the City as part of a recent development application approval; and private ownership - a detached home that has a Utility designation

Ward 6 - an Exempt site that permits a truck terminal that is no longer in operation (to be deleted from a Mixed Use site)

Ward 7 □ as per the recommendations for file OZ 15/006 W7, amend Special Site 1 in the Fairview Neighbourhood Character Area to remove residential permission until such time as the existing chemical factory ceases operation

Ward 10 - delete Special Site 2 in Lisgar Neighbourhood for a property that is now developed, rendering the policy redundant

Mississauga Official Plan Amendments:

Residential/Mixed Use □ the Residential High Density (HDR) designation is appropriate for tower style residential with ground floor commercial uses, while the Mixed Use (MU) designation should be used when there is a greater percentage of non-residential uses in a building. To clarify and differentiate when it is appropriate to apply either designation, the existing policies are being amended to permit grade related, non-residential uses on HDR sites, but require grade related and additional non-residential uses in MU developments.

Mixed Use - require residential uses in the same building as non-residential uses, and that a minimum 20% of the gross floor area of a MU building is for non-residential uses.

Convenience Commercial - similar policy changes proposed for the CC designation, in which both residential and commercial uses are also permitted.

Neighbourhoods □ reword the "120 metre test", which requires that an analysis of residential frontages within 120 m (394 ft.) of a consent application be undertaken to assess neighbourhood character and appropriateness of the proposal. However, the former Ontario Municipal Board overturned this policy in multiple decisions, deeming it too narrow an approach to assess infill development. The revised policy will allow staff to assess the context of the neighbourhood on a site by site basis, as relevant for each application.

Zoning By-law Amendments:

Definitions □ **Recreational Establishment, Commercial School, Private School, Tutoring** (Items 6, 9, 10 and 11)

Clarification is required with respect to recreational establishments, commercial schools, private schools and tutoring to update their definitions and confirm where these various uses are permitted.

The definition of commercial school has been revised to reflect the original intention for this type of school, education in trades/professions and geared to adult education. Other for-fee schools such as music classes and martial arts classes are now included in the definition of recreational establishments, which are permitted across the City as principal uses in commercial and employment zones, and as accessory uses to places such as public schools, private schools, places of religious assembly and community centres.

The term "tutoring" is no longer defined, but this use, including commercial and/or unregulated religious tutoring, is now included in the definition of "service establishment", and remains permitted as an accessory use wherever it was previously permitted (including public schools, private schools and places of religious assembly).

The definition of private schools is amended to clarify that they are schools under the jurisdiction of the Province of Ontario.

Residential (Items 27, 30 and 31)

Apartment Zones with additional commercial uses

The subsection for Apartment Zones has been amended to reflect the intention of the policy changes for Residential High Density and Mixed Use designations noted above. Restrictive regulations with respect to the size of the apartment building, access to the non-residential units and individual unit size are being updated/deleted as necessary.

Medical offices in homes

The subsection to permit a Resident Physician, Dentist, Drugless Practitioner or Health Professional in residential zones is proposed to be deleted. Over time, these uses have evolved from being accessory to the principal residence of the practitioner to large clinics, which in effect introduces commercial uses into residential neighbourhoods. With these larger facilities come parking and traffic issues on local roads. These uses are more suited to commercial plazas or office spaces.

Group Homes

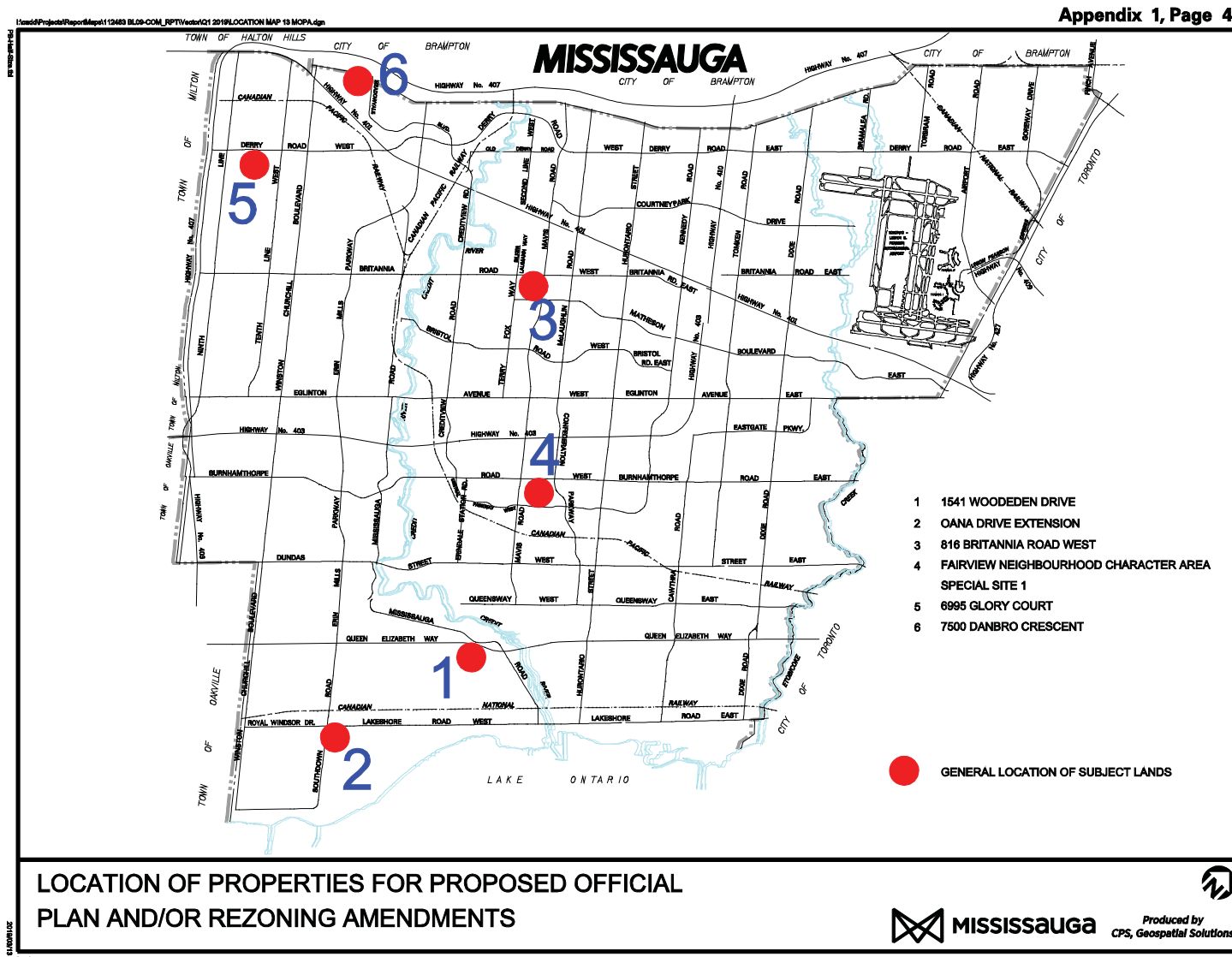
The subsection that regulates group homes is proposed to be amended to delete separation distances and the limit on the number of residents. In a study prepared for the City of Toronto entitled "Opinion on the Provisions of Group Homes in the City-wide Zoning By-law of the City of Toronto", it was recommended that separation distances be removed from the zoning by-law as they are not supportable under human rights legislation. The current City of Toronto Zoning By-law does not have these restrictions. The Mississauga Zoning By-law will continue to permit group homes in detached dwellings only.

Commercial (Items 51 and 52)

Size of commercial plazas

The maximum gross floor area for C1 (Convenience Commercial) and C2 (Neighbourhood Commercial) is proposed to be deleted. The size of a commercial facility is based on lot size, setbacks, parking requirements and other zone regulations, therefore the gross floor area will be controlled by the size of the property itself. Secondly, when "Reimagining the Mall", as well as other City Planning Strategies studies are complete, staff will be in a position to recommend standards for a new mixed use zone. At that time, the existing commercial zones will be assessed, and possibly combined. By simplifying the current regulations, future actions will be more straightforward.

2. Proposed Site Specific City Initiated Amendments to Mississauga Official Plan (MOP) - #13



Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) 1541 Woodeden Drive (W2)	Clarkson □ Lorne Park Neighbourhood	Residential	Private ownership	Utility	Residential Low Density I	R2-1 (Detached dwellings □ Typical Lots □ Exception)	n/a	Redesignate so that the designation is consistent with the zoning.
2) Oana Drive extension (W2)	Clarkson-Lorne Park Neighbourhood	Vacant land	City ownership	Residential Medium Density	Greenlands	G1 (Greenlands □ Natural Hazards)	n/a	Redesignate valleyland to be consistent with the zoning.
3) 816 Britannia Road West (W6)	East Credit Neighbourhood	Commercial buildings	Private ownership	Mixed Use, Exempt Site 3	Delete Exempt Site	C3-8 (General Commercial □ Exception)	n/a	Delete permission for a truck terminal as the site has been redeveloped for a plaza. The designation will be consistent with the zoning.
4) Southwest of Burnhamthorpe Road West and Grand Park Drive (W7)	Fairview Neighbourhood	Industrial, commercial, self storage	Private ownership	Mixed Use, Special Site 1	Amend Special Site	C3-5, C3-54 and D-10	n/a	Amend the Special Site 1 policies to prohibit residential uses until such time as the chemical plant has ceased operations.

Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
5) 6995 Glory Court (W10)	Lisgar Neighbourhood	Townhouses	Private ownership	Residential Medium Density Special Site 2	Delete Special Site 2	RM4-50 (Townhouse Dwellings - Exception)	n/a	Site is developed, special site no longer relevant
6) 7500 Danbro Court (W9)	Meadowvale Business Park Corporate Centre	Truck parking and/or storage	Region of Peel	Business Employment	n/a	E2-19 (Employment - Exception)	E2-13 (Employment <input type="checkbox"/> Exception)	Rezone property as per Council Resolution 0034-2019 to prohibit composting facilities

3. Summary of Proposed Mississauga Official Plan Amendments

Item	Current Policy	Amendment	Comment
S. 11.2.5 <input type="checkbox"/> Residential			
1.	11.2.5.6 Lands designated Residential High Density will permit the following use: a. apartment dwelling	Add policies: b. uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property, and; c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, provided they are oriented to pedestrian use.	Group all policies related to permitted uses in a Residential High Density designation. By adding medium density uses as accessory to apartments, it allows landowners to use townhouses for transition purposes or to infill on existing sites without the need for an official plan amendment. Increase the amount and range of non-residential uses permitted on the ground floor of an apartment.
2.	11.2.5.11 In addition to uses permitted in the High Density Residential designation, a convenience commercial facility will be permitted provided that: a. it forms an integral part of the ground floor of the building; and b. is oriented to pedestrian use	Delete section.	Policies combined with 11.2.5.6
3.	11.2.5.12 Lands subject to minimum and maximum FSI requirement are shown on the Character Area Maps in Chapters 12, 13, 14 and 16.	Delete section.	Not a policy.
S. 11.2.6 <input type="checkbox"/> Mixed Use			
4.	11.2.6.1 List of permitted uses	Amend: I. residential, in conjunction with other permitted uses Delete: The follow uses are not permitted: a. self-storage facility; and b. detached and semi-detached dwellings.	Clarify that stand alone residential is not permitted. Revised policy 11.2.6.6 prohibits low density residential uses.

Item	Current Policy	Amendment	Comment
S. 11.2.6 □ Mixed Use			
5.	11.2.6.4 Residential uses will be combined on the same lot or same building with another permitted use.	Amend: Residential uses will be permitted in the same building with another permitted use but will not be permitted on the ground floor.	Prohibit ground floor residential to maintain commercial character of the frontage and differentiate from high density residential developments.
6.	11.2.6.5 Residential uses will be discouraged on the ground floor.	Delete section.	See Item 5 □ policy no longer required.
7.	11.2.6	Add new policy: 20 percent of the total gross floor area will be non-residential uses. If the non-residential use requirement is not met, an amendment to a residential designation is required. Among other matters, the applicant must demonstrate how the planned function of the area will be maintained.	Create a mixed use development or request justification for residential.
8.	11.2.6.6 Notwithstanding 11.2.6.4 and 11.2.6.5, development applications proposing residential uses that are not combined in the same building with another permitted use may be required to submit a development master plan to the City's satisfaction.	Delete section.	Policy no longer required as commercial must be within the building and not a stand alone use (see Item #5)..
9.	11.2.6	Add new policy: Residential uses will not include detached, semi-detached or duplex dwellings.	Clarify that although residential uses are permitted in the Mixed Use designation, they must be transit and business supportive, and therefore low density residential uses are not permitted.

Item	Current Policy	Amendment	Comment
S. 11.2.9 <input type="checkbox"/> Convenience Commercial			
10.	11.2.9.1 List of permitted uses	Amend: f. residential, in conjunction with other permitted uses;	Clarify that stand alone residential is not permitted.
11.	11.2.9.3 Residential uses will be combined on the same lot or same building with another permitted use.	Amend: Residential uses will be permitted in the same building with another permitted use but will not be permitted on the ground floor.	Maintain commercial nature of the convenience commercial sites.
12.	11.2.9.4	Delete policy.	Blended with 11.2.9.3.
13.	11.2.9	Add new policy: 20 percent of the total gross floor area will be non-residential uses. If the non-residential use requirement is not met, an amendment to a residential designation is required. Among other matters, the applicant must demonstrate how the planned function of the area will be maintained.	Ensure the local commercial uses are maintained, even if a small commercial site is intensified with residential uses.

Item	Current Policy	Amendment	Comment
S. 16.1.2 □ Neighbourhoods □ Residential			
14.	<p>16.1.2.1 To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots created by land division or units or parcels of tied land (POTLs) created by condominium will generally represent the greater of:</p> <ul style="list-style-type: none"> a. The average frontage and area of residential lots, units or POTLs on both sides of the same street within 120 m of the subject property. In the case of corner development lots, units or POTLs on both streets within 120 m will be considered; or b. the requirements of the Zoning By-law. 	<p>Amend 16.1.2.1: To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area.</p>	<p>The "120 m test" in S. 16.1.2.1 has been deemed by the Ontario Municipal Board as too narrow an approach to assessing land division and appropriate neighbourhood infill development.</p>
15.	<p>16.1.2.2 Notwithstanding 16.1.2.1, where the average lot frontage or lot area of residential lots determined pursuant to 16.1.2.1.a is less than the minimum requirements of the zoning by-law, consideration may be given to a minor variance.</p>	<p>Delete Section 16.1.2.2.</p>	<p>Section 16.1.2.2 notes that a minor variance may be considered if the requirements of the Zoning By-law are not met, which is not necessary in a policy document.</p>

Item	Current Policy	Amendment	Comment
S. 16.1.2 ☐ Neighbourhoods ☐ Residential			
16.	<p>16.1.2.5 Proposals for additional development on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential development in this Plan:</p> <ul style="list-style-type: none"> a. on lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation; and b. b. as a condition of development, demonstrate the following: <ul style="list-style-type: none"> • that the site in its entirety meets site plan and landscaping requirements; • compliance with the property standards by-law; and • compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed). 	<p>Delete 16.1.2.5 a and b, and replace preamble: Proposals for additional development on lands with existing apartment buildings will recognize, and provide appropriate transition to, adjacent low density residential uses.</p>	<p>It is not necessary to restrict all infill on apartment sites to medium density residential to encourage alternative housing forms and price points.</p> <p>All development must meet site plan and landscaping requirements, policy is not required.</p>
Schedule Changes			
17.	Schedule 10 - Land Use	Redesignate 363 Lakeshore Rd. E., 1015 Roosevelt Rd., 1020 Shaw Dr., 480 Lakeshore Rd. E. & 1022 & 1030 Greaves Ave. from Mixed Use to Residential High Density to reflect existing land use.	The sites with existing high density development were redesignated Mixed Use through the Lakeview Local Area Plan review, however based on the changes in this proposed amendment, it is more appropriate that they revert to high density residential designation.

4. Proposed City-Initiated Amendments (#13) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation, Enforcement and Definitions			
1	Section 1.2 - Definitions	<p>"Amusement Arcade" means a building, structure or part thereof that is open to the public and contains more than two (2) amusement devices as defined in the City's Licensing By-law for use by the public, but shall not include premises in which more than two (2) amusement devices are being operated for a period of 14 days or less as a special fund raising event by or on behalf of a bona fide charitable organization.</p> <p>"Amusement Device" means a machine which through pin balls, electronic impulses or any other means provides a game or in any other manner amuses the user for a fee, but shall not include mechanical rides which are provided primarily for the amusement of children.</p>	Delete outdated terms and uses where they appear throughout By-law 0225-2007. An amusement arcade remains licensed for municipal input on locations.
2	Section 1.2 - Definitions	<p>"Manufacturing Facility" means a building, structure or part thereof, used for <u>the production of audio and video recording and/or</u> altering, assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing items either by hand or through the use of machinery and may include the temporary on-site storage of commercial motor vehicles (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s). (OMB, 2008 November 10)</p>	Update definition to clarify manufacturing includes audio and video production.
3	Section 1.2 - Definitions	"Office" means <u>the use of a building</u> , structure or part thereof, used for the practise of a profession, business or public administration that may include administrative or clerical functions.	Amend definition of office to reflect the permitted uses and not the actual building in which they may occur.
4	Section 1.2 - Definitions	"Office Building" means a building containing rooms or sets of rooms, used as a <u>place of business for non-manual professional or public administration work, that has shared entrance and exit facilities through a common lobby.</u>	Add definition of office building to differentiate between industrial multiple developments with office tenants and an office building in Employment Zones.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
5	Section 1.2 - Definitions	"Personal Service Establishment" means a building, structure or part thereof, where services are provided and administered to <u>for</u> individual and personal needs and where retail sale of goods accessory to the service provided is permitted and includes, but is not limited to, hair care, aesthetics, health and beauty <u>services</u> treatment, dressmaking, tailoring, shoe shining and repair, repair service , <u>tutoring</u> , laundromat, laundry depot and/or dry cleaning establishment.	Amend definition to clarify that service uses are not all "personal".
6	Section 1.2 - Definitions	"Recreational Establishment" means a building, structure or part thereof, designed and equipped to be used for athletic and leisure activities and may include such facilities as a fitness centre, racquet club, billiard hall, bowling alley, arena, curling rink, indoor facility used for golf, baseball or soccer, indoor playground or <u>pool</u> , and businesses such as music, martial arts and dance schools.	Amend definition to clarify that schools for interest and leisure pursuits are recreational in nature and not commercial schools.
7	Section 1.2 - Definitions	"Repair Establishment" means a building, structure or part thereof, used for the installation, repair and, servicing and maintenance of goods, large household appliances, such as refrigerators, freezers, <u>barbeques or lawnmowers</u> , stoves, dishwashers, clothes washers or dryers, or anything with a combustion engine and may include accessory retail sale <u>of these items.</u> goods.	Amend definition to separate repair services that are more industrial in nature.
8	Section 1.2 - Definitions	"Repair Service" means the repair of personal effects, household goods and small appliances, excluding the repair of large household appliances, such as refrigerators, freezers, stoves, dishwashers, clothes washers or dryers, or anything with a combustion engine.	Amend definition to remove repetitive wording and clarify the more retail nature of these facilities and permit in Commercial zones.
9	Section 1.2 - Definitions	"Commercial School" means a building, structure or part thereof, where <u>technical specialized instruction related to trades and professional learning is provided</u> and may include a business school, a trade school or a driving school <u>is provided.</u> a dance school, a music school, a martial arts school, or a tutoring school.	Amend definition to clarify that commercial schools are related to trades and professional learning.
10	Section 1.2 - Definitions	"Private School" means a building, structure or part thereof, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study, <u>as required under the jurisdiction of the Province of Ontario</u> , is provided, and may include other educational activities and a nursery school.	Amend definition to clarify that private schools are to follow the Ontario curriculum.

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
11	Section 1.2 - Definitions	"Tutoring" means the provision of supplementary academic instruction.			Delete definition as it has been interpreted as a commercial school and could locate in non-residential areas where it is not a compatible use.
12	Section 1.2 - Definitions	"Warehouse/Distribution Facility" means a building, structure or part thereof, <u>used</u> for the storage and/or distribution of goods and may include the temporary on-site storage of commercial motor vehicles (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s) . (OMB, 2008 November 10)			Amend the definition to be consistent with the changes to the definition of Manufacturing Facility.
Part 2: General Provisions					
13	Article 2.1.2.1 Table 2.1.2.1.1 Minimum Separation Distance from Residential Zones	Line 9.0	Amusement Arcade	800.0 m	Delete separation distance requirement as use is being removed from the By-law. See Item #1.
14	Article 2.1.9.1 Table 2.1.9.1 Public School	Line 2.0	The following uses shall be permitted accessory to a public school : <u>tutoring</u> , and recreational, social, community and charitable activities.		Remove bolding from "tutoring". See Item #11.
15	Article 2.1.9.2 Table 2.1.9.2 Private School	Line 2.1	The following uses shall be permitted accessory to a private school : <u>tutoring</u> , and recreational, social, community and charitable activities.		Remove bolding from "tutoring". See Item #11.
		Line 3.2	The following uses shall be permitted accessory to a private school : <u>tutoring</u> , and recreational, social, community and charitable activities.		

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
16	Article 2.1.9.3 Table 2.1.9.3 Place of Religious Assembly	Line 2.1	<u>Tutoring and recreational uses</u> and a commercial school shall be permitted accessory to a place of religious assembly .	Remove bolding from "tutoring". See Item #11. Commercial schools and recreational uses are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency and commercial schools removed.
		Line 2.2	Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses</u> and commercial school uses .	
		Line 3.2	<u>Tutoring and recreational uses</u> and a commercial school shall be permitted accessory to a place of religious assembly .	
		Line 3.3.	Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses</u> and commercial school uses .	
17	Article 2.1.9.6 Table 2.1.9.6 Community Centre, Community Athletic Field, Public Walkway and/or Library	Line 4.0	The following uses shall be permitted accessory to a community centre and/or library , pro shop, snack bar, <u>tutoring, recreational uses</u> and commercial school .	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency.
18	Article 2.1.9.12 Table 2.1.9.12 Home Office	Line 1.0	A home office (excluding resident physician, dentist, drugless practitioner or health professional , or home occupation) is permitted within a dwelling unit .	Delete terminology as they are being removed from the By-law. See Item #30.

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
19	Subsection 2.1.31 Setback to Cemeteries	<u>2.1.31.1</u> <u>All buildings and structures in any zone shall comply with the regulations contained in Table 2.1.31.1 - Minimum Setbacks to Cemeteries.</u> <u>Table 2.1.31.1 - Minimum Setback to Cemeteries</u>			Currently there is no requirement for setbacks to cemeteries/graves off-site, only within the cemetery property itself. Regulations taken from Provincial legislation.
		<u>Line 1.0</u>	<u>Minimum setback of all buildings and structures, parking areas, driveways, loading spaces and other paved areas in any zone adjacent to lands zoned OS3 Base Zone or OS3 Exception Zone.</u>	<u>the greater of 4.6 m or the required yard/setback.</u>	
Part 3: Parking and Loading					
20	Sentence 3.1.1.8.2	Notwithstanding the regulations of Sentence 3.1.1.8.1, an on-site aisle is not required for lots used for detached, semi-detached, linked, street townhouse dwellings; detached, semi-detached and townhouse dwellings on a CEC-private road; or a duplex or a detached dwelling being used for a resident physician, dentist, drugless practitioner or health professional. (0297-2013), (0174-2017)			Delete terminology. See Item #30.
21	Table 3.1.2.1 Required Number of Parking Spaces for Residential Uses	Line 13.0	Resident Physician, Dentist, Drugless Practitioner or Health Professional.	5.0 spaces for office and detached dwelling , 4.0 of which may be tandem	Delete parking requirement. See Item #30.

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
22	Table 3.1.2.2 Required Number of Parking Spaces for Non-Residential Uses	Line 31.1	Office ⁽⁶⁾ (0308-2011)	3.2 spaces per 100 m ² GFA - non-residential Where the non-office uses, including medical office and real estate office , are greater than 10% of the total GFA - non-residential of the an office building , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law	Only permit a parking reduction for non-office uses when they are located in an office building (now defined).
23		Line 31.4	Real Estate Office	6.5 spaces per 100 m² GFA - non-residential	Delete duplicate parking requirement as this can be blended with office uses.
24	Table 3.1.2.3 Mixed Use Development Shared Parking Formula	NOTE: (1)	Excludes resident physicians, dentists, drugless practitioners, health professionals, retirement buildings and long-term care buildings.		Delete terminology. See Item #30.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 4: Residential Zones			
25	Subsection 4.1.7 Setback to Railway Right-of-Way	The minimum setback for all dwellings from the closest exterior wall of a dwelling unit to a railway right-of-way shall be 30.0 m.	Clarify that the setback is to the residential structure and not accessory structures such as decks, porches and swimming pools.
26	Article 4.1.9.13 Driveways and Parking	For lots having a lot frontage of 18.0 m or greater, a driveway shall be subject to the following: (1) the maximum width shall be 8.5 m; (2) the maximum width may be increased to 10.5 m for that portion of the driveway that is within 6.0 m of the garage face and which is providing direct vehicular access to the garage ; (3) the driveway shall not cover more than 50% of the area of the front yard and/or exterior side yard . (0212-2015) See Illustration No. 11 - Section 1.3 - Illustrations.	Reword the provision to make it easier to read and clearly identify the three regulations.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
27	Subsection 4.1.15 Apartment Zones	4.1.15.1 Accessory <u>Additional</u> Uses Accessory <u>Additional</u> uses are permitted within RA1 to RA5 zones subject to the following provisions:	Replace defined term accessory with "additional" as a simpler way of describing uses.
		4.1.15.1.1 Accessory <u>Additional</u> uses are limited to a retail store, personal service establishment, financial institution, office and medical office - restricted ; (0325-2008)	
		4.1.15.1.2 An accessory use shall only be permitted in an apartment having 75 or more dwelling units , or in a long-term care building having 75 or more beds, or in a retirement building having 75 or more retirement dwelling units ; (0174-2017)	Remove restriction on the size of the building, it is irrelevant to the permission for additional commercial uses.
		4.1.15.1.3 The accessory <u>additional</u> use shall be wholly contained within the <u>building</u> dwelling and the entrance to the accessory use shall only be from within the dwelling;	Additional uses are no longer "tuck shops" and may have exterior entrances.
		4.1.15.1.4 An accessory <u>additional</u> use shall not be permitted above the first storey of an apartment, retirement building or long-term care building ; (0174-2017)	Replace defined term accessory with "additional" as a simpler way of describing uses.
		4.1.15.1.5 Each accessory use shall have maximum gross floor area -- non-residential of 186 m ² ;	The total size of additional uses will be limited by the footprint of the building. Individual unit size is not relevant.
		4.1.15.1.6 The maximum total gross floor area -- non-residential for all accessory uses shall be lesser of 10% of the total gross floor area -- apartment zone , or the gross floor area -- apartment zone of one storey of the dwelling; (0174-2017)	Floor area of additional uses is not limited to a percentage of the first storey.
		4.1.15.1.7 Additional on-site parking is not required for accessory <u>additional</u> uses permitted in Sentence 4.1.15.1.1.	

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
28	Article 4.1.15.3 4.1.21 Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings and stacked townhouses , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable. (0174-2017)	Add stacked townhouses as they also have rooftop access. Remove the word "stairs" as they will not go 6.0 m above the roof, and add the word "and elevator" to allow both elevator and stair enclosures to provide rooftop access. Renumber to 4.1.21.
29	Subsection 4.1.16 Home Occupations Clauses 4.1.16.1.1(1) and 4.1.16.1.1(4)	(1) <u>tutoring</u> ; (4) office (excluding resident physician, dentist, drugless practitioner or health professional's office).	Remove bolding from "tutoring". See Item #11. Delete terminology. See Item #30.
30	Subsection 4.1.17	Resident Physician, Dentist, Drugless Practitioner or Health Professional	Delete Subsection as the use is not appropriate in Residential zones. They have evolved from small offices to full clinics with a commercial character, and create traffic not typical on residential streets.
31	Subsection 4.1.18 Group Home	A group home shall only be permitted within a detached dwelling in a Residential Zone. subject to the following: (0379-2009) 4.1.18.1 A group home shall not be located within an 800.0 m radius of the lot line of an existing group home; 4.1.18.2 A group home shall be occupied by a maximum of eight (8) persons, exclusive of staff and/or receiving family. (0379-2009) 4.1.18.3 Parking shall be provided in compliance with the regulations in Table 3.1.2.1 contained in Article 3.1.2.1 of this By-law. (0308-2011)	Delete regulations for group homes that constitute "people zoning", but continue to define a group home and permit in detached dwellings.

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
32	Subsection 4.1.20 Second Unit Sentence 4.1.20.7.1	4.1.20.7.1 A landing at an entrance to a second unit shall have a maximum: (1) area of 0.85 m ² ; (2) height of 0.3 m; and, (3) projection of 0.9 m into a required yard .		Add a Sentence to reflect new Ontario Building Code (OBC) regulations, but maintain side yard setbacks to ensure proper drainage.
33	Table 4.2.1 R1 to R5 Permitted Uses and Zone Regulations	Line 12.3	Maximum driveway width (0190-2014) Add Note " ⁽⁴⁾ " to R1, R2, R3, R4 and R5 regulations	Add reference to Note (4) to direct readers to Subsection 4.1.9.
34	Table: 4.2.2.30 Exception: R1-49	Delete Exception Table		Site has a R1-49 zone but is to be built to R3 zone provisions. Rezone site, change mapping.
35	Table: 4.2.3.52 Exception: R2-52 Clause 4.2.3.52.2(1)	4.2.3.52.2 (1) Real Estate Office		Delete. Use to be blended with offices. See Item #23.
36	Table 4.2.4 R3 Infill Exception Regulations	Line 10.0	Driveways may be constructed of a permeable type of material ✓	Delete. Consistent with other Infill regulations.
37	Table: 4.2.4.67 Exception: R3-67 Clause 4.2.4.67.2(1)	4.2.4.67.2 (1) Real Estate Office		Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
38	Table: 4.2.4.68 Exception: R3-68 Clause 4.2.4.68.2(1)	4.2.4.68.2 (1) Real Estate Office	Delete. Use to be blended with offices. See Item #23.
39	Table: 4.10.2.30 Exception: RM4-30 Sentence 4.10.2.30.5	4.10.2.30.5 <u>Tutoring and recreational uses</u> and a commercial school shall be permitted accessory to a place of religious assembly	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency of permitted uses.
40	Table: 4.10.2.30 Exception: RM4-30 Sentence 4.10.2.30.6	Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses</u> and commercial school uses to a place of religious assembly	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency of permitted uses.
41	Table: 4.10.2.66 Exception: RM4-66 Clause 4.10.2.66.1(6)	4.10.2.66.1 (6) <u>Tutoring</u>	Remove bolding from "tutoring". See Item #11.
42	Table: 4.10.2.68 Exception: RM4-68 Clause 4.10.2.68.1(6)	4.10.2.68.1 (6) <u>Tutoring</u>	Remove bolding from "tutoring". See Item #11.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
43	Table: 4.15.3.6 Exception: RA2-6 Sentences 4.15.3.6.1 and 4.15.3.6.2	4.15.3.6.1 Minimum floor space index - apartment zone 1.0	Reinstate RA2-6 Exception Zone for the sites in Lakeview that are high density residential uses. See Items #80 & #89.
		4.15.3.6.2 Maximum floor space index - apartment zone 1.8	
44	Table: 4.15.3.15 Exception: RA2-15	Additional Permitted Use	Reinstate RA2-15 Exception Zone for the site in Lakeview that is more appropriately zoned for high density residential uses. See Items #81 & #88.
		4.15.3.15.1 (1) Townhouse Dwelling	
		Regulations	
		4.15.5.15.2 (1) maximum number of apartment dwelling units 119	
		(2) minimum front yard 6.0 m	
		(3) minimum exterior side yard 6.0 m	
		(4) minimum interior side yard 3.0 m	
		(5) minimum rear yard 7.5 m	
		(6) maximum height 7 storeys	
		(7) minimum number of parking spaces per apartment dwelling unit 1.40	
4.15.5.15.3 A townhouse dwelling shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:			
(1) maximum number of townhouse dwelling units 10			
(2) minimum exterior side yard 6.0 m			
(3) maximum height 2 storeys			
(4) minimum number of parking spaces per townhouse dwelling unit 1.40			

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
Part 6: Commercial Zones				
45	Table: 4.15.3.46 Exception: RA2-46 Sentence 4.15.3.46.1	4.15.3.46.1 (5) Real Estate Office		Delete. Use to be blended with offices. See Item #23.
46	Subsection 6.1.2 Regulations for Motor Vehicle Service Uses in a Commercial Zone Article 6.1.2.2	The maximum gross floor area - non-residential where a motor vehicle service use abuts a Residential Zone shall be 300 m ² , not including the convenience retail and service kiosk .		Add regulation that eliminates the need for Note (6) in Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations. See Item #55.
47	Table 6.2.1 C1 to C5 Permitted Uses and Zone Regulations	Line 2.1.1	Retail store less than or equal to 600 m² GFA - non-residential	Delete restriction on size of individual retail stores.
48		Line 2.1.2	Retail store greater than 600 m² GFA - non-residential	Delete as the size of individual retail stores does not need to be specified.
49		Line 2.2.10	Repair Establishment <u>Service</u>	Update use to reflect the household, retail nature of repair services.
50		Line 2.6.2	Amusement Arcade	Delete as a permitted use in C3 zones. See Item #1.
51		Line 10.0	MAXIMUM GROSS FLOOR AREA NON-RESIDENTIAL	

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
52	Table 6.2.1 C1 to C5 Permitted Uses and Zone Regulations (continued)	Line 10.1	MAXIMUM GROSS FLOOR AREA NON-RESIDENTIAL where a lot abuts a Residential Zone	Delete regulation in C1, C2 and C5 zones, as the size of a commercial plaza is determined by parking requirements and other regulations.
53		Line 12.0	MINIMUM LANDSCAPED BUFFER <u>AND AMENITY AREA</u>	Add amenity space regulations to the C4 zone for standalone apartment buildings, consistent with the back to back and stacked townhouse standards.
54		Line 12.5	<u>Minimum contiguous amenity area</u> ⁽⁶⁾ <u>The lesser of 2.8 m² per dwelling unit or 5% of the site area</u>	
55		NOTES: (6)	Not including the convenience retail and service kiosk <u>Minimum amenity area required for all apartments with greater than 20 dwelling units.</u>	Delete note and replace with a regulation. See Item #46. Add new note to clarify when an amenity area is required. See Item #53.
56		NOTES: (10)	Where a lot abuts a Residential Zone.	Delete. The maximum height applies to all sites zoned C3, unless amended through an Exception Zone.
57	Table: 6.2.2.2 Exception: C1-2	Delete Exception Table		Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
58	Table: 6.2.2.4 Exception: C1-4	Delete Exception Table		Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
59	Table: 6.2.2.6 Exception: C1-6	Delete Exception Table		Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
60	Table: 6.2.2.9 Exception: C1-9	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
61	Table: 6.2.2.15 Exception: C1-15 Clause 6.2.2.15.1(2) and Sentence 6.2.2.15.4	6.2.2.15.1 (2) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the bolding from "garden centre" in Sentence 6.2.2.15.4.
		6.2.2.15.4 Maximum area of an accessory outdoor garden centre <u>garden centre</u>	
62	Table: 6.2.2.23 Exception: C1-23	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. Relabel to C1-22 which has the same regulations. See Item #51.
63	Table: 6.2.3.2 Exception: C2-2	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
64	Table: 6.2.3.4 Exception: C2-4	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
65	Table: 6.2.3.6 Exception: C2-6	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
66	Table: 6.2.3.20 Exception: C2-20	Delete Exception Table	Site is vacant <input type="checkbox"/> exterior side yard setback is no longer relevant.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
67	Table: 6.2.4.3 Exception: C3-3 Clause 6.2.4.3.2(3) and Sentences 6.2.4.3.4, 6.2.4.3.5	6.2.4.3.2 (3) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the bolding from "garden centre".
		6.2.4.3.4 Maximum area used for an accessory outdoor garden centre <u>garden centre</u>	
		6.2.4.3.5 Minimum height of fencing or screening surrounding an accessory outdoor garden centre <u>garden centre</u>	
68	Table: 6.2.4.6 Exception: C3-6 Clause 6.2.4.6.1(2) and Sentence 6.2.4.6.3	6.2.4.6.1 (2) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the bolding from "garden centre".
		6.2.4.6.3 Maximum area of an accessory outdoor garden centre <u>garden centre</u>	
69	Table: 6.2.4.25 Exception: C3-25	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
70	Table: 6.2.4.26 Exception: C3-26	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
71	Table: 6.2.4.38 Exception: C3-38 Clause: 6.2.4.38.2(1)	6.2.4.38.2 (1) Amusement Arcade	Delete. Amusement arcade is being removed from the By-law. See Item #1.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
72	Table: 6.2.4.40 Exception: C3-40 Clause 6.2.4.40.1(3)	6.2.4.40.1 (3) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right.
73	Table: 6.2.4.45 Exception: C3-45 Clause 6.2.4.45.1(1)	6.2.4.45.1 (1) Beverage/Food Preparation Establishment	Delete additional permitted use as a beverage/food preparation establishment is permitted as of right in a C3 zone.
74	Table: 6.2.4.63 Exception: C3-63 Clause 6.2.4.63.1(8)	6.2.4.63.1 (8) Amusement Arcade	Delete. Amusement arcade is being removed from the By-law. See Item #1.
75	Table: 6.2.5.9 Exception: C4-9 Clause 6.2.5.9.1(1)	6.2.5.9.1 (1) Apartment	Delete, as an apartment is a permitted use as of right in a C4 zone.
76	Table: 6.2.5.31 Exception: C4-31	Delete Exception Table	This exception zone contains the same permissions as C4-24. Mapping to be amended.
77	Table: 6.2.5.55 Exception: C4-55 Clause 6.2.5.55.2(2)	6.2.5.55.2 (2) Real Estate Office	Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
78	Table: 6.2.5.60 Exception: C4-60 Tables 6.2.5.60.15 and 6.2.5.60.16	Office/Medical Office/ Financial Institution/ Real Estate Office	Delete. Use to be blended with offices. See Item #23.
79	Table: 6.2.5.62 Exception: C4-62 Clause 6.2.5.62.1 Tables 6.2.5.62.6, 6.2.5.62.7 and 6.2.5.62.8	6.2.5.62.1 (4) Home Furnishing Store	"Home furnishing store" was deleted from the By-law in 2015. Delete real estate office use, to be considered an office use with no separate distinction. See Item #23.
		Table Financial institution, real estate office and medical office 6.2.5.62.6	
		Table Real Estate Office 6.2.5.62.7	
		Table Real Estate Office 6.2.5.62.8	
80	Table: 6.2.5.69 Exception: C4-69	Delete Exception Table	Sites more appropriate as high density zones. Reinstate former zones RA2 and RA2-6. See Items #43 & #89.
81	Table: 6.2.5.70 Exception: C4-70	Delete Exception Table	Site more appropriate as high density zones. Reinstate former zone RA2-15. See Items #44 & #88.
Part 8: Employment Zones			
82	Table: 8.2.2.18 Exception: E1-18 Sentence 8.2.2.18.11	In an office building , where the non- office uses , including medical office and real estate office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
83	Table: 8.2.2.19 Exception: E1-19 Sentence 8.2.2.19.11	In an office building , where the non- office uses , including medical office and real estate office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.
84	Table: 8.2.2.27 Exception: E1-27 Sentence 8.2.2.27.9	In an office building , where the non- office uses , including medical office and real estate office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.
85	Table: 8.2.3.13 Exception: E2-13	<u>Use Not Permitted</u> <u>8.2.3.13.1 (1) Composting Facility</u>	Delete outdated Exception Zone (property is currently vacant at 5809 Shawson Drive) and rezone 7500 Danbro Crescent to prohibit composting facilities in accordance with Council Resolution 0034-2019.
86	Table: 8.2.3.79 Exception: E2-79 Clause 8.2.3.79.1(1.1)	8.2.3.79.1 (1) C3 uses contained in Subsection 6.2.1 of this By-law; except: (1.1) Amusement Arcade	Delete Amusement arcade as it is being removed from the By-law. See Item #1.
Part 11: Parkway Belt Zones			
87	Table: 11.2.2.1 Exception: PB1-1 Sentence 11.2.2.1.5	" Accessory Commercial Uses " means a restaurant including an outdoor patio and an amusement arcade	Delete Amusement arcade as it is being removed from the By-law. See Item #1.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 13: Zoning Maps			
88	Map 06	C4-70 to RA2-15	Reinstate site back to high density. See Items #44& #81.
89	Map 07	C4-69 to RA2 (map only) C4-69 to RA2-6	Reinstate sites back to high density. See Items #43 & #80.
		C4-31 to C4-24	Both exceptions are the same. Delete one and change mapping.
90	Map 10	C2-4 to C2	Exception Table being deleted. See Item #51.
91	Map 21	C1-4 to C1 and C2-20 to C2	Exception Table being deleted. See Item #51.
92	Map 25	C1-6 to C1 OS2-G2	Exception Table being deleted. See Item #51. Rezone to recognize woodlot at South Common Park.
93	Map 27	C1-23 to C1-22	Combine zones with the same regulation.
94	Map 28	C2-6 to C2	Exception Table being deleted. See Item #51.
95	Map 29	C1-4 to C1	Exception Table being deleted. See Item #51.
96	Map 32	C1-6 to C1	Exception Table being deleted. See Item #51.
97	Map 35W	E2-13 to E2	Exception Table being deleted. See Item #85.
98	Map 38E	C1-2, C1-4, C1-6 to C1	Exception Table being deleted. See Item #51.
99	Map 38W	C1-6 to C1	Exception Table being deleted. See Item #51.
100	Map 39E	C2-2 to C2	Exception Table being deleted. See Item #51.
101	Map 45E	C1-9 to C1	Exception Table being deleted. See Item #51.
102	Map 53E	R1-49 to R3	Change map for property to be built to R3 standards. See Item #35.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 13: Zoning Maps			
103	Map 54W	E2-19 to E2-13	Reuse E2-13 to prohibit composting facilities on 7500 Danbro Crescent as per Council Resolution 0034-2019. See Item #85.

5. Land Use Policies and Regulations

Summary of Applicable Policies

The proposed official plan amendment and 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. Following the table, is preliminary assessment of both the City of Mississauga Official Plan policies against provincial and regional planning tools and the proposal. The last table identifies the Mississauga Official Plan policies which will be used to evaluate the proposal.

Policy	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed amendments are 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 amendments are in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed amendments are exempt from Regional approval
Mississauga Official Plan	High Density Residential, Mixed Use and Neighbourhood policies	A number of sections of Mississauga Official Plan are proposed to be amended for conformity with the Zoning By-law, current land use, clarity and based on (former) Ontario Municipal Board decisions. The lands are located in Clarkson-Lorne Park, Applewood, East Credit, Erindale, and Lisgar Neighbourhoods. General amendments are also proposed to the Residential, Mixed Use, Convenience Commercial and Neighbourhood policies.
Zoning By-law 225-2007	Definitions, Residential, Commercial regulations	The proposed changes to the zoning regulations are summarized in Part 4 of this Appendix.

Planning Act, 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 *Planning Act* and the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed amendments are consistent with PPS and MOP policies (i.e. "City Initiated Proposal" column). Only key policies relevant to the application have been

included, and the table should be considered a general summary of the intent of the policies.

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

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	City Initiated Proposal
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.	Section 9.2, Build a Desirable Urban Form, states that sites will be developed to require properties to develop in a manner that contributes to the overall vision of the City.	Maintaining current and relevant policies in MOP ensures that development applications are assessed under policies that reflect Provincial goals of healthy, growing communities (PPS 1.1.1a). Proposed MOP policies and zoning regulations have regard for issues such as site design, CPTED principles and health and safety concerns (PPS 1.1.1c)
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources are appropriate for and efficiently use infrastructure and public service facilities minimize negative impacts to air quality and climate change and promote energy efficiency support active transportation are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3	Chapter 5, Direct Growth, meets the intent of these policies by identifying the type of growth that is relevant in each level of the City Structure. The City Structure identifies the areas for most and least intensification in the City, so that ranges of housing types can be accommodated and infrastructure can be efficiently utilized.	Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications. The proposed changes are consistent with the PPS.
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.	See above re: Chapter 5, Direct Growth.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	Section 4.5 of Vision sets out guiding principles for development in the City, including directing growth to areas that will support higher order transit and protecting stable areas.	Recommended policy amendments to address transition of heights when infill development is considered on a high density residential site meets the intent of this Policy.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	City Initiated Proposal
	Themes of quality of life and livability are referenced in Chapters 4, 5 and 9 of MOP.	
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 Provincial Policy Statement 4.7 The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement	MOP policies were written in conformity with the hierarchy of Provincial and Regional policy documents. The Council decision to approve MOP, and all subsequent decisions to amend this document, must conform or be consistent with these overarching documents. Chapter 1, Introduction, notes that "the vision and planning direction that the City of Mississauga supports is consistent with recent Provincial policy initiatives."	As outlined in this table, the policies of Mississauga Official Plan and the proposed City initiated amendments are consistent with relevant policies of the PPS. Maintaining current and relevant policies in MOP ensures that development applications are assessed under policies that reflect Provincial goals of healthy, growing communities.

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 to this Plan.

The following table has been prepared to demonstrate how MOP policies conform to 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 to Growth Plan and MOP policies (i.e. "City Initiated Proposal" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>City Initiated Proposal</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	Chapter 5, Direct Growth, meets the intent of these policies by identifying the type of growth that is relevant in each level of the City Structure. The City Structure identifies the areas for most and least intensification in the City, so that ranges of housing types can be accommodated and infrastructure can be efficiently utilized	Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner. Proposed changes conform to the Growth Plan.
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, Chapter 4). The City is planning for a strong economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure (MOP Section 4.5).	The proposed policy amendments conform to the vision for the GGH.
1.2.1 Guiding Principles		
General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment opportunities Support a range and mix of housing options Integrate land use planning and investment in infrastructure Provide different approaches to manage growth that recognize diversity of communities Protect natural heritage, hydrologic, landforms Conserve and promote cultural heritage Integrate climate change considerations 	MOP policies include but are not limited to: <ol style="list-style-type: none"> Providing for a mix of land uses in a vibrant pedestrian oriented environment (MOP section 5.3.3.) Providing for a range of housing types to meet the needs of the adjacent population as they move through their lifecycle. 	Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner.

1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan		As illustrated through this Table, MOP generally conforms to the Growth Plan.
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan		The proposed policy amendments have been reviewed in the context of the Growth Plan.
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.		Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner.
2.2 Policies For Where and How To Grow		
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.	Section 7, Complete Communities 7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will: a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; d. encourage land use planning practices conducive to good public health. 7.2.2 Mississauga will provide opportunities for: a. the development of a range of housing choices in terms of type, tenure and price;	Some of the proposed amendments will facilitate developments that conform to the Growth Plan.
5 Implementation		
Statement of Intent: Comprehensive municipal implementation is required to implement the Growth Plan. 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.		Not directly applicable, as these policies speak to interpretation and how to read the plan. See Part 1 of MOP.

The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordinate the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.		
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Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed amendments to Mississauga Official Plan were sent to the Region, who have advised that in their current state, the amendments meet the requirements for exemption from Regional approval. Local official plan amendments are generally

exempt from approval where they have had regard for the Provincial Policy Statement and applicable Provincial Plans, where the approval process 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.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities. New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.
Chapter 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6	The official plan supports the creation of complete communities and that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive. 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

	Specific Policies	General Intent
	<p>Section 7.2 Housing</p> <p>Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9</p>	<p>Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <p>The development of a range of housing choices in terms of type, tenure and price: The production of a variety of affordable dwelling types for both the ownership and rental markets; and, The production of housing for those with special needs, such as housing for the elderly and shelters.</p> <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>
Chapter 9 Build a Desirable Urban Form	<p>Section 9.1.1 Section 9.1.2 Section 9.5 (various sections)</p>	<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>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p>
Chapter 10 Foster a Strong Economy	<p>Section 10.4 Retail</p>	<p>The proposed amendments support the policy that states that retail uses in Neighbourhoods will be encouraged to develop in combination with residential and office uses.</p> <p>10.4.3 Retail uses may be permitted within Neighbourhoods to provide retail uses convenient to the local residents. Character Area policies or local area plans will identify appropriate locations and types of uses.</p>

	Specific Policies	General Intent
Chapter 11 General Land Use Designation	Section 11.2.6	Some of these policies are proposed to be amended to more accurately reflect the intent of mixed use developments.
Chapter 16 Neighbour- hoods	Section 16.1.2	The proposed amendments to this section clarify the intent of infill residential development in low density neighbourhoods while maintaining existing character and context. Other amendments will facilitate medium density infill on high density sites.
Chapter 19 Implementation	Section 19.5.1	<p>This section contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment. Although staff do not need to submit planning reports, the proposed amendments must meet the following policy:</p> <ul style="list-style-type: none"> the amendments 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;

NEW PROPOSED CHANGES TO MISSISSAUGA OFFICIAL PLAN

	Current MOP Policy	Amendment	Comment
S. 5.3.3 - Community Nodes			
1.	5.3.3.8 Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.	Replace policy: Redevelopment of Mixed Use sites in Community Nodes that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the commercial component will be maintained after redevelopment.	Do not add "20%" policy at this time, rather, reiterate intention of Community Node policies.
S. 5.3.5 - Neighbourhoods			
2.	5.3.5.4 Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.	Replace policy: Redevelopment of Mixed Use sites that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the existing non-residential component will be maintained after redevelopment.	Do not add "20%" policy at this time, rather, reiterate intention of Neighbourhood policies.
S. 11.2.6 <input type="checkbox"/> Mixed Use			
3.	11.2.6.2 Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.	Amend 11.2.6.2: The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Uses sites that includes residential uses will be required to contain a mixture of permitted uses.	Explain what is meant by "planned function". Require a mix of other permitted uses if residential is part of a mixed use site.
4.	11.2.6.3 Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.	Replace 11.2.6.3: Developments that consist primarily of residential uses, with non-residential uses at grade only, will be required to submit an official plan amendment for the appropriate residential designation.	Replace policy that speaks to "encourage". Use stronger language to require an official plan amendment if a redevelopment proposal consists primarily of residential uses.

REVISED PROPOSED CHANGES TO MISSISSAUGA OFFICIAL PLAN (by Item No.)

Item	Current MOP Policy	Amendment	Comment
S. 11.2.5 - Residential			
1.	<p>11.2.5.6 Land designated Residential High Density will permit the following uses:</p> <p>c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings provided they are oriented to pedestrian use.</p>	<p>Replace policy:</p> <p>c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings except for commercial parking facilities, gas bars, and drive-through facilities.</p>	"oriented to pedestrian use" was not clear, amend policy to reflect that no drive-throughs or other motor vehicle related uses are permitted.
S. 11.2.6 <input type="checkbox"/> Mixed Use			
5.	<p>11.2.6.4 Residential uses will be combined on the same lot or same building with another permitted use.</p> <p>11.2.6.5 Residential uses will be discouraged on the ground floor.</p>	<p>Amend 11.2.6.4: Residential uses will be permitted in the same building with another permitted use but dwelling units will not be permitted on the ground floor.</p> <p>11.2.6.5 Residential uses will not include detached, semi-detached or duplex dwellings.</p>	<p>Add the words "dwelling units" to clarify that common areas for residential uses would be permitted at grade (lobbies, etc.)</p> <p>Clarify that residential uses permitted in the Mixed Use designation must be transit and business supportive, and therefore low density residential uses are not permitted.</p>
8.	<p>11.2.6.6 Notwithstanding 11.2.6.4 and 11.2.6.5, development applications proposing residential uses that are not combined in the same building with another permitted use may be required to submit a development master plan to the City's satisfaction.</p>	<p>Amend:</p> <p>11.2.6.6 If a development application includes buildings that are considered residential high density and are not combined with other permitted uses, a development master plan is required.</p>	Remove the "notwithstanding" clause.

COMMENTS/PROPOSED REVISIONS TO ZONING BY-LAW AMENDMENTS (by Item No.)

Item	Zoning Regulation	Issue raised by consultants	Comment
2	Manufacturing Facility Manufacturing Facility Warehouse/Distribution Facility	Add packaging and storage to the definition of manufacturing. Confirm unhitched trailers are permitted on these sites.	These uses are inherently part of a manufacturing business <input type="checkbox"/> no change recommended. Confirmed <input type="checkbox"/> no change required.
4	Office Building	New definition does not provide clarity as to permitted uses. The term "non-manual" is not clear in the definition. Common lobby is not clear.	Permitted uses are part of the office regulations in the By-law and not the definitions. No change recommended. Remove the words "non-manual" for clarity. Consistent wording with the definition for apartment - no change recommended.
11	Tutoring	Keep the definition and expand it, service establishment is too narrow. Recognize homeschooling as a permitted use.	The undefined term tutoring is permitted in the same zones/buildings it is now. Remove defined term and amend "private school" to clarify that one is remedial instruction and the other follows Provincial curriculum. Homeschooling is not a land use.
22	Required number of parking spaces for non-residential uses	Why are medical offices treated differently?	No change is proposed in the parking regulation, simply removing the term real estate office and adding defined term "office building".
27	Apartment Zones <input type="checkbox"/> general regulations	Why aren't non-residential uses permitted above the first storey?	Non-residential uses are currently not permitted above the first storey, and the proposed amendments maintain the same regulations. More non-residential uses may trigger official plan amendment to mixed use if residential character is not maintained.

30	Resident Physician, Dentist, Drugless Practitioner or Health Professional	Has notice been sent to the medical association?	The uses are still permitted in Mississauga Official Plan, removing as-of-right zoning permission due to number of variances and changing nature of residential neighbourhoods. No change recommended.
32	Subsection 4.1.20 Second Units	Were these standards intended to be maximums?	Reword Sentence 4.1.20.7.1 for clarity, and also confirm they are maximum amounts under the Ontario Building Code
85	Subsection 8.2.1.13	Proposed rezoning for Danbro Crescent	Rezoning of Danbro Crescent properties addressed under separate cover, action is now only to delete an unnecessary Exception table (property is vacant)

City of Mississauga

Corporate Report



Date: 2019/05/31

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-ACC

Meeting date:
2019/06/24

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Proposed Zoning By-law Amendments for Accessory Buildings and Structures

File: CD.06-ACC

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for accessory buildings and structures, be adopted in accordance with the following:

1. The proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2, be approved, and that an implementing zoning by-law be brought to a future City Council meeting.

Background

A public meeting was held by the Planning and Development Committee on April 29, 2019, at which time an Information Report ([Information Report Link](#)) was received for information. Recommendation PDC-0035-2019 was then adopted by Council on May 8, 2019.

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.

Comments

No comments were made at the public meeting and no comments have been received by the Planning and Building Department.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in the Information Report (Appendix 1). The proposed zoning amendments for accessory buildings and structures (hereinafter referred to as accessory structures) 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.

The proposed amendments, as outlined in the Information Report are as follows:

- Creating two sets of regulations for accessory structures – 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 for accessory structures (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

Since the public meeting, further considerations regarding accessory structures were contemplated resulting in further refinements to the proposed amendments. Full notice was provided for these changes.

Maximum Lot Coverage

Applying a 5% maximum lot coverage provision for accessory structures allows for proportional development on larger lots. However, for smaller lots, applying the same restriction may hinder the ability of property owners to place a reasonably sized accessory structure on their property. The proposed 5% maximum lot coverage provision could prevent a 10 m² (107.6 ft²) accessory structure on a small lot, which is currently permitted. Therefore, it is recommended that the maximum lot coverage provision only apply to lots that are greater than or equal to 750 m² (8,072 ft²).

Impact on High Density Residential Sites

The current provisions that limit the maximum height and floor area/area occupied by accessory structures apply regardless of the type or size of residential lot.

Although the Information Report only spoke to low density residential lots, it is appropriate to allow for larger structures on apartment lots as well since the properties tend to be larger and providing communal gazebos or pergolas is a benefit for residents. The maximum size of 20 m² (215.3 ft²) and maximum height of 3.5 m (11.5 ft.) would still apply so that the accessory structures do not become excessively large.

Appendix 2 details the proposed zoning changes that were considered in the Information Report, as well as the further considerations outlined above.

Due to the relatively minor nature of the proposed revisions, no further public meetings are required.

Financial Impact

Not applicable

Conclusion

In summary, the proposed zoning amendments for accessory structures are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to Zoning By-law 0225-2007 conform with the policies of Mississauga Official Plan.
2. The proposed amendments establish a balance between mitigating impact of accessory structures on neighbouring properties, and providing flexibility for larger structures on larger lots.
3. Greater zoning flexibility will result in efficiencies in staff time as there should be fewer minor variance applications, and fewer property owners needing to apply to the Committee of Adjustment.

Should the amendments 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: Proposed Zoning By-law Amendments for Accessory Buildings and Structures



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

Prepared by: Jordan Lee, Planner

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-ACC

Meeting 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

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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.

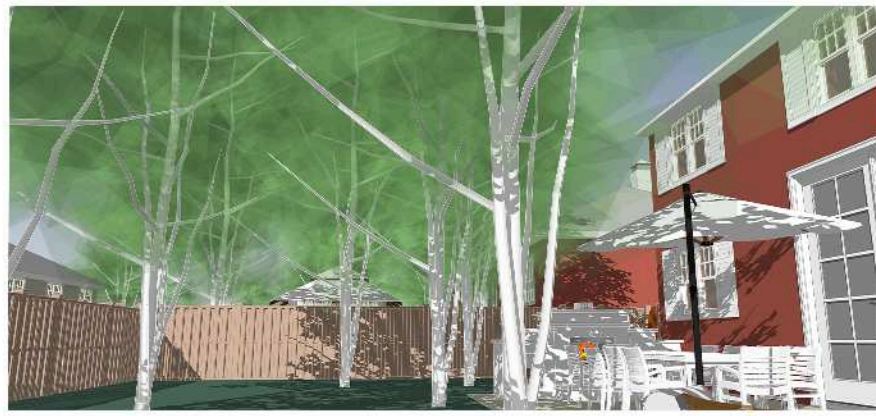




Maximum permitted under existing zoning

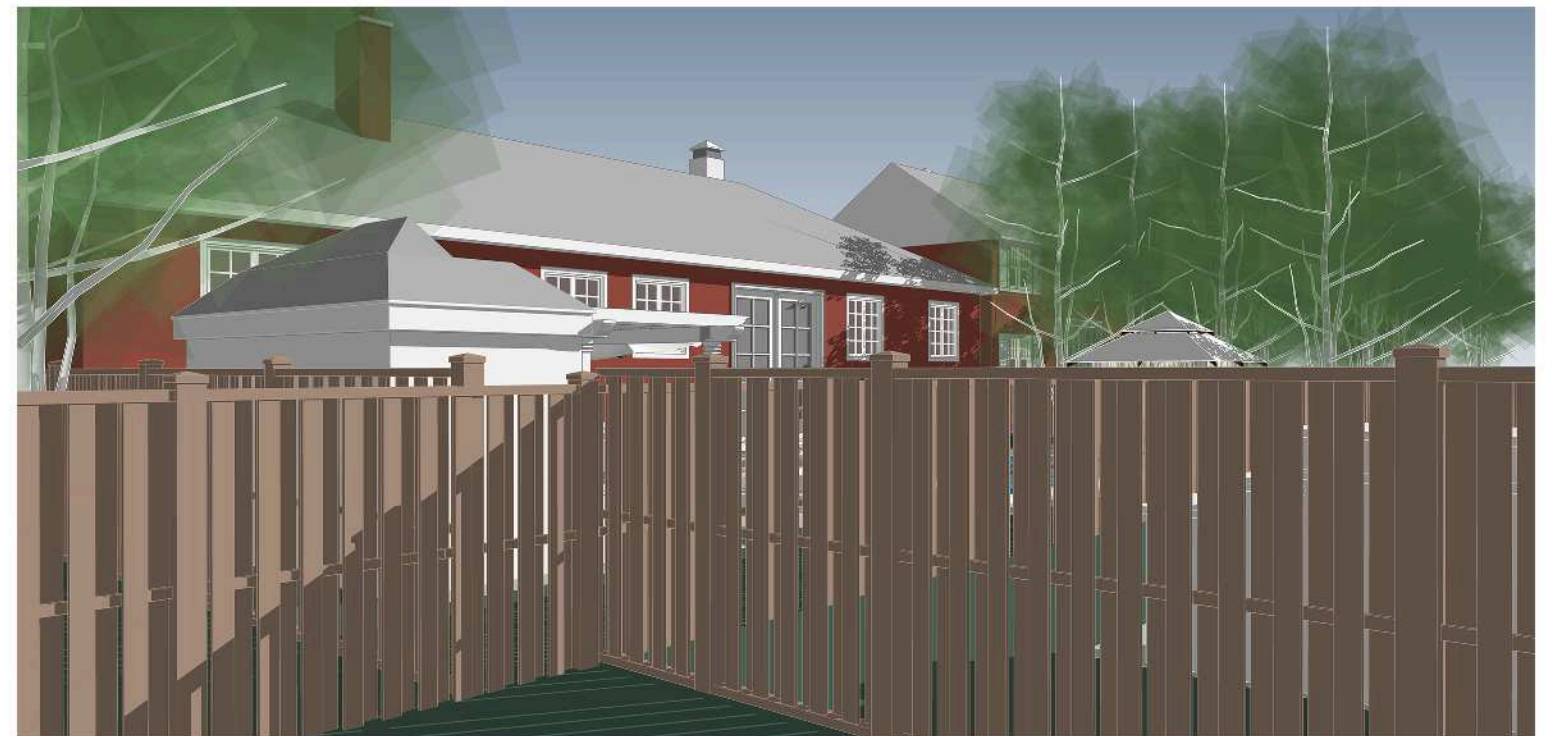
146 m² building footprint, with 10 m² gazebo, 10 m² shed, and 10 m² pergola. All accessory structures will be 3 m high. 0.61 m setback to side and rear lot lines.





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.



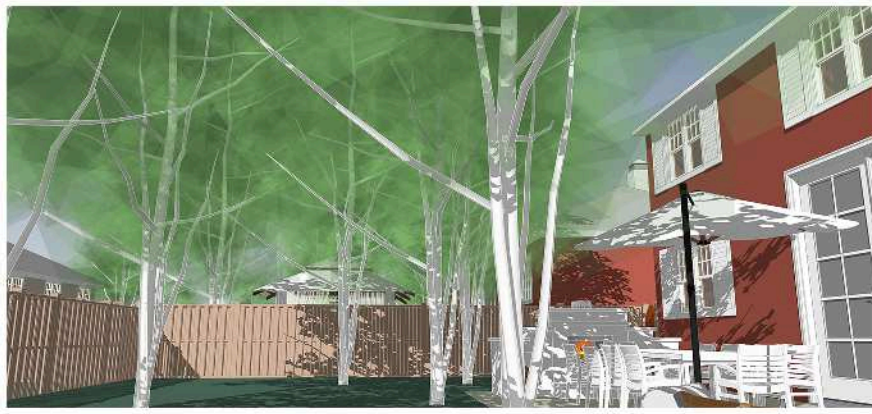


Proposed Zoning Regulations

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.



Proposed Zoning By-law Amendments for Accessory Buildings and Structures
File: CD.06-ACC

Proposed Zoning Amendments	Residential Lots Greater than or Equal to 750 m² (8,072 ft²)	Residential Lots Smaller than 750 m² (8,072 ft²)
Maximum Area Occupied	20 m ² (215.3 ft ²)	10 m ² (107.6 ft ²)
Maximum Height	3.5 m (11.5 ft.)	3 m (9.8 ft)
Maximum Lot Coverage for Accessory Buildings and Structures	5%	N/A
Maximum Combined Area	60 m ² (645.8 ft ²)	30 m ² (322.9 ft ²)
Outdoor Fireplaces	Exempt from maximum height restrictions if within 3 m (9.8 ft.) of roof or walls of dwelling	Exempt from maximum height restrictions if within 3 m (9.8 ft.) of roof or walls of dwelling

City of Mississauga

Corporate Report



Date: 2019/05/31

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 19/002 W3

Meeting date:
2019/06/24

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Rezoning application to permit a place of religious assembly in addition to employment uses

900 Eglinton Avenue East, south of Eglinton Avenue East, west of Tomken Road

Owner: Bani Hashim Society

File: OZ 19/002 W3

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Bani Hashim Society to permit a place of religious assembly in addition to employment uses, under File OZ 19/002 W3, 900 Eglinton Avenue East, 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 rezoning application is required to permit a place of religious assembly in addition to employment uses. The applicant is proposing to amend the zoning by-law from **D** (Development) to **E2-Exception** (Employment) to implement this development proposal.

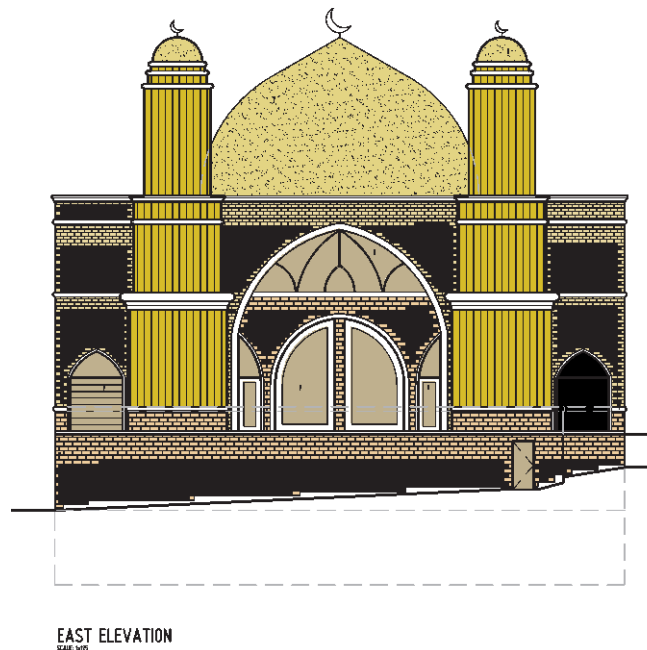
During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located near the intersection of Eglinton Avenue East and Tomken Road within the Northeast Employment Character Area. The site is currently occupied by a single storey building which operates as an Islamic centre.



Aerial image of 900 Eglinton Avenue East



Applicant's elevation of the proposed place of religious assembly

LAND USE POLICIES AND REGULATIONS

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

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

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

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, ensuring compatibility of new buildings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Bani Hashim Society

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1. Site History

- December 18, 1989 – A zoning by-law amendment application (OZ 89/128) was submitted seeking to permit general industrial uses on the subject lands. The application was cancelled on June 12, 1991
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D** (Development) which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Business Employment in the Northeast Employment Character Area



Image of existing conditions facing southwest

2. Site and Neighbourhood Context

Site Information

The property is located within the Northeast Employment Character Area near the intersection of Eglinton Avenue East and Tomken Road. The area contains a mix of employment, commercial and community uses. The subject property is currently occupied by a single storey building and surface parking and operates as an Islamic centre.

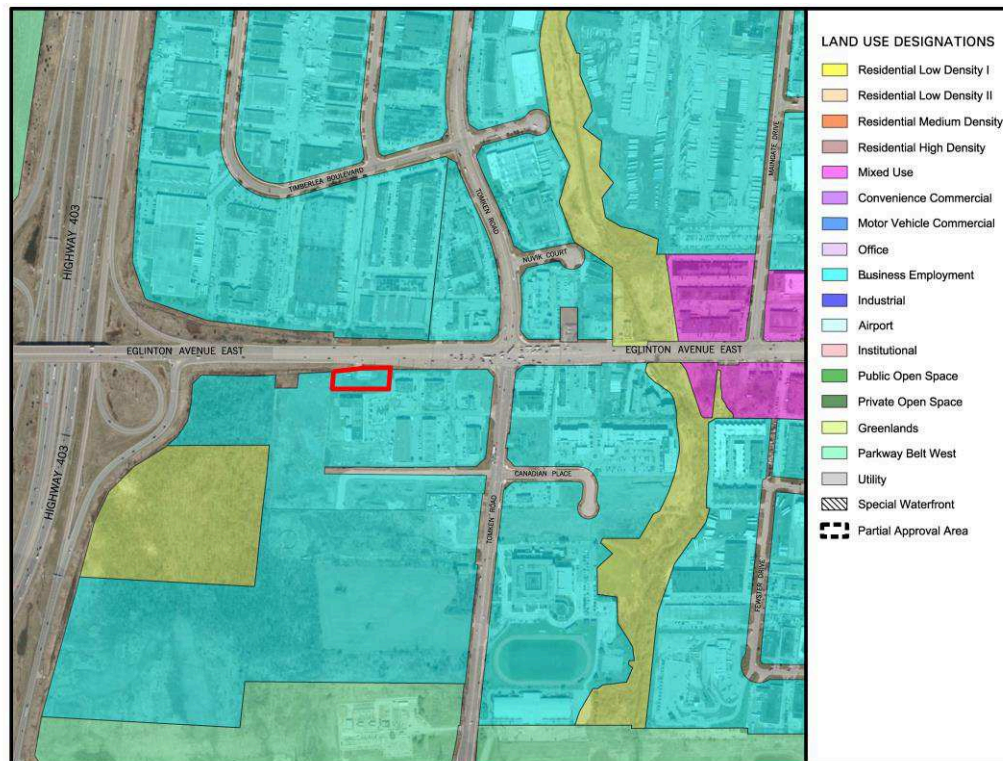
Property Size and Use	
Frontage: Eglinton Avenue East	99.9 m (327.8 ft.)
Depth:	36.9 m (121 ft.)
Gross Lot Area:	0.34 ha (0.84 ac.)
Existing Uses:	There is an existing single storey building on site which operates as an Islamic centre

Surrounding Land Uses

North of the property (located across Eglinton Avenue East), is a self-storage facility as well as a two storey commercial building. The property to the east and southeast of the site contains seven commercial buildings which consist of retail, restaurant, community and office uses, as well as a one storey building containing a Mr. Lube. Northstar Montessori Private School is located immediately south of the site, while the property located to the west is vacant.

The surrounding land uses are:

North: Commercial buildings
East: Commercial buildings
South: Northstar Montessori Private School
West: Vacant lands



Aerial Photo of 900 Eglinton Avenue East

The Neighbourhood Context

The subject lands are located in the Northeast Employment Character Area. North of the site is Eglinton Avenue East, which is identified as a Corridor in Mississauga Official Plan. Tomken Road is located east of the subject lands and is identified as a Major Collector. The surrounding area contains a range of commercial uses lining Tomken Road, Eglinton Avenue East and Timberlea Boulevard. The area was largely developed during the 1980s and encompasses a self-storage facility, hotel, and gas station. The site located to the south and southeast was developed from 2005 to 2011 and contains a mix of employment, commercial and community uses.

Demographics

Based on the 2018 Mississauga Employment Database, the Northeast Employment Character Area has a total of 6,316 businesses with 105,671 employees. The Character Area contains 30% of the City's total businesses and 26% of the City's total number of employees. The area currently contains 1,289 vacant employment sites.

Other Development Applications

The following development applications were recently approved or are currently being processed by the City in the immediate vicinity of the subject property:

- OZ 14/009 – 4598 Tomken Road – approval was obtained for a hotel and banquet hall in January 2018
- SP 16/109 – 4598 Tomken Road – application in process

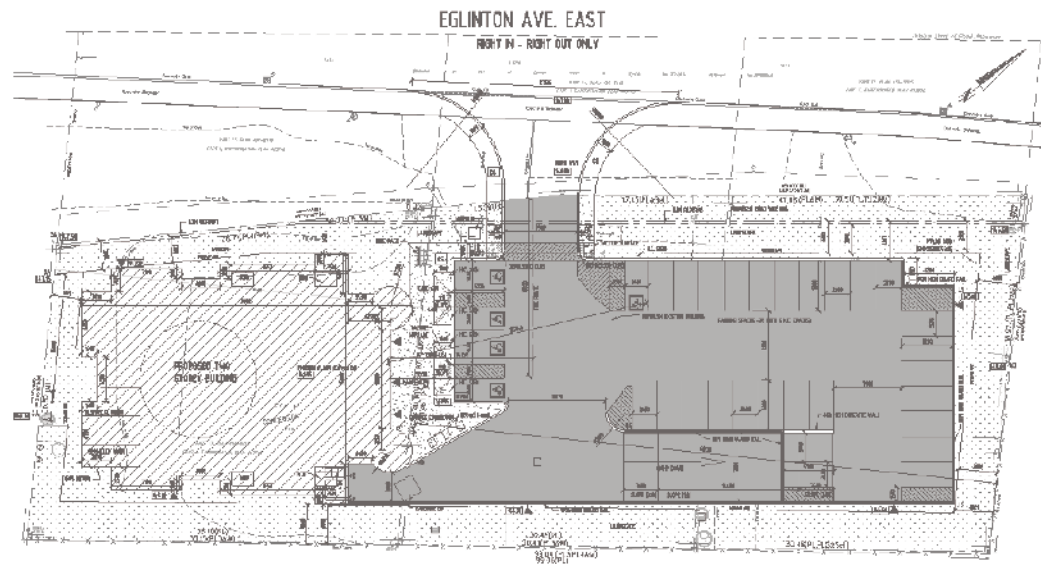
- for a two storey banquet hall
- H-OZ 18/003 – 4560 – 4570 and 4572 Tomken Road – application in process for the removal of the H for the extension of Winchester Drive
- SP 12/008 – 4870 – 4930 Tomken Road – application in process for a one storey industrial building
- SP 17/108 – 1100 Canadian Place – application in process for a place of religious assembly
- SPM 18/029 – 1010 – 1022 Eglinton Avenue East – application in process for a two storey office building

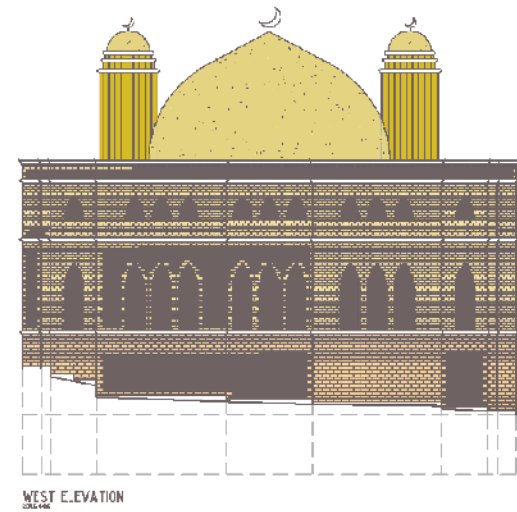
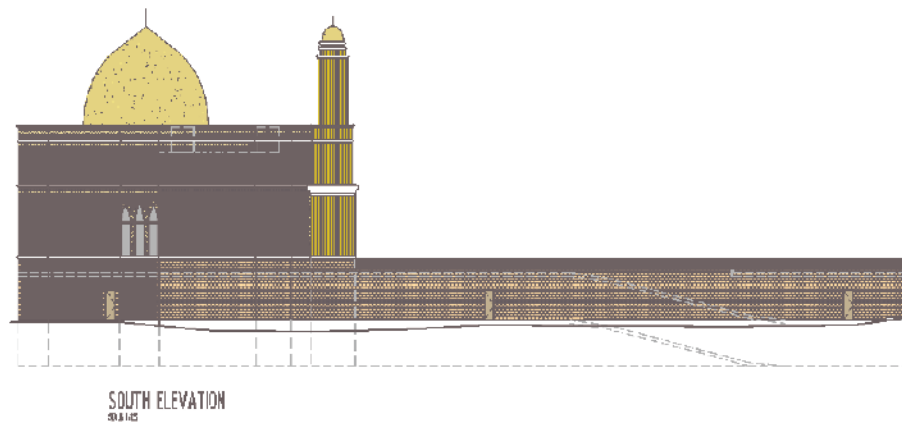
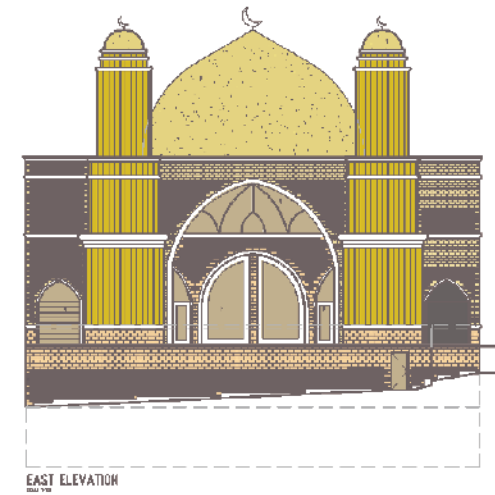
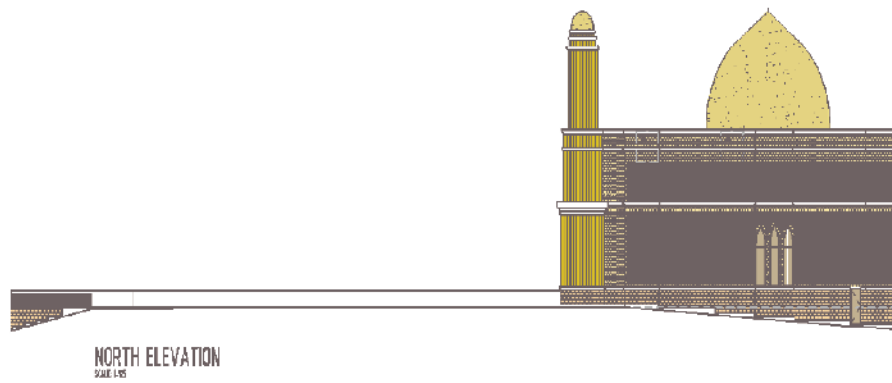
Community and Transportation Services

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

The site is within 500 m (1,640 ft.) of Highway 403 and the following major Miway bus routes currently service the site:

- Route 7 – Airport
- Route 35 – Eglinton
- Route 87 – Meadowvale-Skymark
- Route 51 - Tomken





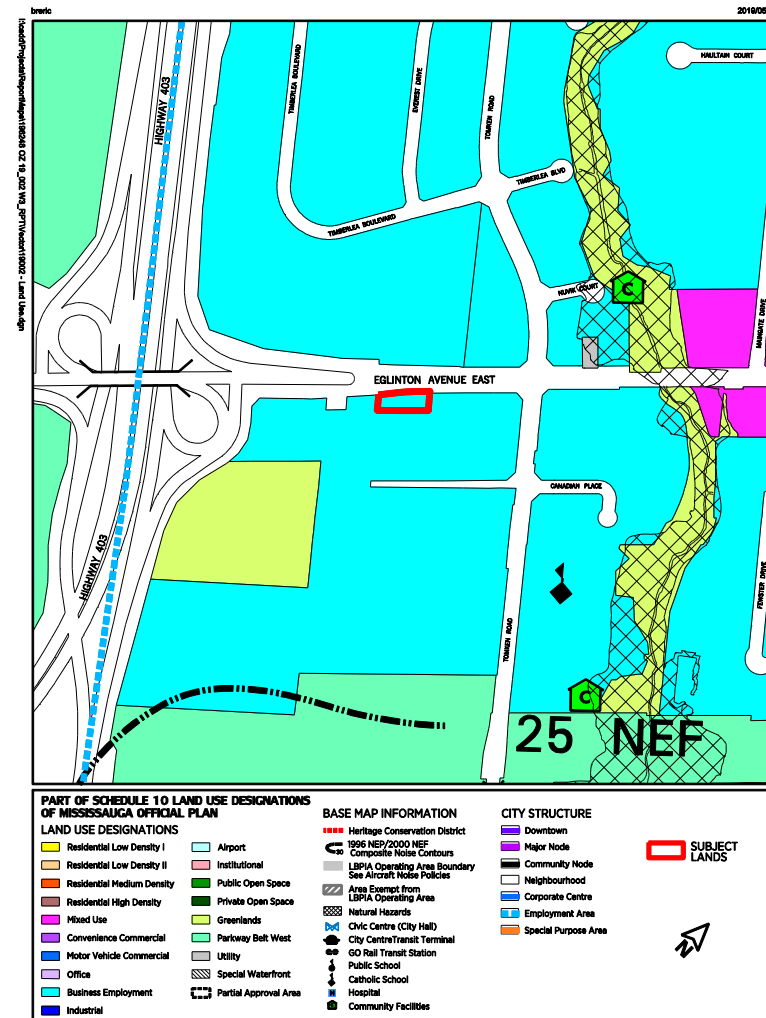
4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Designation

The site is designated **Business Employment** which permits employment and community infrastructure uses, including places of religious assembly.

Excerpt of Northeast Employment Character Area



Mississauga Zoning By-law

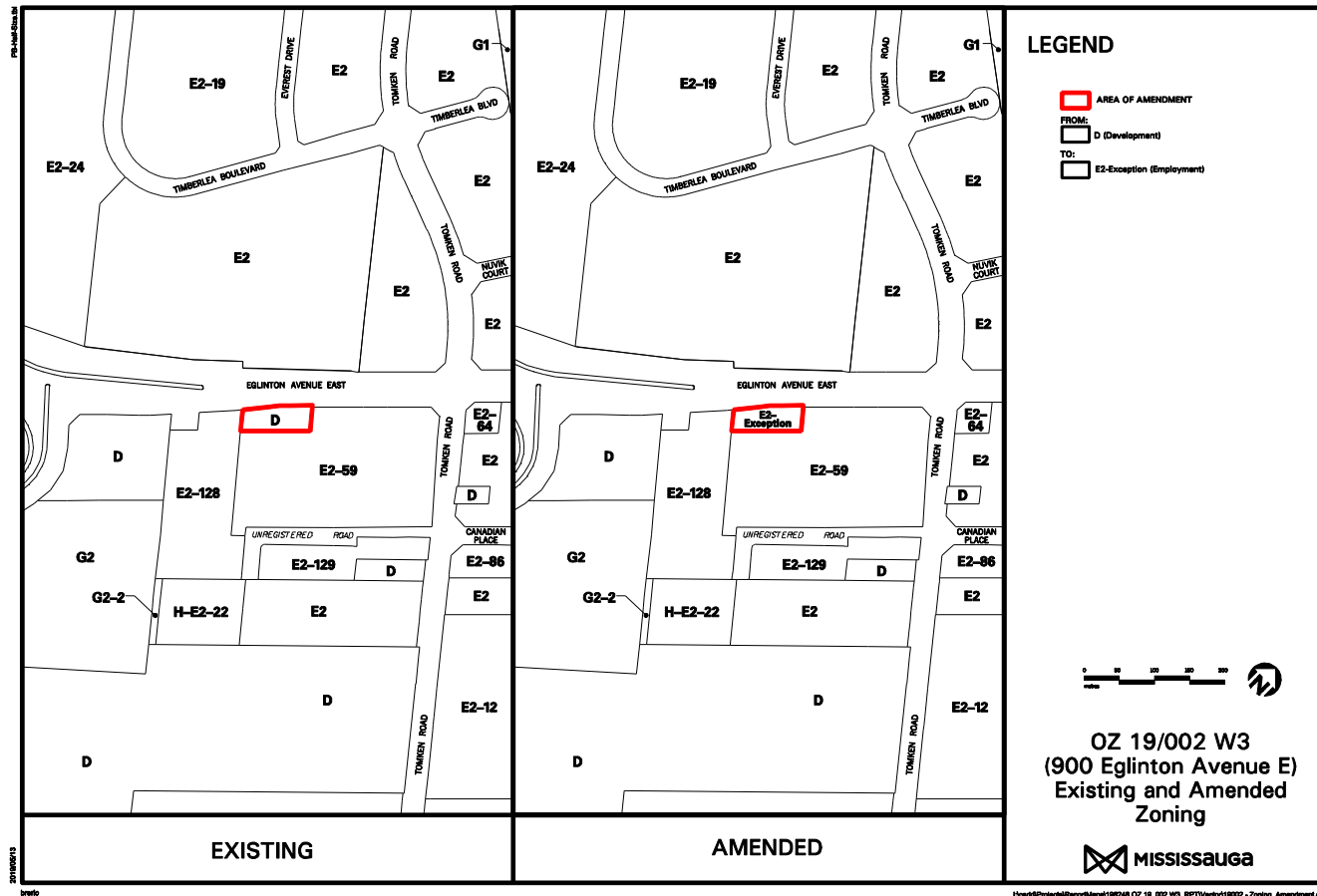
Existing Zoning

The site is currently zoned **D** (Development), which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

Proposed Zoning

The applicant is proposing to rezone the subject lands to **E2-Exception** (Employment) zone, in order to permit a place of religious assembly in addition to employment uses

Through the processing of the applications, staff may recommend a more appropriate zone and/or regulations to reflect the proposed development in the Recommendation Report.



Proposed Zoning Regulations

Zone Regulations	E2 Zone Regulations	Proposed E2-Exception Zone Regulations
Minimum Front Yard	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard		
Lot with a lot frontage greater than 75.0 m	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	4.0 m (13.1 ft.)
Minimum Landscape Buffer		
Minimum depth of a landscape buffer measured from a lot line that is a street line	4.5 m (13.1 ft.)	3.0 m (9.8 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined.		

5. Summary of Applicable Policies

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

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

The Provincial Policy Statement and the Growth Plan

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

Policy 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 MOP policies.
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	Mississauga Official Plan is in general conformity with the Growth Plan, however, certain aspects are undergoing conformity exercises to reflect the new changes to the <i>Growth Plan</i> .	The proposed development conforms to MOP policies.
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP.	The proposed application is exempt from Regional approval.
Mississauga Official Plan	The property is located within the Northeast Employment Character Area and is designated Business Employment which permits various employment and commercial uses including offices, warehouse/distribution facilities, restaurants and community infrastructure.	No change proposed.
Zoning By-law 225-2007	The lands are currently zoned D (Development).	A rezoning is proposed to amend the D (Development) zoning to permit a place of religious assembly and employment uses.

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 19/002 W3 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency with the *PPS Analysis*

<i>Provincial Policy Statement (PPS)</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>File OZ 19/002 W3 Consistency</i>
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. 1.1.1 Healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional (including places of worship), recreation, park and open space, and other uses to meet long-term needs.	The development of an Employment Character Area (as defined in Mississauga Official Plan (MOP)) through diverse industrial and business employment operations supports the general intent of the PPS with respect to providing opportunities for a diversified economic base. Employment Character Areas have been identified as appropriate locations for residential serving uses that would create land use conflicts with residential uses or uses identified as beneficial to the City that cannot be accommodated in residential areas, such as places of religious assembly.	The proposed development is consistent with these MOP policies.
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.	MOP policies, including the Urban Hierarchy, address appropriate locations for intensification and redevelopment. Community infrastructure will be permitted in all land use designations but will generally not be located within Employment Areas. Where permitted within Employment Areas, these uses will be located along	The proposed development is consistent with these MOP policies.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 19/002 W3 Consistency
	the periphery of Employment Areas. Community infrastructure will generally be on Corridors, major and minor collector roads and preferably at intersections.	
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 (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, compact urban form and public realm.	The proposed development is consistent with these MOP policies.
1.3 Employment		
1.3 General Statement Promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs.	MOP recognizes the importance of identifying and protecting lands for a diversity of employment and community infrastructure uses to meet current and future needs. Mississauga will protect employment lands to allow for a diversity of employment uses. (Section 5.1.8) Community infrastructure will support the creation of complete communities. (Section 7.3.1)	The proposed development is consistent with these MOP policies.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i> 4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with the relevant policies of the Provincial Policy Statement.	This application for a place of religious assembly and employment uses is supported by a number of PPS and MOP policies.

Conformity with Growth Plan 2017

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

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

policies (i.e. "file no. sample: OZ 19/002 W3 Conformity" column). Only key policies relevant to the application have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity with the Growth Plan Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/002 W3 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	The policies of MOP will accommodate growth within the existing urban boundary. 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.	This development application is supportive of growth 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).	This development application is supportive of Mississauga's community infrastructure.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/002 W3 Conformity
1.2.1 Guiding Principles		
General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following: Section 5 – Direct Growth (addresses prioritizing intensification) Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change) Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities) Section 8 – Creating a Multi-modal City (addresses transportation infrastructure) Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)	The application has been reviewed accordingly.
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 application has 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 to the general intent, as summarized in the Vision and Guiding Principle section of the document.	The application is located within a built-up area of the City and will continue to allow for utilization of existing infrastructure.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/002 W3 Conformity
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 includes policies, as approved by the Region, that direct growth and intensification to appropriate locations including Employment Character Areas.	The application is located within an existing and growing Employment Character Area.
Summary of policies within 2.2.1 Managing Growth: a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) c. The <i>Growth Plan</i> will support the achievement of complete communities that <ul style="list-style-type: none"> i. Features a diverse mix of land uses 	MOP includes policies that speak to appropriateness including: <ul style="list-style-type: none"> • The preferred location for community infrastructure will be within the Downtown, Major Nodes, Community Nodes and Corridors. Community infrastructure will generally not be located within Employment Areas. Where permitted within Employment Areas, these uses will be located along the periphery of Employment Areas. (7.3.2) The Northeast Employment Area is located within the existing built-up area that has access to municipal infrastructure to accommodate the development. Eglinton Avenue East is identified as a Corridor and as a Transit Priority Corridor (Schedule 6 Long Term Transit Network). MOP Section 5 states that Mississauga will integrate environment, land use, urban design and transportation planning objectives in order to promote development patterns that are sustainable. MOP includes policies that address the creation of complete communities.	The proposal supports this intent by proposing intensification on an underutilized lot. However, the extent in which density can be appropriately accommodated on site and the adherence of proper built form and transition policies is being evaluated and will be addressed in the next staff report.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/002 W3 Conformity
<ul style="list-style-type: none"> 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 achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities; e. prioritize planning and investment in infrastructure and public service facilities that will support intensification; 	<p>The Northeast Employment Character Area is located within the delineated built-up area and will assist in achieving intensification targets.</p>	<p>The development application is supportive of policies that direct development to intensification areas that are transit supportive.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/002 W3 Conformity
f. and be implemented through official plan policies and designations, updated zoning and other supporting documents.		
2.2.5 Employment		
General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land	MOP policies direct employment growth to strategic locations.	The development proposal will retain its employment land use designation.
Relevant Policies: <ul style="list-style-type: none"> a. Efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities b. Ensure the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth c. Planning to better connect areas with high employment densities to transit d. Major office development will be directed to urban growth centres e. Surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated f. Employment areas will be protected for appropriate employment uses over the long term g. Employment areas will be located adjacent to or near major goods movement facilities and corridors, including major highway interchanges h. Prohibit residential, institutional, and other sensitive land use Retail uses will be supported through compact built form and intensification and encouraging the integration of those uses with other land uses to support the achievement of complete communities 	<p>Employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity.</p> <p>Community infrastructure will generally be on Corridors, major and minor collector roads and preferably at intersections.</p>	The development will maintain the existing employment land use designation and provide a place of religious assembly which is considered community infrastructure.
5.0 Implementation		
Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i> . Where a municipality	MOP must conform to a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.

<i>Growth Plan for the Greater Golden Horseshoe</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>OZ 19/002 W3 Conformity</i>
<p>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>initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).</p>	

Region of Peel Official Plan

The proposed development does not require an amendment to MOP or the Region of Peel Official Plan. The application was circulated to the Region and Section 9 of the report provides a summary of their comments.

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

and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive. MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

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

general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.8 Section 5.1.9 Section 5.3.6 Section 5.4.4 Section 5.4.6 Section 5.4.7 Section 5.4.8	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p> <p>In order to protect lands for employment uses, uses intended to serve the city's residential population will be discouraged from locating in Employment Areas. Exceptions may be made for residential serving uses that would create land use conflicts with residential uses or are uses identified as beneficial to the City that cannot be accommodated in residential areas. Some examples are large scale sporting venues, places of religious assembly, or colleges and universities.</p> <p>Corridors connect various elements of the city to each other. Over time, many of these corridors will evolve and accommodate multi-modal transportation and become attractive public spaces in their own right. Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area. Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.</p>
Chapter 7 Complete Communities	Section 7.1.3 Section 7.3.1 Section 7.3.2 Section 7.3.4 Section 7.3.5 Section 7.3.7	<p>The official plan supports the creation of complete communities and encourages compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses.</p> <p>Community infrastructure will support the creation of complete communities. Community infrastructure will generally not be located within Employment Areas. Where permitted within</p>

	Specific Policies	General Intent
	Section 7.3.11 Section 7.3.12	<p>Employment Areas, these uses will be located along the periphery of Employment Areas. The preferred locations for places of religious assembly will be the Downtown, Major Nodes and Community Nodes. Otherwise, places of religious assembly will be encouraged to locate in Corridors, preferably at their intersections.</p> <p>The type of community infrastructure as well as its scale, design, layout and configuration permitted at any location, may be limited to ensure visual and functional compatibility with surrounding development.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.1.1 Section 9.1.4 Section 9.1.5 Section 9.1.10 Section 9.2 Section 9.5	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the City structure.</p> <p>Development within Employment Areas and Special Purpose Areas will promote good urban design that respects the function of the area.</p> <p>Development on corridors will be consistent with existing or planned character, seek opportunities to enhance the corridor and provide appropriate transitions to neighbouring uses.</p> <p>Development will be sited and massed to contribute to a comfortable environment. Site development should respect and maintain the existing grades, conserve energy, provide enhanced streetscaping and contribute to the quality and character of existing streets.</p>
Chapter 10 Foster a Strong Economy	Section 10.1.1 Section 10.1.2 Section 10.1.3 Section 10.1.7	<p>Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force.</p> <p>Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs.</p>
Chapter 11 General Land Use Designations	Section 11.1 Section 11.2.1	<p>The use and development of land will reflect all components of the Urban System: The Green System; City Structure and Corridors.</p> <p>Community infrastructure uses will be permitted in all designations.</p>
Chapter 19 Implementation	Section 19.11.1	Vacant lands and legally existing land uses that do not conform to this Plan, may be recognized in the zoning by-law as a "D" (Development) Zone. It is intended that these lands will eventually be redeveloped in accordance with the policies contained in this Plan, but in the meantime allow legally existing uses to continue without a non-conforming status.

6. Community Comments

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

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

- There is too much traffic currently and the proposed development will make it worse
- There is a concern that the proposed parking will be insufficient
- There is a concern that the existing fencing is not sufficient and that trespassing onto the adjacent property will be an issue

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (May 16, 2019)	<p>Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Winchester Drive. Municipal water infrastructure consists of a 600 mm (23.6 in.) water main located on Eglinton Avenue East and a 300 mm (11.8 in.) water main located on Winchester Drive.</p> <p>The applicant must submit a satisfactory Site Plan through the site plan process adhering to the Region of Peel Waste Collection Design Standards Manual for front end collection.</p> <p>A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.</p>
City Community Services Department –Park Planning Section (April 25, 2019)	<p>In the event that the application is approved, the Community Services Department - Park Planning notes the following conditions.</p> <p>In comments dated April 25, 2019 this department indicates that street tree contributions will be required on Eglinton Avenue East, and prior to the issuance of building permits, payment of cash-in-lieu of parkland is required.</p>
City Transportation and Works Department (May 17, 2019)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Servicing Plan and Underground Parking Plan These drawings are to be submitted to Transportation and Works for review and comment.</p> <p>Grading Plan The drawing is to be updated to show an alternative preliminary grading design, as the current proposal is raising existing grades by 3 metres in some areas and is not self-contained. Cross-sections are to be provided.</p> <p>Private Easements A Consent Application may be required in order to establish any private easements to service this site.</p> <p>Functional Servicing Report (FSR) The report is to provide additional clarification regarding water balance requirements and is to conform to the City's latest stormwater quantity control criteria. Satisfactory arrangements and/or easements with the neighboring property to the south will be required for the proposed storm connection. Additionally, FSR approval from the Ministry of Transportation Ontario</p>

Agency / Comment Date	Comments
	<p>(MTO) will be required.</p> <p>Environmental A Phase One ESA report is to be submitted to Transportation and Works for review and comment.</p> <p>Traffic The Traffic Impact Study (TIS) is to be completed according to the City's Terms of Reference and TIS guidelines, and is to be stamped and signed by a Professional Engineer. The TIS is to include further details about the proposal, use growth rates and signal timings from the City and use Trip Generation data from the ITE Trip Generation Manual. TIS approval from the MTO will also be required.</p> <p>Municipal Works Municipal Works will be required to support this development and these works shall form part of the Development Agreement. Detailed design, securities and insurance will be addressed through the Development Agreement. However, the extent of the works has not been satisfactorily determined.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post Fire Prevention</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Community Services Department – Forestry City Community Services Department – Culture Planning Mississauga Transit Alectra Utilities Ministry of Transportation</p>

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

- Are the proposed zoning by-law exception standards appropriate?
- Is the overall site design and layout appropriate?

Development Requirements

There may be technical matters to be addressed resulting from the outstanding reviewers. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

8. Section 37 Community Benefits (Bonus Zoning)

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

City of Mississauga

Corporate Report



Date: 2019/05/31

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 17/007 W3

Meeting date:
2019/06/24

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

**Rezoning application to permit 2 one storey commercial buildings
1108 and 1094 Eglinton Avenue East, south side of Eglinton Avenue East, east of
Tomken Road**

Owner: Ali Rafaqat

File: OZ 17/007 W3

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Ali Rafaqat to permit 2 one storey commercial buildings, under File OZ 17/007 W3, 1108 and 1094 Eglinton Avenue East, 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 rezoning application is required to permit 2 one storey commercial buildings. The zoning by-law needs to be amended from **C3-64** (General Commercial) and **D** (Development) to **C3-Exception** (General Commercial) to implement this development proposal.

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

Comments

The property is located on the south side of Eglinton Avenue East, east of Tomken Road within the Northeast Employment Character Area. The site is currently occupied by a one storey detached dwelling, shed and parking at 1108 Eglinton Avenue East and 1094 Eglinton Avenue East is vacant.



Aerial image of 1108 and 1094 Eglinton Avenue East

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and conforms to the Growth Plan and the ROP. The proposal conforms with the policies of Mississauga Official Plan and no amendment is required to the Official Plan.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

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

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, ensuring compatibility of new buildings, community consultation, determination of floodplain limits, and assessment of impacts of any unauthorized works within the natural system and buffer of Little Etobicoke Creek and the provision of restoration measures to the satisfaction of the City and the Toronto and Region Conservation Authority.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Ali Rafaqat

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1. Site History

- 1956 – Single family detached dwelling built at 1108 Eglinton Avenue East
- February 8, 1982 – A rezoning application was received to rezone the lands from **R4** to **M1** and **G** to permit industrial development and greenbelt. The application was approved in principle at Council on April 22, 1985, but the by-law was never enacted as the outstanding requirements were not fulfilled and the file was closed on January 19, 2006
- October 23, 1986 – A minor variance to use the existing detached dwelling at 1108 Eglinton Avenue East for a real estate office was approved specific to the owner (Mr. Nazzareno Zaffino) for a temporary period of three years to terminate on or before November 15, 1989 (File A637-86)
- June 7, 1990 - A minor variance to use the existing detached dwelling at 1108 Eglinton Avenue East for a real estate office was approved specific to the owner (Mr. Nazzareno Zaffino) for a further temporary period of three years to terminate on or before June 30, 1993 (File A288-90)
- June 20, 2007 – Zoning By-law 0225-2007 came into force
- November 14, 2011 – A site plan application was filed for a one storey single unit retail commercial building under file SP 11/166 W3 and remains open but inactive
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed
- March 30, 2016 – A rezoning application was approved for 1094 Eglinton Avenue East to rezone the lands from **D** to **C3-64**, **G1**, and **G2-1** to permit a one storey single unit retail commercial building under File OZ 10/002 W3

2. Site and Neighbourhood Context

Site Information

The property is located on the south side of Eglinton Avenue East, east of Tomken Road within the Northeast Employment Area. The lands are situated within a predominantly commercial/industrial area except for a detached dwelling to the immediate east and west. The subject lands are currently occupied by a detached dwelling with a detached garage in the rear within the eastern portion and the western portion of the lands are vacant and being used for automotive sales.



Image of existing conditions facing south

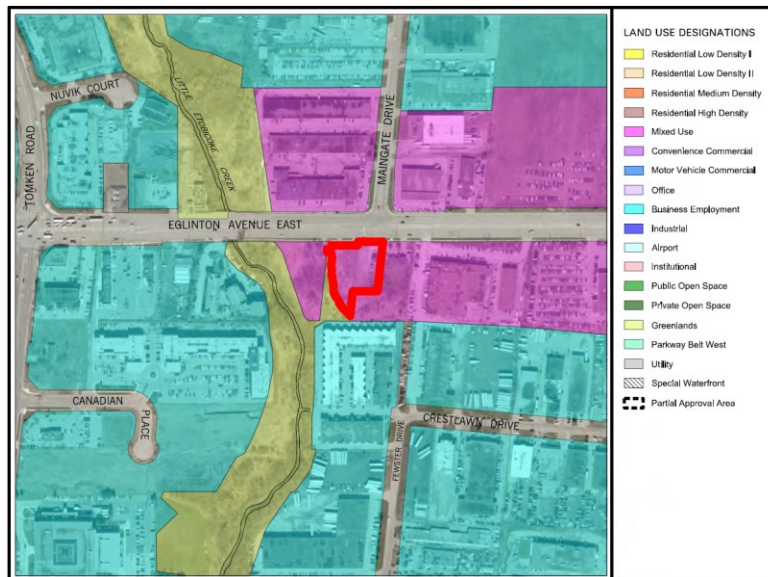
Property Size and Use	
Frontages:	67.29 m (220.77 ft.)
Depth:	Irregular: 61 m (200 ft.) to 97.7 m (320. 54 ft.)
Gross Lot Area:	0.51 ha (1.26 ac.)
Existing Uses:	One storey detached dwelling and detached garage, with western portion vacant/auto sales

Surrounding Land Uses

North of the property on the north side of Eglinton Avenue East are multi-unit commercial buildings, industrial buildings and warehouses. To the east is a detached dwelling and a two storey multi-unit commercial building. To the south are industrial buildings fronting Crestlawn Drive. The lands to the west are comprised of greenbelt with a detached dwelling and the Little Etobicoke Creek.

The surrounding land uses are:

- North: Commercial/industrial uses
- East: Detached dwelling, two storey multi-unit commercial building
- South: Industrial uses
- West: Greenbelt, detached dwelling, Little Etobicoke Creek, on the west side of Little Etobicoke Creek is the Tyndall Retirement and Nursing Home



Aerial Photo of 1108 & 1094 Eglinton Avenue East

The Neighbourhood Context

The subject property is located in the Northeast Employment Area. The surrounding lands contain a mix of retail, commercial, employment and industrial uses, as well as the Little Etobicoke Creek natural area located immediately to the west of the subject lands.

Demographics

According to the 2018 Mississauga Employment Database, this Employment Area located southeast of Highway 407 and Highway 410 & 403 has 5,742 total businesses (27% of the city's total number of businesses) with 85,656 employees (21% of the city's total number of employees). In addition, this

character area holds 6,909 business sites (28% of the city's total number of business sites). 1,167 (36%) of business sites within this character area are vacant.

Other Development Applications

- SP 18-29 W3 – 1010-1022 Eglinton Avenue East – site plan application for a two storey office building at the rear of a retail plaza to the west of the subject lands, still in process
- SP 17-108 W3 – 1100 Canadian Place – site plan application for a place of religious assembly to the southwest of the subject lands, nearing final approval
- SP 18-37 W3 – 1191 Eglinton Avenue East – site plan application for a warehouse with trucking distribution and corporate office to the east of the subject lands, nearing final approval

Community and Transportation Services

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

Tomken Twin Arena is located approximately 700 m (2,296.6 ft.) to the southwest and there is extensive City-owned greenbelt adjacent Little Etobicoke Creek located approximately 200 m (656 ft.) to the west.

The site is served by MiWay Route 7 along Eglinton Avenue East which provides service between the City Centre Transit

Terminal and Pearson Airport, Route 35/35A which runs between 9th Line and Erin Mills Town Centre to Renforth, Kipling and Islington stations, and Route 87 which runs between Meadowvale Town Centre and Renforth station.

3. Project Details

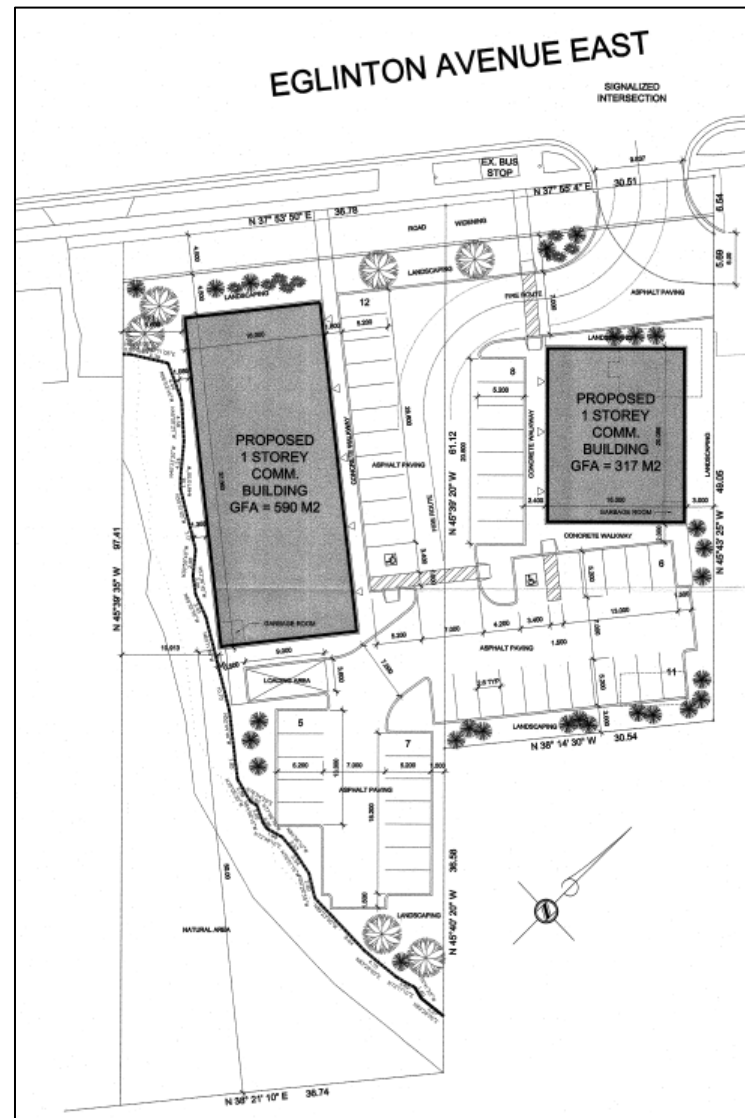
The application is to permit 2 one storey commercial buildings. One building is proposed for motor vehicle sales.

Development Proposal	
Application submitted:	Received: May 31, 2017 Deemed complete: June 26, 2019 Revised: March 19, 2019 to include adjacent property at 1094 Eglinton Avenue East
Developer/ Owner:	Ali Rafaqat
Applicant:	Lew Associates Limited
Proposed Gross Floor Area:	907 m ² (9,763 ft ²)
Height:	1 storey
Floor Space Index:	0.18
Landscaped Area:	48 %
Parking:	Required (5.4 spaces per 100 m ²) 49 spaces Provided (5.4 spaces per 100 m ²) 49 spaces

Supporting Studies and Plans

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

- Planning Justification Report
- Concept Plan
- Stage 1 & 2 Archaeological Assessment
- Functional Servicing Report
- Phase I Environmental Report
- Traffic Operations Assessment
- Draft Zoning By-law Amendments
- Grading and Servicing Plans



Concept Plan

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan



















Existing Designation

The site is designated **Mixed Use (Northeast Employment Area)** which permits commercial uses. The Mixed Use policies within Employment Areas also permit business employment uses, and motor vehicle commercial uses but does not permit residential uses.

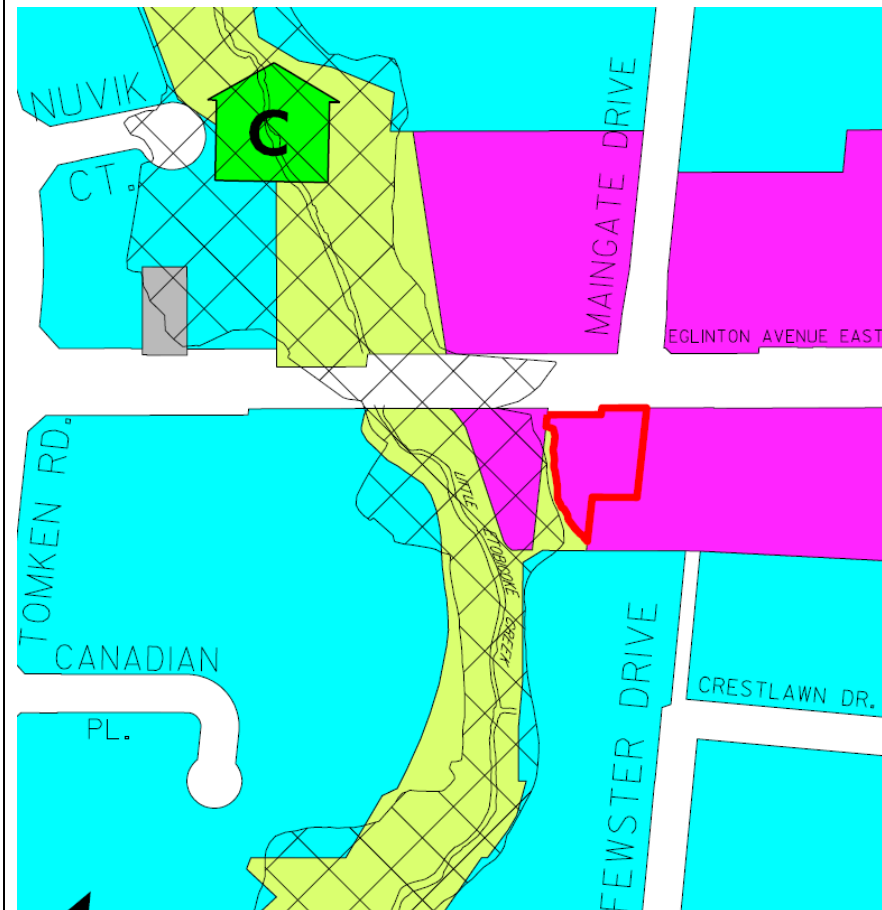
Proposed Designation

No change is proposed to the **Mixed Use** designation or Official Plan.

LAND USE DESIGNATIONS

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

Excerpt of Northeast Employment Area Land Use



Mississauga Zoning By-law

Existing Zoning

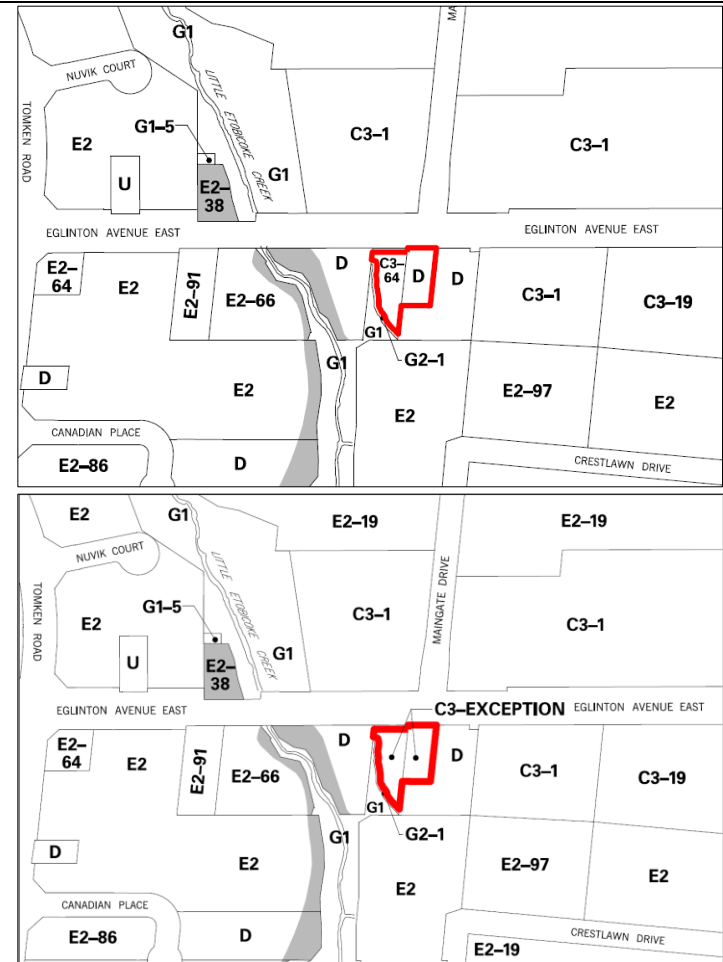
The site is currently zoned **C3-64** (General Commercial) and **D** (Development).

The **C3-64** (General Commercial) zone permits a retail store, restaurants, personal service establishment, office, medical office, commercial school, financial institution, repair establishment, recreational establishment, but prohibits a day care.

The **D** (Development) zone, permits a building or structure legally existing on the date of passing of the By-law and the existing legal use of such building or structure.

Proposed Zoning

The applicant is proposing to amend the zoning to **C3-Exception**, in order to permit 2 one storey commercial buildings.



Proposed Zoning Regulations

Zone Regulations	Zone Regulations	Proposed Amended Zone Regulations
Minimum Interior Side Yard abutting G2-1 zone (west property line)	Irregular as per Exception Schedule C3-64 1.5 m (4.9 ft.) at closest point	Irregular and modified as per Concept Plan, 0.5 m (1.6 ft.) at closest point
Minimum Interior Side Yard Abutting D zone (east property line)	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum Landscaped Buffer abutting a street line (Eglinton Avenue East)	4.5 m (14.8 ft.)	4.2 m (13.8 ft.)
Minimum Landscaped Buffer abutting a D zone (east property line)	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined.		

5. Summary of Applicable Policies

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

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

The Provincial Policy Statement and the Growth Plan

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

Policy 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)	Mississauga Official Plan is in general conformity with the Growth Plan, however, certain aspects are undergoing conformity exercises to reflect the new changes in the Growth Plan.	The proposed development conforms to the Growth Plan.
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP.	The proposed application is exempt from Regional approval.
Mississauga Official Plan	The lands are located within the Northeast Employment Area and are designated Mixed Use which permits commercial uses, business employment uses and motor vehicle commercial uses but prohibits residential uses. Employment Areas are intended to be stable areas containing diverse industrial and business employment operations. Retail, service or infrastructure uses that support the employment base are also located in Employment Areas.	The applicant is maintaining the existing Mixed Use designation.
Zoning By-law 225-2007	The lands are currently zoned C3-64 (General Commercial) and D (Development).	A rezoning is proposed to amend the C3-64 (General Commercial) and D (Development) zoning to permit 2 one storey commercial buildings.

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 17/007 W3 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency with the *PPS* Analysis

<i>Provincial Policy Statement (PPS)</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>File OZ 17/007 W3 Consistency</i>
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of Employment Areas (as defined in Mississauga Official Plan (MOP)) by infilling with a mix of uses, including commercial uses supports the general intent of the PPS with respect to building strong healthy communities and facilitating economic growth.	The proposed development is located within the Northeast Employment Area and represents commercial development within an area identified for this type of use. While the proposal generally represents an appropriate and permitted use, the built form and site layout is being evaluated.
1.1.3.2 Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources are appropriate for and efficiently use infrastructure and public service facilities minimize negative impacts to air quality and climate change and promote energy efficiency support active transportation are transit supportive 	The Northeast Employment Area permits a mix of uses and is intended to provide an opportunity for a range of economic activities, and where appropriate be transit supportive.	The subject property conforms to the Mixed Use designation and is proposing permitted commercial uses.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/007 W3 Consistency
b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3		
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>The Northeast Employment Area is intended to accommodate employment and commercial uses and foster a strong economy.</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p>	The proposed development has the ability to utilize existing transit, complements surrounding commercial and employment uses, and has access to adequate servicing (water, sanitary and storm water facilities). This is consistent with 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 (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, compact urban form and public realm.	The proposal is being evaluated on its built-form, site layout, and setbacks relating to adjacent uses.
<p>1.3 Employment</p> <p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing an appropriate mix and range of employment and institutional uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and</p> <p>d) ensuring the necessary infrastructure is provided to support current and projected needs.</p>	The Northeast Employment Area contains predominantly Business Employment designated lands and also includes some Mixed Use designated lands in key locations such as along Eglinton Avenue East which are easily accessible to support the functions of the district. This provides for an appropriate mix of uses to support a wide range of economic activities and ancillary uses with the appropriate infrastructure.	The proposal provides for permitted commercial uses in the areas intended by MOP to support the economic base of this designated Employment Area.
<p>21. Natural heritage</p> <p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	The lands abutting the west side of the subject lands are designated Greenlands in MOP.	The previous application under File OZ 10/002 W3 (approved 2015) included review of the adjacent natural features and provided dedication of greenbelt and buffer lands. However, the TRCA were circulated this application for review and comment to ensure appropriate protection for the adjacent natural heritage features. Evaluation will be provided in the Recommendation Report.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/007 W3 Consistency
<p>3.0 Protecting Public Health and Safety</p> <p>3.1.1 Development shall generally be directed to areas outside of:</p> <ul style="list-style-type: none"> a. hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards; b. hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c. hazardous sites. 	<p>Natural Hazard Lands are generally unsafe and development and site alteration will generally not be permitted due to naturally occurring processes of erosion and flooding associated river and stream corridors and the Lake Ontario shoreline (MOP Policy 6.3).</p>	<p>The property is being evaluated by the TRCA and will be assessed in the Recommendation Report.</p>
<p>3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.</p>	<p>MOP contains policies that ensure the protection of life and property from natural and human made hazards (MOP policy 6.1.1).</p>	<p>A Phase I Report has been submitted and is under review. The applicant will be required to address contamination and remediation requirements through the process.</p>
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	<p>As outlined in the table, relevant MOP policies are consistent with the PPS.</p>	<p>The proposed development of commercial uses is supportive of a number of PPS policies. However, the applications are being further evaluated on adherence to a range of specific MOP policies including those related to site design and environmental protection.</p>

Conformity with Growth Plan 2017

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

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

policies (i.e. "OZ 17/007 W3 Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity with the Growth Plan Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>OZ 17/007 W3 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.	MOP designates this area of the City as an Employment Area. Additional development within Employment Areas will be permitted 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.	The property is located within the Northeast Employment Area and proposes commercial uses as permitted by the existing Mixed Use designation.
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 of employment uses and ancillary supportive uses.	The proposal will provide for commercial uses contemplated in the existing Mixed Use designation. The appropriateness of the site layout and impact on the natural environment will be assessed through this application.
1.2.1 Guiding Principles		
General Statement of Intent for this Section:	The Vision and Guiding Principles of the Growth	The applications are supportive of many Growth Plan

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
<p>The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>Plan are incorporated into MOP, including the following:</p> <p>Section 5 – Direct Growth (addresses prioritizing intensification)</p> <p>Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change)</p> <p>Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities)</p> <p>Section 8 – Creating a Multi-modal City (addresses transportation infrastructure)</p> <p>Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)</p>	<p>principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines.</p>
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	<p>As illustrated through this table, MOP generally conforms to the Growth Plan.</p>	<p>As the decision on the application will occur after July 1, 2017, it must conform to the Growth Plan 2017.</p>
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan</p>	<p>MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed accordingly.</p>
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.</p>	<p>The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document.</p>	<p>The subject property is located within a built-up area of the City and will allow for better utilization of existing infrastructure. The applications focus commercial development within lands designated for Mixed Use along the Eglinton Avenue East Corridor and help optimize the use of existing infrastructure and reduce the need for expansion of municipal services.</p> <p>It is important to ensure the manner in which these uses are planned and designed are appropriate and are subject to further analysis in the next staff report.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	The Northeast Employment Area is designated as an area for employment and commercial growth. It is easily accessible and includes a number of transit options.	The proposal represents commercial infill within the intent of the Mixed Use designation.
Summary of policies within 2.2.1 Managing Growth: a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) c. The <i>Growth Plan</i> will support the achievement of complete communities that <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity 	The Northeast Employment Area is located within the existing built-up area that has access to municipal infrastructure to accommodate the development. Eglinton Avenue East is identified as a Corridor and as a Transit Priority Corridor (Schedule 6 Long Term Transit Network). MOP Section 5 states that Mississauga will integrate environment, land use, urban design and transportation planning objectives in order to promote development patterns that are sustainable. MOP includes policies that address the creation of complete communities.	The proposal meets this intent by providing additional commercial development on a Corridor to support the success of the Northeast Employment Area. However, the site design and impact on natural features is being evaluated and will be addressed in the next staff report.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
<ul style="list-style-type: none"> 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 achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities; e. prioritize planning and investment in infrastructure and public service facilities that will support intensification; f. and be implemented through official plan 	<p>The Northeast Employment Area is located within the delineated built-up area and provides infrastructure to support economic growth and development of the urban system.</p>	<p>The subject property is located on a Corridor well served by transit and contemplates commercial development that would be easily accessible within the Employment Area.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
policies and designations, updated zoning and other supporting documents.		
2.2.5 Employment		
General Statement of Intent: It is important to ensure an adequate supply of employment land.	MOP policies direct employment growth to strategic locations.	The development proposal will retain its land use designation.
Relevant Policies: <ol style="list-style-type: none"> Efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities Ensure the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth Planning to better connect areas with high employment densities to transit Surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated Employment areas will be protected for appropriate employment uses over the long term Employment areas will be located adjacent to or near major goods movement facilities and corridors, including major highway interchanges Prohibit residential, institutional, and other sensitive land use Retail uses will be supported through compact built form and intensification and encouraging the integration of those uses with other land uses to support the achievement of complete communities 	Employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity. Residential development is not permitted in order to protect and preserve the lands for employment and ancillary uses.	The proposal supports these policies by providing additional commercial development along a Mixed Use Corridor to contribute to the success of the Employment Area. The property is well connected to the character area and does not amend the Official Plan.
4.2.2 Natural Heritage System		
General Statement of Intent: Municipalities will incorporate the Natural Heritage System as an overlay in official plans and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the longer-term ecological or hydrologic functions of the	MOP contains policies (Section 6.3) that provide for the protection of natural heritage features.	The previous application under file OZ 10/002 W3 approved 2015 included review of the adjacent natural features and provided dedication of greenbelt and buffer lands. However, the TRCA were circulated this application for review and comment to ensure appropriate protection for the adjacent natural heritage features.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 17/007 W3 Conformity
<p>features and areas</p> <p>Relevant Policies: New development or site alteration will demonstrate that:</p> <ul style="list-style-type: none"> a. There are no negative impacts on key natural heritage features or key hydrologic features or their functions. 		Evaluation will be provided in the Recommendation Report.
5.0 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the Growth Plan. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	<p>MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>

Region of Peel Official Plan

The proposed development does not require an amendment to MOP or the Region of Peel Official Plan. The application was circulated to the Region and Section 7 of the report provides a summary of their comments.

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

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

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

Relevant Mississauga Official Plan Policies

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

of which are found below. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.2 Section 5.1.3 Section 5.1.6 Section 5.2.1 Section 5.3.6.1 Section 5.3.6.10 Section 5.4.4 Section 5.4.7	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth.</p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to: (a) protect ecological functions, public health and safety; (b) utilize existing and proposed services and infrastructure such as transit and community infrastructure; (c) minimize environmental and social impacts; (d) meet long term needs; and (f) promote economic prosperity.</p> <p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for the lands within the city that will be included in the Green System. The City's strategy for protecting, enhancing and restoring the Green System consists of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration; and (h) management of natural areas.</p> <p>Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs.</p> <p>Additional development within Employment Areas will be permitted where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Employment Area.</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.</p>
Chapter 6 Value The Environment	Section 6.1.1 Section 6.3.4 Section 6.3.7 Section 6.3.8 Section 6.3.47	<p>Mississauga will protect, enhance and restore and expand the Natural Heritage System, encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System; and protect life and property from natural and human made hazards.</p>

	Specific Policies	General Intent
	Section 6.3.48 Section 6.3.53 Section 6.3.54	<p>The City will work with the conservation authorities to encourage restoration, enhancement, stewardship and management of lands identified by conservation authorities as part of their natural heritage systems.</p> <p>Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands will be provided.</p> <p>Buffers shall be determined on a site specific basis as part of an Environmental Impact Study or other similar study, to the satisfaction of the City and appropriate conservation authority.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleyland and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority.</p> <p>Development adjacent to valleyland and watercourse features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate.</p> <p>The construction of buildings or structures permitted in or adjacent to the flood plain will be protected to the elevation of the Regulatory Flood and will not impact upstream or downstream properties. Additional flood protection measures to be implemented relative to individual development applications will be determined by the City and the appropriate conservation authority.</p> <p>Access for development adjacent to or within the flood plain will be subject to appropriate conservation authority policies and the policies of the City.</p>
Chapter 7 Complete Communities	Section 7.1.3	<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.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.2.2.4 Section 9.2.2.6 Section 9.5.2.2 Section 9.5.3.2 Section 9.5.4.6 Section 9.5.5.1	<p>Employment Areas adjacent to major roads will be required to meet higher standards of design and to mitigate adverse impacts on adjacent uses.</p> <p>Development on Corridors will be encouraged to:</p> <ol style="list-style-type: none"> Assemble small land parcels to create efficient development parcels; Face the street, except where predominant development patterns dictate otherwise; Not locate parking between the building and the street; Site buildings to frame the street and where non-residential uses are proposed to create a continuous street wall; Provide entrances and transparent windows facing the street for non-residential uses; Support transit and active transportation modes; Consolidate access points and encourage shared parking, service areas and driveway

	Specific Policies	General Intent
		<p>entrances; and</p> <p>h. Provide concept plans that show how the site can be developed with surrounding lands.</p> <p>Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by:</p> <ul style="list-style-type: none"> a. Providing walkways that are connected to the public sidewalk, are well lit, attractive and safe; b. Fronting walkways and sidewalks with doors and windows and having visible active uses inside; c. Avoiding blank wall facing pedestrian areas; and d. Providing opportunities for weather protection, including awnings and trees. <p>Buildings must clearly address the street with principal doors and fenestration facing the street in order to:</p> <ul style="list-style-type: none"> a. Ensure main building entrances and at grade uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk; b. Provide strong pedestrian connections and landscape treatments that link the building to the street; and c. Ensure public safety. <p>Outdoor storage will not be located adjacent to, or be visible from the public realm by incorporating the use of appropriate setbacks, screening, landscaping and buffering.</p> <p>Parking should be located underground, internal to the building or to the rear of buildings.</p>
Chapter 11 General Land Use Designations	Section 11.2.6.1 Section 11.2.6.2 Section 11.2.6.3	<p>In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses:</p> <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. makerspaces g. motor vehicle rental; h. motor vehicle sales; i. overnight accommodation; j. personal service establishment; k. post-secondary educational facility;

	Specific Policies	General Intent
		<ul style="list-style-type: none"> l. residential; m. restaurant; n. retail store; and o. secondary office; <p>Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.</p> <p>Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.</p>
Chapter 17 Employment Areas	Section 17.1.4.1 Section 17.1.4.2	<p>Notwithstanding the Mixed Use policies of this Plan, the following additional uses will be permitted in the Northeast Character Area:</p> <ul style="list-style-type: none"> a. Business Employment Uses; and b. Motor Vehicle Commercial Uses. <p>Notwithstanding the Mixed Use policies of this Plan, the following uses will not be permitted:</p> <ul style="list-style-type: none"> a. Residential

6. Community Comments

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

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (May 13, 2019)	<p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense, along with payment of applicable fees, Development Charges and legal costs.</p> <p>On site waste collection will be required through a private waste hauler.</p>

Agency / Comment Date	Comments
<p>City Community Services Department – Park Planning Section (May 29, 2019)</p>	<p>Extensive City-owned greenbelt lands (P-259) associated with the Etobicoke Creek Watershed and buffer are located immediately to the west and abutting the subject lands. These lands were zoned G1 and G2-1 and conveyed into public ownership through the rezoning under OZ 10/002 W3. A recent site visit by TRCA has indicated has shown that a large parking lot has been constructed on 1094 Eglinton Avenue East. The parking lot appeared to have been constructed within the floodplain. Community Services will be requesting a scoped Environmental Impact Assessment (EIS) to assess impacts to the natural system; restoration measures and the impact to City owned lands. The scoped EIS should also provide a discussion on the impacts resulting from increased stormwater flows into the natural features of city owned lands.</p> <p>Community Services requires an on-site meeting with the consultant and TRCA staff to determine the limits of the natural features and confirm top of bank findings. Once the on-site meeting takes place, the scope of the EIS can be determined and must be submitted as part of the next submission.</p> <p>Should the application be approved, this Department will require securities for fencing, hoarding and clean-up work for the protection of the previous dedicated city owned lands (currently being used as a parking lot) at the Site Plan review stage.</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>
<p>City Transportation and Works Department (May 10, 2019)</p>	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Functional Servicing Report (FSR) The report is to be updated to reflect the approved plan for 1094 Eglinton Av. East as part of the approved agreement through OZ 10/002 W3. The report shall also be revised to control post development condition to the pre development level for two through 100 years and clarify if a new headwall is required for the ultimate outlet of this site.</p> <p>Grading/Servicing Plan The engineering drawings are to be updated to show and label the ultimate property line along Eglinton Avenue East and the details of the existing intersection. Also, all the existing details within the site shall be reflected in the drawings, details such as existing mutual access easement between these lands and 1120 Eglinton Avenue East and existing ditch. The proposed grades at the property line shall be revised to provide for positive drainage from this site towards the boulevard along Eglinton Avenue East. Additionally, the proposal shall be revised to provide the site storm connection to the existing outlet as approved through neighbouring lands to the East and to eliminate any proposed infrastructure within the existing storm easement. Further, the drawings shall show and dimension any required easement within the site for the purposes of storm sewer access and maintenance for which a Draft Reference Plan depicting those parts is also required.</p> <p>Traffic The Traffic Impact Study (TIS) is to be updated to include the weekday AM peak hour report and to ensure the Synchro modelling report reflects the correct Municipal Road. Also, an operational review of the existing signalized intersection is required to assess sightline distances and clear throat length and to demonstrate suitable geometrics supported by turning templates as well as provide details regarding the existing lane configurations, signal phasing and operations. Additionally, the appropriate setbacks for road widening shall be considered to provide for corner clearances, throat length and turning</p>

Agency / Comment Date	Comments
	<p>templates for ingress and egress reflected in the Site Plan review section. Further, a draft reference plan is required detailing all the land dedications and easements within the site.</p> <p>Environmental A Phase I Environmental Site Assessment (ESA) is required for the property at 1094 Eglinton Avenue East. The same shall depict any land to be dedicated to the City within both sites (1108 and 1094 Eglinton Avenue East) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
<p>Toronto and Region Conservation Authority (TRCA) (May 16, 2019)</p>	<p>Please note that since approvals were issued for 1094 Eglinton Avenue East, TRCA staff updated the floodplain mapping and modelling for the reach of the Etobicoke Creek Watershed impacting the subject property. Based on this updated information, it appears that the southwest corner of this site is now within the floodplain. Furthermore, TRCA's screening maps have been updated to identify two unevaluated wetland features which appear to be embedded within the adjacent stream corridor.</p> <p>In addition to the above, TRCA staff recently conducted a visit of the area containing the property. The subject lands were viewed from the City of Mississauga owned lands to the east, the commercial development to the south and the municipal right-of-way (Eglinton Avenue East). Based on this visit, it was determined that a large parking lot has been constructed on 1094 Eglinton Avenue East. The parking lot appears to have been constructed with a large quantity of fill and likely extends into the floodplain at the rear of the site. Furthermore, grading associated with the parking lot may extend onto City of Mississauga owned lands to the southwest as well as into one of the nearby unevaluated wetland features. TRCA considers these works to be unauthorized and are in contravention of Ontario Regulation 166/06 as they have taken place within a TRCA Regulated Area without a valid permit. A TRCA violation was issued for the unauthorized works on May 15, 2019.</p> <p>Comments pertaining to the unauthorized works: Given the above, TRCA staff offer the following comments as it relates to the unauthorized works which have taken place on the subject lands:</p> <ol style="list-style-type: none"> 1. In order to better understand the extent of the unauthorized works, the applicant should prepare an as-built plan. The floodplain as it was situated on the site prior the unauthorized works should be plotted on the plan. Additional information pertaining to obtaining the floodplain can be found below (comment 4). 2. All unauthorized filling within the floodplain and buffer must be removed. As such, a detailed removals plan should be prepared which outlines how this will be accomplished. The plan should include proposed grades. 3. If it is determined the unauthorized works encroach into the natural system and buffer, a scoped Environmental Impact Assessment (EIS) should be prepared which assesses impacts to the natural system and proposed restoration measures. TRCA staff can assist the applicant in scoping of this EIS. <p>Please note that it is TRCA's expectation that matters pertaining to the unauthorized works are rectified prior to approvals being issued for Zoning Bylaw Amendment OZ 17/007 W3. The applicant is advised that depending on the extent of required removals, a TRCA permit pursuant to Ontario Regulation 166/06 may be necessary.</p>

Agency / Comment Date	Comments
	<p>Comments pertaining to the proposed development: Notwithstanding the above comments pertaining to the unauthorized works, provided below are TRCA's preliminary comments on Zoning Bylaw Amendment OZ 17/007 W3:</p> <p>Water Resources Engineering:</p> <p>4. The applicant is asked to plot the floodplain on all relevant plans. Please contact the undersigned to obtain site specific floodplain data.</p> <p>5. Once the floodplain has been delineated, the applicant should ensure that all proposed works (i.e. buildings, parking areas) are outside of the hazard and an appropriate buffer is provided.</p> <p>6. It is TRCA's understanding that the stormwater outlet which will service the site has already been constructed. However, the applicant should confirm that the outlet has been constructed in the previously approved location. Furthermore, at detailed design, the applicant should confirm details for the stormwater outlet to the creek including channel geometry and stone sizing with calculations.</p> <p>Planning Ecology:</p> <p>7. According to TRCA's wetland mapping, the subject property appears to be located directly west of two unevaluated wetland features. As such, a scoped EIS should be completed to confirm the location and limit of these features as well as recommended development buffers. Due to the location of the existing stormwater outlet adjacent to these potential wetlands, the scoped EIS should also provide a discussion on the impacts resulting from increased stormwater flows into the features. Potential mitigations measures should also be explored. This EIS requirement can be combined with comment 3 to produce a comprehensive EIS which addresses both the unauthorized works and proposed condition. TRCA staff can assist the applicant with scoping of the EIS.</p> <p>8. As part of TRCA's past approvals for the site, a robust restoration plan was prepared by the applicant to justify the reduced 5 m (16.4 ft.) buffer from the adjacent stream corridor. The applicant is asked to confirm whether the previously approved restoration plan has been implemented. If the plan was not implemented, it is TRCA's expectation that a new restoration plan is prepared for the natural system and buffer. Please note that a comprehensive restoration plan can be prepared if it is determined that one is required as part of resolving the unauthorized works (comment 2).</p> <p>Erosion and Sediment Controls:</p> <p>9. Please note that at the detailed design stage, an erosion and sediment control (ESC) plan will be required to illustrate the location, details, standard notes as well as phasing/staging of ESC measures required for the construction of the site. Please refer to TRCA's 2006 ESC Guideline, which can be downloaded from: http://www.sustainabletechnologies.ca/wp/</p> <p>Permitting:</p> <p>As noted above, the subject property is located within TRCA's Regulated Area. On this basis, a TRCA permit is required from this Authority prior to the proposed works commencing on the subject site, pursuant to Ontario Regulation 166/06, as amended. Details with respect to permit submission requirements are available at our website (https://trca.ca/planning-permits/apply-for-a-permit/).</p> <p>Conclusion:</p> <p>On the basis of the comments noted above, it is our opinion that this application is premature until matters pertaining to the</p>

Agency / Comment Date	Comments
	unauthorized works are addressed. Furthermore, additional information and revisions are required for the proposed condition prior to TRCA staff endorsing the subject application.
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"> - Alectra Utilities - Canada Post - Greater Toronto Airport Authority - Mississauga Development Services - Mississauga Economic Development - Mississauga Fire - Mississauga Public Art - Mississauga Realty Services - Mississauga Transit - Rogers Cable
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Bell Canada - Enbridge Pipelines - Imperial Oil – Sarnia Products Pipe Line - Mississauga Heritage - Sun-Canadian Pipe Line Company Ltd. - Trans-Northern Pipelines Inc.

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

- Are the proposed zoning by-law exception standards appropriate?
- Satisfactory protection of the natural heritage feature along the westerly property limit to the satisfaction of the City and the Toronto and Region Conservation Authority including studies, determination of limits of development, and removal and restoration of any unauthorized disturbances and encroachments into the municipal greenbelt lands
- Preparation of reference plan and dedication of road widening
- Resolution of grading and servicing issues

- Provision of a satisfactory Traffic Impact Study

Development Requirements

There are engineering matters including: grading, environmental, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

8. Section 37 Community Benefits (Bonus Zoning)

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

City of Mississauga

Corporate Report



Date: 2019/05/31

To: Chair and Members of Planning and Development Committee

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

Originator's files:
CD.05-MAL

Meeting date:
2019/06/24

Subject

MyMalton - Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre

Recommendation

1. That the report titled "MyMalton – Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre," dated May 31, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held on June 24, 2019 to consider the report titled "MyMalton - Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre" dated May 31, 2019, from the Commissioner of Planning and Building, be received.
3. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions received.

Report Highlights

- The "MyMalton Community Vision" project identified needs, goals, objectives, additional planning work, and other initiatives to support revitalization of the Malton community.
- In the last three years, planning studies and implementation have been completed, which included changes to zoning regulations for infill housing to maintain the character of the neighbourhood area, and modifications to the aircraft noise policies to allow for residential and other sensitive uses in Malton.
- At its meeting on April 15, 2019, Planning and Development Committee received the

report titled “MyMalton Action Plan Implementation” which provided an update of action items successfully completed to date and identified work underway or planned.

- One of the outstanding action items is a land use review and implementation of policy and zoning changes. This report provides information of proposed modifications to official plan policy, land use and relevant zoning to the Malton Neighbourhood Character Area and the Great Punjab Business Centre (Northeast Employment Character Area) that support the goals and objectives of the Malton community vision.

Background

In 2015, the City initiated a project which engaged with members of the Malton neighbourhood in order to understand its challenges and gather ideas for enhancing the community – this project was named “MyMalton.” Through this process, a community vision was established and important goals and objectives were recognized. The engagement program culminated in the report titled, “Malton Official Plan Character Areas Review - MyMalton Community Vision Directions Report” which was presented to the Planning and Development Committee on April 11, 2016. The report acknowledged additional work to be completed by the City, with recommendations that staff review and prepare revised official plan policies and prepare an action plan. Planning initiatives identified in the report included conducting a residential infill study; official plan considerations to understand aircraft noise policies; a review of current policies that can promote revitalization, particularly along the west side of Airport Road and north of Derry Road; and a policy and boundary review of the Malton Community Node.

Malton Infill Housing Study

In 2016, the City undertook an infill housing study of Malton to determine whether changes would be required in the zoning by-law. The study was prompted by issues related to replacement housing and additions that were significantly larger than existing homes thereby impacting the established character of the neighbourhoods. Amendments to the zoning by-law were proposed to change the zoning for detached homes to reduce the maximum lot coverage, limit the gross floor area, restrict the maximum height of homes, limit the dwelling depth and garage projections, and increase the side yard setback requirements. On October 26, 2016, By-law 0225-2016 was passed by City Council and is in effect.

Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan

The Mississauga Official Plan (MOP) contains policies on aircraft noise that restrict development within areas subject to high levels of aircraft noise. These areas include lands within the Malton Community Node and Neighbourhood. Environmental noise studies were conducted in Malton and found that aircraft noise levels were less than the noise contours in MOP. Staff consulted with the Greater Toronto Airports Authority (GTAA) to amend the aircraft noise policies. Official Plan amendments include adding a portion of the lands in the Malton Community Node and Neighbourhood Character Area as an Exception Area where conditions

for allowing residential or other sensitive land uses would apply. In July 2017, City Council adopted Mississauga Official Plan Amendment 67 and on September 13, 2018, Regional Council passed Regional Official Plan Amendment 31. The amendment to MOP is now under appeal but has been scoped to not include the Malton Community Node and Neighbourhood. As such, the revised aircraft noise policies are in effect for Malton.

MyMalton Action Plan Implementation

At the Planning and Development Committee meeting on April 15, 2019, the report titled “MyMalton Action Plan Implementation” identified a series of action items that will advance the MyMalton Community Vision to revitalize the community. These initiatives include:

- redevelopment of Elmcreek Park
- improvements to the Westwood Mall Transit Terminal
- revitalization of the Malton Greenway
- improvements to Paul Coffey Arena
- development of a master plan for the Paul Coffey Park
- opportunities for community programming, intersection improvements and beautification (Airport Road and Derry Road, and Airport Road and Morning Star Drive)
- streetscape improvements

It was recognized that the actions are required by many City divisions and not addressed by planning policy alone. One third of the actions are completed, and nearly one third are currently underway or scheduled to begin this year.

MyMalton – Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre

A planning review of the Malton area was conducted and policy and zoning implementation is to occur in two phases: (1) Malton Neighbourhood Character Area and the Great Punjab Business Centre and (2) Malton Community Node. This report is the first phase of the planning review and provides proposed amendments to Official Plan policies and zoning to guide the development of the Malton neighbourhood area and the Great Punjab Business Centre. Future policies and zoning for the Malton Community Node will be included through the City's Official Plan review. A Region-led study of Major Transit Station Areas is currently underway and the City will consider opportunities for redevelopment around the Malton GO Station site.

Comments

The purpose of this report is to present proposed changes to the Mississauga Official Plan and Zoning By-law applicable to lands in the Malton Neighbourhood Character Area and one property in the Northeast Employment Character Area, and to receive comments from the public on the proposed changes. Appendix 1 provides the locational context of the properties pertaining to the amendments. The subject lands generally comprise the Malton Neighbourhood

Character Area and a site specific property in the Northeast Employment Character Area (Great Punjab Business Centre).

A summary of key amendments for consideration are contained in Appendix 2. These changes include:

Malton Neighbourhood Character Area

- correcting a mapping error to exclude the Malton Community Node, Meadowvale Community Node South Common Community Node and University of Toronto Special Purpose Area in the Mississauga Official Plan from the Neighbourhood Character Area
- adding new sections/policies to the Malton Neighbourhood Character Area policies on Context, Vision, Principles
- a new section on Transportation policies to emphasize the character and function of Airport Road, provision of landscape buffers, addition of access points, and improvements to active transportation to Morning Star Drive
- policies to emphasize the importance and requirements for pedestrian connections, linkages and privately owned public space (POPS)
- updating official plan policy to recognize existing buildings and uses
- deleting special site policies that are no longer relevant

Northeast Employment Character Area

- adding the property at 2960-2980 Drew Road (Great Punjab Business Centre) as a special site
- adding provisions and regulations in MOP and zoning by-law that recognizes the existing uses at the Great Punjab Business Centre and allow for additional retail commercial uses up to 50% of the gross floor area and reduced parking rate

Schedule 10 of Mississauga Official Plan

- amending Schedule 10 in Mississauga Official Plan to recognize the existing Residential Medium Density use located at 7115 Rexwood Road

The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 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. Appendix 3 provides a detailed analysis of consistency and conformity with Provincial and Regional regulations.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

A planning review of the Malton Neighbourhood Character Area was undertaken to examine current MOP policies and regulations in the zoning by-law with consideration of the MyMalton Community Vision. Amendments are proposed for the Malton Neighbourhood Character Area and Northeast Employment Character Area policies along with land use and zoning changes. Comments received on the proposed amendments will be considered and staff will report back to the Planning and Development Committee on any submissions made.

Attachments

Appendix 1: Location of Proposed Official Plan Amendment and/or Rezoning Amendments

Appendix 2: Proposed Amendments to Mississauga Official Plan (MOP) and Mississauga Zoning By-law

Appendix 3: Summary of Applicable Policies and Regulatory Documents



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

Prepared by: Karin Phuong, Planner

NORTHEAST
EMPLOYMENT AREA

MALTON NEIGHBOURHOOD

1 ●

2 ●

MALTON
COMMUNITY
NODE

3 ●

GENERAL LOCATION OF
SUBJECT LANDS

1. Malton Neighbourhood Character Area
2. 2960–2980 Drew Road
3. 7115 Rexwood Road

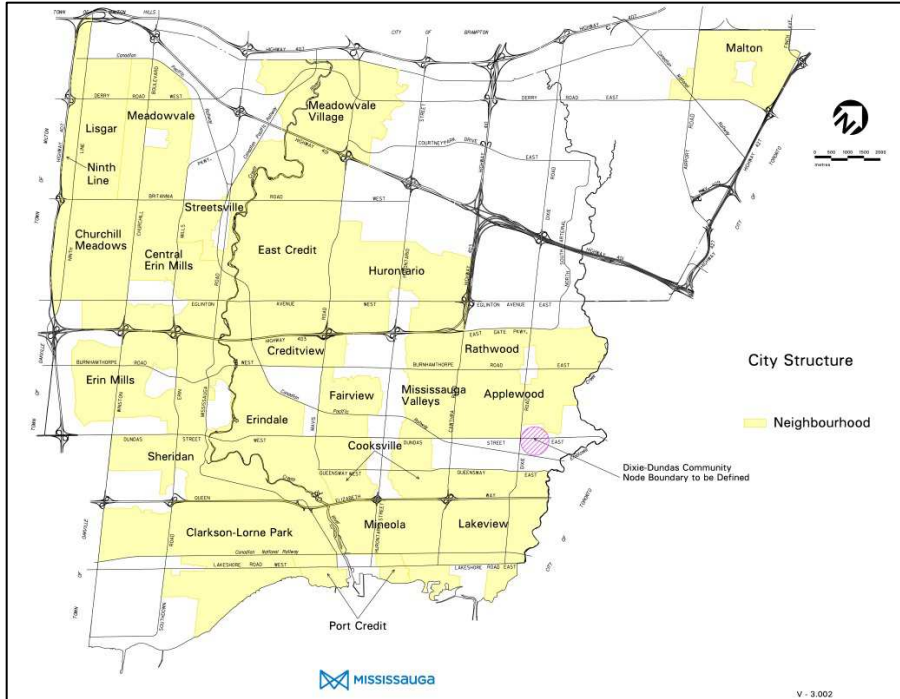
LOCATION OF PROPOSED OFFICIAL PLAN AND/OR REZONING AMENDMENTS

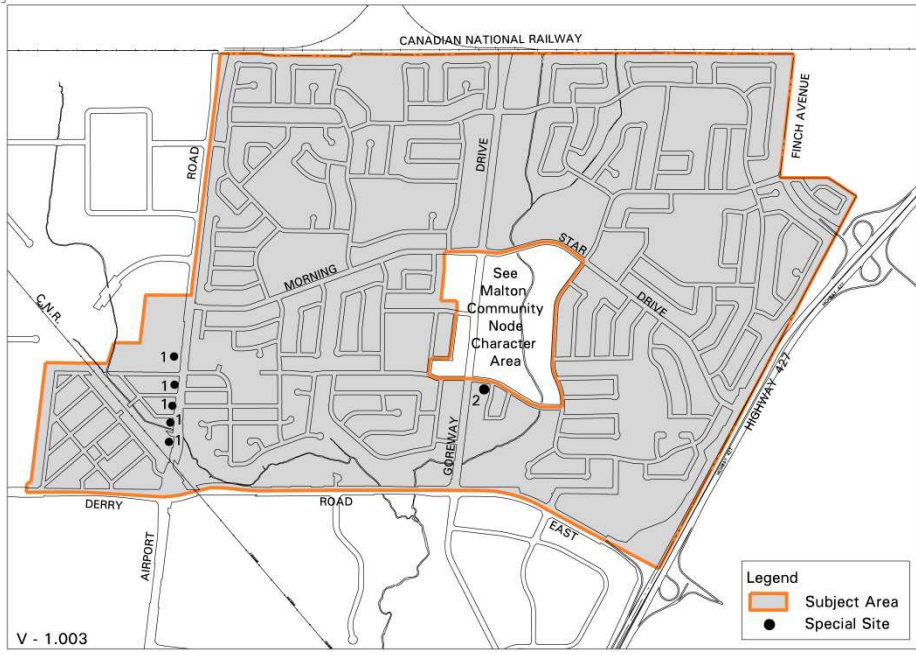
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MISSISSAUGA

Produced by CPS/IT
Geospatial Solutions

Proposed Amendments to Mississauga Official Plan (MOP) and Mississauga Zoning By-law

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
*Amendment Key: Deleted text are shown as strikeouts ; new text is highlighted in gray.						
1	Malton Neighbourhood	16. Neighbourhoods, 16.1 Introduction, Map 16-1 City Structure - Neighbourhoods	That Map 16-1 be revised to correct a mapping error that shows the Malton Community Node, Meadowvale Community Node, South Common Community Node, and University of Toronto Special Purpose Area as Neighbourhood Character Areas.	n/a	n/a	Pursuant to policy 1.1.4(i) a technical revision to Map 16-1 is a housekeeping amendment necessary to correct a mapping error. The map correction does not change the purpose and intent of the Plan.
<p>Proposed change to MOP</p> <p>That Map 16-1 be deleted and replaced with the following:</p> 						

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
2	Malton Neighbourhood	16.15 Malton, Map 16-15 Malton Neighbourhood Character Area	<p>That Map 16-15 be revised as follows:</p> <ul style="list-style-type: none"> FSI ranges should be deleted Special Sites 3 and 4 should be deleted Exempt Site 1 should be deleted 	n/a	n/a	<p>Map 16-15 should be revised to reflect current policies.</p> <p>FSI ranges are provided in Zoning By-law 0225-2007 and can be deleted from Map 16-15.</p> <p>See Comment No. 7 for explanations on the removal of Special Sites 3 and 4 and Comment No. 8 for the removal of Exempt Site 1.</p>
<p><u>Proposed change to MOP</u></p> <p>That Map 16-15 be deleted and replaced with the following:</p> 						

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
3	Malton Neighbourhood	16.15 Malton	<p>The following sections on Context, Vision and Principles be added as follows:</p> <p>xx.xx.1 Context Malton is an established community with a small number of sites remaining to be developed. Many of the residential subdivisions in Malton was built shortly after the Second World War, and more than half of the neighbourhood's housing stock was constructed between 1960 and 1980. Housing today consists of a mix of low density detached and semi-detached units, medium density townhouses and high density apartments.</p> <p>The neighbourhoods are mature and generally stable residential areas with commercial development concentrated along Airport Road, Derry Road and Goreway Drive. Some of the older commercial plazas along the arterial roads have redevelopment opportunities.</p> <p>Mimico Creek runs through Malton and crosses the boundary between Mississauga and the City of Toronto. Although the creek provides a linkage to areas to the north and south of Malton, development along the creek is constrained by its associated floodplain.</p> <p>Continued revitalization efforts in the neighbourhood will contribute to achieving a complete community. Improvements to public and private open spaces, and providing active transportation to support walking and cycling will help create a place that becomes</p>	n/a	n/a	The purpose of adding these sections is to provide context for the existing community, and incorporate the vision and principle themes that were established through MyMalton Community Vision.

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
			<p>even more attractive for businesses to invest in and for people to reside.</p> <p>xx.xx.2 Vision and Principles The Malton community vision and principles are based on themes that are emerged from the public engagement that took place in 2015 through the MyMalton Community Vision process which helped identify the community's needs and long term objectives.</p> <p>xx.xx.2.1 Malton Community Vision Malton will build on its greatest strength and reputation as an inclusive and welcoming community that respects and celebrates the diversity of its people. Malton will strive to create opportunities that allow families to prosper and young people to realize their fullest potential. Through reinvestment and redevelopment, the community will be revitalized, will be beautiful, and will offer a variety of activities for its residents.</p> <p>xx.xx.2.2 Principle Themes The Vision is based on the following principle themes:</p> <ol style="list-style-type: none"> 1. Revitalize and reinvest –continuous investment and improvements to make the community safer, more attractive and vibrant 2. Community gathering place – create vibrant gathering places to socialize, play and celebrate 3. Opportunity for youth – develop opportunities to help young people realize and fulfill their potential 			

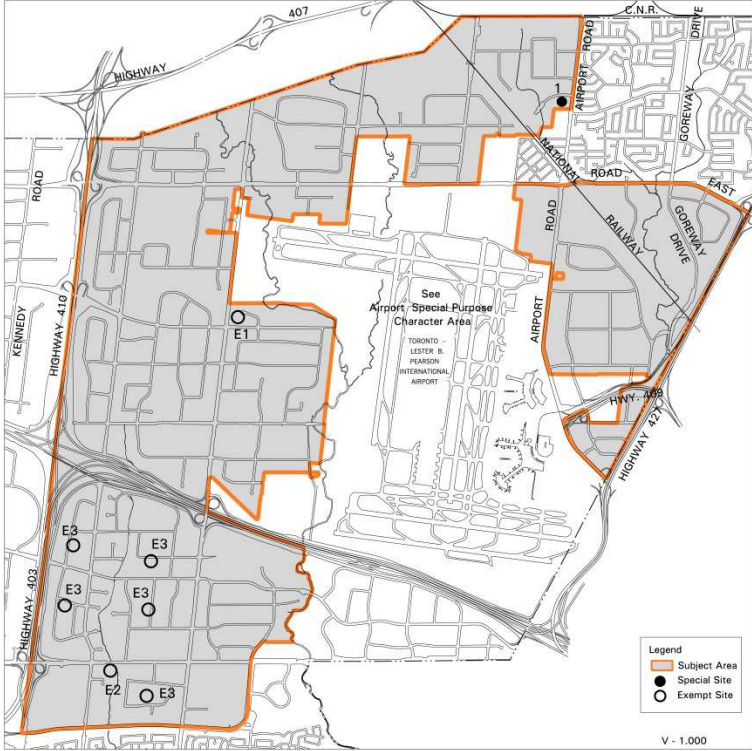
COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
			<p>4. Diversity of uses – create a variety of uses for retail, commercial and entertainment opportunities</p> <p>5. Beautification – make improvements to places and spaces, including streetscapes, intersections, and signage</p>			
4	Malton Neighbourhood	16.15 Malton	<p>A section on Transportation Policies be added as follows:</p> <p>xx.xx.x Transportation Policies</p> <p>xx.xx.x.1 Airport Road, from Derry Road East to the northern city limit, is an important goods movement corridor, however, it is also a commercial area that serves the surrounding community and is a regional destination shopping area. As such, the character and function of Airport Road should address the urban context and consider the following:</p> <p>a. accommodate pedestrian and cycling traffic;</p> <p>b. new buildings will be located close to the street with required parking provided to the rear of buildings;</p> <p>c. utilities should be located underground where feasible; and</p> <p>d. wider sidewalks should be incorporated into the streetscape to allow for storefront displays, spill-out zones, patios and space for street furniture while also maintaining a clear zone for pedestrian and cycling traffic, subject</p>	n/a	n/a	The policies emphasize the importance of the transportation policies for Malton – including the character and function of Airport Road and Morning Star Drive, creation of a fine grain network, and pedestrian connections.


COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
			<p>to approval by the Region of Peel.</p> <p>xx.xx.x.2 Landscape buffers should be provided along Airport Road to separate street traffic from pedestrians and create a safe and pleasant public realm. These buffers may include, plant material including shrubs, trees, green infrastructure, special paving, and street lighting.</p> <p>xx.xx.x.3 Interconnections between properties and the creation of a fine grain street network will be considered to provide greater connections into the Neighbourhood and to provide alternative routing options.</p> <p>xx.xx.x.4 Active transportation improvements to Morning Star Drive to allow for safe pedestrian and cycling movement are encouraged and where feasible may, among other improvements, include the following:</p> <ul style="list-style-type: none"> a. wider sidewalks at certain locations; b. dedicated bicycle lanes; and c. paved walkway connections from sidewalk areas of Morning Star Drive to connect with the Malton Greenway and surrounding community uses. <p>xx.xx.x.5 Pedestrian connections to adjacent properties are encouraged and should provide an enhanced pedestrian experience to allow for safe movement.</p>			

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
5	Malton Neighbourhood	16.15.1 Urban Design Policies 16.15.1.1	<p>Revise policy 16.15.1.1 (a) and add a new policy 16.15.1.1 (b) as follows:</p> <p>16.15.1.1 The following principles should be encouraged during the evaluation of any development proposal:</p> <p>a. the provision of open space connections that link commercial developments with public parks and community facilities through use of walkways, underpasses, bridges, streetscape development, and enhancement of pedestrian and cyclist access to Greenlands lands, wherever possible;</p> <p>b. privately owned public space (POPS) may be incorporated into developments provided that:</p> <ul style="list-style-type: none"> the design of private open space will integrate seamlessly with the adjoining street network, pedestrian environment and overall open space system; and the private open space interfaces with existing and/or proposed development in a legible and cohesive manner. 	n/a	n/a	<p>In policy 16.15.1.1(a), the word “lands” is redundant and should be removed.</p> <p>Policy 16.15.1.1(b) encourages publicly accessible private open space within developments subject to conditions.</p>
6	Malton Neighbourhood	16.15.2 Land Use Designations	<p>The following policies are proposed to be added:</p> <p>xx.xx.x.x.1 Buildings legally constructed prior to the approval date of this Plan are permitted.</p>	n/a	n/a	Policy recognizes buildings that are existing and built, and therefore policies that permit maximum building heights (Special Site 3, Comment No. 7) or existing mobile homes (Exempt Site 1, Comment No. 8) are proposed to be removed.

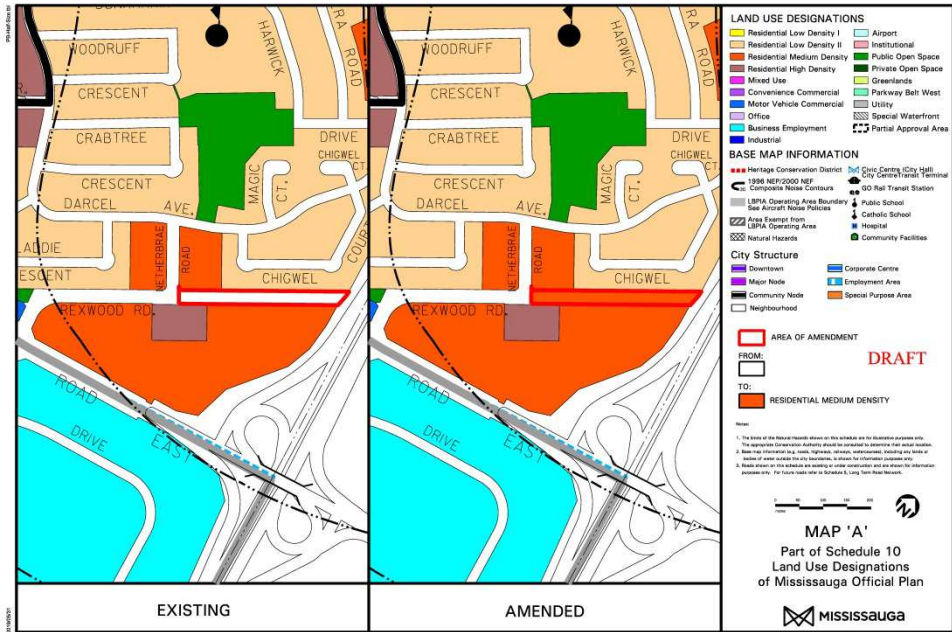
COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
7	Malton Neighbourhood – Special Sites: Special Sites 1 to 4	16.15.4 Special Site Policies	That the following policy be added to 16.15.4.1 Site 1: xx.xx.x.x.6 Connections for pedestrians and cyclists are important in the community to support active transportation. The City will, as part of any development application, require an open space walkway linkage from Airport Road to the Malton Village Park.	C4, C4-47, D, RA2	No change -remains C4, C4-47, D and RA2	Policy provides clarity and importance of connections for pedestrians and cyclists, including the provision of a linkage between Malton Village Park and Airport Road.
			That 16.15.4. Site 2 be revised as follows: 16.15.4.2.2 Notwithstanding the Mixed-Use designation policies of this Plan, the following additional policies will apply. 16.15.4.2.7 Notwithstanding the provisions of this section policies of this Plan, the existing drive-through facility at 7161 Goreway Drive will be permitted.	C4, C4-12	No change, remains C4 and C4-12	Proposed policy wording is consistent with the phrasing of the policies in Mississauga Official Plan (Plan). The revisions do not change the purpose or intent of the Plan.
			That 16.15.4.3 Site 3 be deleted entirely. 16.15.4.3 Site 3 16.15.4.3.1 The lands identified as Special Site 3 are located on the east side of Goreway Drive, north of Morning Star Drive. 16.15.4.3.2 Notwithstanding the provisions of the Residential High Density designation, the following additional policies will apply: a. a maximum floor space index (FSI) of 1.6 will be permitted; and b. the maximum apartment building height will be seven storeys.	RA2-47	No change, remains RA2-47	Special Site 3 should be deleted since the FSI and maximum building height is referred to in the Zoning By-law and does not need to be repeated in a Special Site policy. Also see Comment No. 6 - a new policy is introduced that recognizes buildings that are existing and built.

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
			<p>That 16.15.4.4 Site 4 be deleted entirely.</p> <p>16.15.4.4 Site 4</p> <p>16.15.4.4.1 The lands identified as Special Site 4 are located north of Brandon Gate Drive and east of Netherwood Road.</p> <p>16.15.4.4.2 Notwithstanding the policies of this Plan, semi-detached dwelling units will be permitted.</p>	H-RM2-59	No change, remains H-RM2-59	Special Site 4 should be deleted since the Malton Neighbourhood Character Area land use policies permit semi-detached dwelling units and no longer necessary as a Special Site policy.
8	Malton Neighbourhood – Exempt Sites: Exempt Site 1	16.15.5 Exempt Site Policies	<p>That 16.15.5.1 Site 1 be deleted entirely.</p> <p>16.15.5.1 Site 1</p> <p>16.15.5.1.1 The lands identified as Exempt Site 1 are located on the north side of Derry Road East, west of Legion Road.</p> <p>16.15.5.1.2 Notwithstanding the provisions of the Mixed Use designation, the existing Malton Mobile Homes Park will also be permitted.</p>	C3-7	No change, remains C3-7	A new policy is introduced (see Comment No. 6) that recognizes buildings that are existing and built and no longer necessary as an Exempt Site policy.
9	Northeast Employment Area – Special Sites New Special Site 1	<p>17.7 Northeast Employment Area</p> <p>Map 17-7 Northeast Employment Area</p>	That Map 17-7 be revised to identify the property located at 2960 - 2980 Drew Road as a Special Site (Special Site 1).	E2-38 (Employment Exception)	See Comment No. 10	See Comment No. 10
		<p>Proposed change to MOP</p> <p>That Map 17-7 be deleted and replaced with the following:</p> <p>(see following page)</p>				

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
						
10	Northeast Employment Area – Special Sites New Special Site 1	17.7 Northeast Employment Area 17.7.x Special Site Policies	That a new Special Site be added (new Special Site 1) as follows:	E2-38 E2-38 zone permits uses and regulations specified for an E2 zone, except the following uses/ regulations will apply:	E2-## (new exception) The E2-## zone will permit uses and regulations for an E2 zone, except the following uses/ regulations will apply:	A new Special Site (Site 1) is proposed for the property located at 2960 – 2980 Drew Road (Great Punjab Business Centre). The lands are proposed by the Province as being a Provincially Significant Employment Zone. The property is not proposed to be redesignated and will

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
			 <p>XX.XX.XX.1 The lands identified as Special Site 1 are located south of Drew Road and west of Airport Road.</p> <p>XX.XX.XX.2 Notwithstanding the policies of this Plan, the following additional policies will apply:</p> <p>a. retail stores will be permitted at a maximum gross floor area of 600 m²;</p> <p>b. opportunities to provide pedestrian connections to adjacent lands, within the site and along Airport Road are encouraged; and</p> <p>c. animal care establishment, commercial school, financial institution, funeral establishment, medical office, motor vehicle rental facility, personal service establishment, restaurants, retail and veterinary clinic uses will be permitted for a maximum of 50% of the buildings' gross floor area. A minimum of</p>	<p>Uses that will not be permitted include the following:</p> <p>truck terminal, waste processing station, waste transfer station, composting facility, adult entertainment establishment, body-rub establishment, broadcasting/ communication facility.</p>	<p>Additional uses that will be permitted include:</p> <ul style="list-style-type: none"> retail store (less than or equal to 600 m² gross floor area) personal service establishment <p>Uses that will not be permitted include uses that are not permitted in the E2-38 zone and the following uses:</p> <p>animal boarding establishment, contractor service shop, convenience restaurant, gas bar, medicinal product manufacturing facility (and restricted), motor vehicle repair facility (restricted), motor vehicle sales, leasing and/or rental facility (commercial motor vehicles), motor</p>	<p>remain Business Employment. Further, the property will continue to be in an Employment Zone (E2 zone).</p> <p>The special site recognizes the unique circumstance of the existing development. Planning review and City initiated municipal comprehensive reviews recognize the importance of the Great Punjab Centre as a place that services the Malton community.</p> <p>Additional uses will be permitted to allow for retail and personal service establishments and other uses (as specified in the proposed changes to MOP and zoning), to a maximum of 50% of the buildings' gross floor area.</p> <p>A parking study was provided by NexTrans in support of a parking reduction for the Great Punjab Business Centre. Staff has reviewed the study and can support parking at 5.4 parking spaces per 100 m² gross floor area for the uses specified in the proposed changes to zoning.</p>

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
			50% of the buildings' gross floor area may be occupied by office and business employment uses.		<p>vehicle service station, motor vehicle wash facility (restricted), and truck fuel dispensing facility</p> <p>A regulation will allow a maximum gross floor area of up to 50% for an animal care establishment, commercial school, financial institution, funeral establishment, medical office, motor vehicle rental facility, personal service establishment, restaurant, retail store, take-out restaurant, veterinary clinic.</p> <p>Parking for the uses listed in the regulation above will be provided at a minimum of 5.4 parking spaces per 100 m² gross floor area.</p>	

COMMENT NO.	SITE LOCATION	MOP POLICY/ SECTION	PROPOSED CHANGES TO MOP	CURRENT ZONING	PROPOSED CHANGES TO ZONING	COMMENTS
11	West of Highway 427 and north of Derry Road East	<ul style="list-style-type: none"> Schedule 10 Land Use Designations 	That Schedule 10 be amended, to designate a portion of the lands located at 7115 Rexwood Road to "Residential Medium Density" as shown below.	RM4-26	No change, remains RM4-26	A portion of the lands located at 7115 Rexwood Road was part of an original road allowance to connect to Highway 427. The lands have been developed and are part of Peel Condominium Plan 631. As such, the parcel should be designated to Residential Medium Density to recognize the existing use.
<p>Proposed change to MOP: That Schedule 10 be revised as follows:</p> 						

Summary of Applicable Policies and Regulatory Documents

The proposed Official Plan amendments and 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 these amendments. The following table is a preliminary assessment of both the City of Mississauga Official Plan policies against provincial and regional planning tools and the proposed amendments.

Policy Document	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS.	The proposed amendments are consistent with the PPS.
<i>A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i>	Mississauga Official Plan is in general conformity with the <i>Growth Plan</i> ; however, certain aspects are undergoing conformity exercises to reflect the new changes in the <i>Growth Plan</i> .	The proposed amendments are 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 conform to the ROP.	The proposed amendments are exempt from Regional approval.
Mississauga Official Plan	<p>The lands are located within the Malton Neighbourhood and the Northeast Employment Character Areas.</p> <p>Neighbourhood policies are intended to ensure that development is sensitive to the Neighbourhood's existing and planned character. Neighbourhoods are not the focus for intensification and are stable residential areas where the existing character is to be preserved.</p> <p>Employment policies are intended to ensure that they contain diverse industrial and business employment uses. Retail, service or infrastructure uses that support the employment base are also located in Employment Areas.</p>	<p>The proposed amendments to MOP update neighbourhood and employment policies specific to the Malton Neighbourhood Character Area and one site in the Northeast Employment Area Character Area.</p> <p>Policies in the Malton Neighbourhood Character Area that are no longer relevant are proposed to be deleted; proposed policies on context/vision/principles, transportation, pedestrian connections, linkages, and privately owned public space are consistent with the official plan and maintain the City structure hierarchy. The land use re-designation to Residential Medium Density (7115 Rexwood Road) is proposed to reflect current land use of the site.</p> <p>Special Site 1 (2960-2980 Drew Road) is located in the Northeast Employment Character Area and remains designated Business Employment. The special site policy and proposed rezoning will allow retail uses while ensuring that the site remains primarily for office and business uses.</p>
Zoning By-law 225-2007	The current zoning in the Malton Neighbourhood Character Area is in alignment with applicable MOP policies and no	n/a

Policy Document	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
	<p>changes are proposed.</p> <p>The lands located at 2960-2980 Drew Road are currently zoned E2-38 (Employment).</p>	<p>A rezoning is proposed from E2-38 (Employment) to E2-Exception (Employment) to allow a variety of retail uses up to a maximum of 50% of the gross floor area, a parking rate reduction, and to continue to restrict uses that are not permitted in the E2-38 zone. The proposed changes to the zoning regulations are summarized in Appendix 2 of this report.</p>

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. In addition, the table provides an assessment as to how the proposed amendments are consistent with PPS and MOP

policies (i.e. □City Initiated Proposal□column). Only key policies relevant to the proposed amendment 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

Section No.	<i>Provincial Policy Statement</i> (PPS)	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
	1.0 Building Strong Healthy Communities		
1	General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy and resilient communities, protecting the environment, public health and safety and facilitating economic growth.	MOP provides policies for efficient land use patterns by recognizing that managing change wisely and directing growth to key strategic locations is critical (Chapter 5 □ Direct Growth). Health of the natural environment is important to human and economic vitality (Chapter 6 □ Value the Environment). MOP emphasizes policies that support completing communities including housing needs, mixed use developments, public health and community infrastructure (Chapter 7 □ Complete Communities). Mississauga will provide for a wide range of employment activities including office and employment uses (Chapter 10 □ Foster a Strong Economy).	The proposed amendments encourage continued revitalization efforts in the neighbourhood that will contribute to achieving a complete community. The proposed Northeast Employment Character Area - Special Site 1 policies and the proposed changes to zoning will permit a diversity of employment uses that will continue to support economic growth.
	1.1 Managing and directing land use to achieve efficient and resilient development and land use patterns		
2	1.1.1 Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns; b) accommodating an appropriate range and mix of residential, employment, institutional,	The existing relevant MOP policies are consistent with the PPS (see comments in Section No. 1) and MOP section 5.3.5 characterizes Neighbourhoods as generally stable areas that are not areas for significant intensification. Development should be sensitive to the Neighbourhood's existing and	A mix of residential dwellings will continue to be permitted in MOP and the existing Malton Neighbourhood policies allow triplexes, street townhouses and other forms of low-rise dwellings with individual frontages on lands designated Low Density II and apartment dwellings on lands

Section No.	Provincial Policy Statement (PPS)	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
	recreation, park and open space, and other uses to meet long-term needs;	planned character. Policies on protecting lands for employment uses and the provision for a variety of employment uses to accommodate existing and future employment uses are emphasized in section 5.3.6 of the official plan.	designated Residential Medium Density. Special Site 1 (2960-2980 Drew Road) is located in the Northeast Employment Character Area and the proposed amendments will continue to allow for a range of employment uses including a banquet hall, commercial school, office, manufacturing and wholesale/distribution. Also see comments in Section No. 1
3	<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 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; are freight-supportive; <p>b) a range of uses and opportunities for intensification and redevelopment.</p>	<p>MOP section 5.3 explains that Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities. Employment Areas will accommodate a mix of employment uses, but will not permit residential uses.</p> <p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities (policy 5.1.6).</p> <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; design streets that facilitate alternative modes of transportation; encourage environments that foster incidental and recreational activity; and encourage land use planning practices conducive to good public health (policy 7.1.3).</p>	<p>The proposed amendments on transportation policies seek to improve the pedestrian environment making it more attractive and safer for pedestrians and cyclists, while continuing to recognize the existing roles of Airport Road and Morning Star Drive.</p> <p>The proposed policies on pedestrian connections to adjacent properties provide support for an enhanced pedestrian experience and safer movement.</p>
1.3 Employment			
4	<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified</p>	See comments in Section No. 2 and Section No. 3	See comments in Section No. 2 and Section No. 3

Section No.	Provincial Policy Statement (PPS)	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
	<p>economic base;</p> <p>c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities;</p> <p>d) ensuring the necessary infrastructure is provided to support current and projected needs.</p> <p>1.3.2.1 Planning Authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.</p>	<p>Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs (policy 10.1.2).</p> <p>Employment Areas will accommodate a diverse mix of employment uses, but will not permit residential uses (section 5.3).</p>	<p>Land use designations and general policies in Northeast Employment Area Character Area are not proposed to be amended. Proposed Special Site 1 policies and zoning recognizes the function that the existing development serves for the surrounding community. To support this function, additional permissions, including retail, are proposed, but limited to a maximum of 50% of the buildings' gross floor area.</p>
1.5 Public Spaces, Recreation, Parks, Trails and Open Space			
5	<p>1.5.1 Healthy, active communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;</p> <p>b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation.</p>	<p>Policies in MOP are intended to achieve an attractive, comfortable and functional public realm and are composed of public lands with a focus on streets and boulevards and edges of private properties as they are visible from, and as they interface with the public streets (section 9.1).</p> <p>Policies regarding the public realm address matters such as the arrangement of streets and blocks, civic buildings, landmarks, gateways, views, public art and open spaces (section 9.1).</p> <p>The public realm will be planned to promote healthy, active communities that foster social connections at all stages of life and encourage built and natural settings for recreation, culture and active transportation (policy 9.3.5.9).</p>	<p>Also see comments in Section No. 2 and Section No. 3</p> <p>The proposed amendments support creating a safe and pleasant public realm. Proposed policy recommends landscape buffers be provided along Airport Road to separate street traffic from pedestrians to create a safe and pleasant public realm.</p> <p>Additionally, it is proposed that the evaluation of development proposals consider privately owned public space.</p>
4.0 Implementation and Interpretation			
7	General Statement of Intent:	As outlined in the table, relevant MOP policies are	The policies of MOP and the proposed amendments are consistent with relevant policies of the <i>Provincial</i>

Section No.	Provincial Policy Statement (PPS)	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
	<p>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 Provincial Policy Statement.</p> <p>4.7 The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement.</p>	consistent with the PPS.	<i>Policy Statement</i> as outlined in this table.

Conformity with Growth Plan 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (*Growth Plan*) (2019) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform to this Plan.

The following table has been prepared to demonstrate how MOP policies conform to the relevant *Growth Plan* policies. In addition the table provides an assessment as to how the proposed amendments are consistent with PPS and MOP policies (i.e. □City Initiated Proposal□column). Only key policies

relevant to the proposed amendment have been included, and the 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* 2019. The proposed policies have been reviewed against *Growth Plan* 2019 policy direction to ensure conformity.

Conformity with the Growth Plan Analysis

Section No.	A Place to Grow: Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
	1. Introduction		
	1.1 The Greater Golden Horseshoe		
1	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, employment, healthy communities, aging, and climate change.	MOP recognizes that Mississauga's sustained population and employment growth will continue to present both challenges and opportunities that need to be addressed through an appropriate growth management strategy (section 4.3). The Official Plan focuses on the strategic management of growth and change through the integration of land use, transportation and design objectives. It includes promoting growth in locations where it is financially sustainable and where it can be developed in compact efficient forms, supported by existing and planned infrastructure. This approach also includes the protection and enhancement of stable areas including the city's natural and cultural heritage resources and residential neighbourhoods (section 4.4).	The proposed amendments recognize neighbourhoods as generally stable residential areas and identify areas with redevelopment opportunities.
	1.2 The Growth Plan for the Greater Golden Horseshoe		
2	The Vision for the Greater Golden Horseshoe	The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural	The Malton Community Vision is that Malton will build on its greatest strength and reputation as an

	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.	heritage resources and its established stable neighbourhoods (Chapter 4 - Vision).	inclusive and welcoming community that respects and celebrates the diversity of its people. Malton will strive to create opportunities that allow families to prosper and young people to realize their fullest potential. Through reinvestment and redevelopment, the community will be revitalized, will be beautiful, and will offer a variety of activities for its residents.
	1.2.1 Guiding Principles		
3	<p>The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a) Complete communities; b) Prioritize intensification; c) Provide flexibility to capitalize on new economic and employment opportunities; d) Support a range and mix of housing options; e) Integrate land use planning and investment in infrastructure; f) Provide different approaches to manage growth that recognize diversity of communities; g) Protect natural heritage, hydrologic, landforms; h) Conserve and promote cultural heritage; i) Integrate climate change considerations. 	<p>The guiding principles of the <i>Growth Plan</i> are incorporated into MOP and include the following:</p> <p>Chapter 5 □ Direct Growth - prioritize intensification; provide different approaches to manage growth that recognize diversity of communities; integrate land use planning and investment in infrastructure;</p> <p>Chapter 6 □ Value the Environment - protect natural heritage, hydrologic, landforms; Integrate climate change considerations</p> <p>Chapter 7 □ Complete Communities - complete communities; support a range and mix of housing options; conserve and promote cultural heritage</p> <p>Chapter 10 □ Foster a Strong Economy, provide flexibility to capitalize on new economic and employment opportunities</p>	<p>The proposed amendment outlines guiding principles which were developed with the Malton community. These principles align with many of the Growth Plan principles, and include the following:</p> <ul style="list-style-type: none"> 1. Revitalize and reinvest □ continuous investment and improvements to make the community safer, more attractive and vibrant 2. Community gathering place □ create vibrant gathering places to socialize, play and celebrate 3. Opportunity for youth □ develop opportunities to help young people realize and fulfill their potential 4. Diversity of uses □ create a variety of uses for retail, commercial and entertainment opportunities 5. Beautification □ make improvements to places and spaces, including streetscapes, intersections, and signage
	1.2.2 Legislative Authority		
4	All decisions made on or after May 16, 2019 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	As the decision on the amendments will occur after May 16, 2019, it must conform to the <i>Growth Plan</i> 2019.
	1.2.3 How to Read this Plan		
5	<p>General Statement of Intent:</p> <p>Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan</p>	MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable provincial planning documents.	The proposed amendments have been reviewed accordingly.
	2. Where and How to Grow		
	2.1 Context		

6	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.	MOP provides policies for efficient land use patterns by recognizing that managing change wisely and directing growth to key strategic locations is critical (Chapter 5 □ Direct Growth). It promotes growth in locations where it is financially sustainable and where it can be developed in compact efficient forms, supported by existing and planned infrastructure (section 4.4). MOP emphasizes policies that support completing communities including housing needs, mixed use developments, public health and community infrastructure (Chapter 7 □ Complete Communities). Increasing the modal share of transit will be important in making decision on transit planning (policy 8.2.3.8) and the City will encourage active transportation and support the development of healthy communities, the City will promote pedestrian activity as an integral part of the multi-modal transportation network (section 8.2.4).	<p>The proposed amendments encourage continued revitalization efforts in the neighbourhood that will contribute to achieving a complete community.</p> <p>The proposed policies recognize that improvements to public and private open spaces, and providing active transportation to support walking and cycling will help create a place that becomes even more attractive for businesses to invest in and for people to reside.</p>
2.2 Policies For Where and How To Grow			
<i>2.2.1 Managing Growth</i>			
7	General Statement of Intent: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	See comments in Section No. 1	See comments in Section No. 1
<i>2.2.5 Employment</i>			
8	<p>2.2.5.3 Retail and office uses will be directed to locations that support <i>active transportation</i> and have existing or planned transit.</p> <p>2.2.5.6 Designate all <i>employment areas</i> in official plans and protect them for appropriate employment uses over the long-term.</p> <p>2.2.5.7 Municipalities will plan for all <i>employment areas</i> within settlement areas by:</p> <p>a) prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;</p>	<p>MOP policies conform to the general intent of the employment policies in the <i>Growth Plan</i>. Several policies in MOP address employment and include the following:</p> <p>Mississauga will integrate land use and transportation planning and sustainable design so that new development is directed to locations that support existing and planned transit and active transportation facilities (section 4.5).</p> <p>Retail, service or infrastructure uses that support the employment base are also located in Employment Areas (section 5.3.6).</p>	<p>The proposed amendments recognize that Airport Road, from Derry Road East to the northern city limit is a commercial area that serves the surrounding community and should accommodate, amongst other elements, active transportation.</p> <p>Special Site 1 (2960-2980 Drew Road) is located in the Northeast Employment Character Area and remains designated Business Employment. The special site policy and proposed zoning will allow retail uses while ensuring that the site remains primarily for office and business uses. Retail stores will be permitted at a maximum gross floor area of 600 m².</p>

	<p>b) Prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and</p> <p>c) Providing an appropriate interface between <i>employment areas</i> and adjacent non-employment areas to maintain land use capacity.</p> <p>2.2.5.12 The Minister may identify provincially significant employment zones and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.</p>	<p>Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs (policy 10.1.2).</p> <p>An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the City's growth forecasts (policy 10.1.3).</p> <p>Employment Areas will accommodate a diverse mix of employment uses, but will not permit residential uses (section 5.3)</p> <p>Employment Areas adjacent to residential areas, sensitive land uses and major roads will be required to meet higher standards of design and to mitigate adverse impacts on adjacent uses (policy 9.2.2.4).</p>	<p>The Northeast Employment Area has been identified by the Province as a proposed provincially significant employment zone (PSEZ). The City provided comments and requested that the lands be removed from the PSEZ. The Province is in the process of reviewing the comments.</p>
3. Infrastructure to Support Growth			
3.2 Policies for Infrastructure to Support Growth			
3.2.2 Transportation □ General			
9	<p>3.2.2 The transportation system within the GGH will be planned and managed to:</p> <p>a) provide connectivity among transportation modes for moving people and for moving goods;</p> <p>b) offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;</p> <p>c) be sustainable and reduce greenhouse gas emissions;</p> <p>d) offer multimodal access to jobs, housing, schools, cultural, and recreational opportunities, and goods and services;</p> <p>f) provide for the safety of system users.</p>	<p>MOP contain policies that encourage a multi-modal transportation system that includes all modes of travel (Chapter 8 □ Create a Multi-Modal City)</p> <p>MOP recognizes the importance of developing a transportation network to support goods movement. Many businesses within Employment Areas rely on the delivery of goods and services by truck. As such, goods movement infrastructure within Employment Areas is necessary in order for businesses to remain competitive within the regional economy (section 5.3.6).</p> <p>In Employment Areas, major collectors will be designed to serve a moderate volume of business and goods movement traffic (section 8.22).</p>	<p>The proposed amendments on transportation policies seek to improve the pedestrian environment making it more attractive and safer for pedestrians and cyclists, while continuing to recognize the existing roles of Airport Road and Morning Star Drive.</p> <p>The proposed policies on pedestrian connections to adjacent properties provide support for an enhanced pedestrian experience and safer movement.</p>
3.2.3 Moving People			
10	3.2.3.4 Municipalities will ensure that active transportation networks are comprehensive	See comments in Section No. 9	See comments in Section No. 9

	and integrated into transportation planning to provide: a) safe, comfortable travel for pedestrians, bicyclists, and other users of active transportation; and b) continuous linkages between strategic growth areas, adjacent neighbourhoods, major trip generators, and transit stations		
3.2.4 Moving Goods			
11	3.2.4.3 Municipalities will provide for the establishment of priority routes for goods movement, where feasible, to facilitate the movement of goods into and out of employment areas and other areas of significant commercial activity and to provide alternate routes connecting the provincial network.	See comments in Section No. 9	See comments in Section No.9
5. Implementation and Interpretation			
12	<p>Statement of Intent:</p> <p>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 the impact of the decision as it relates to the policy of the Growth 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 the plan, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	MOP must conform to the 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 (Section 2.0)	<p>Not directly applicable to the proposed amendments.</p> <p>A comprehensive review of MOP will address the changing and evolving legislative and policy framework set out by the Province and the Region.</p> <p>The amendments, as proposed, are in conformity with the Growth Plan.</p>
13	5.2.2.1 To implement this Plan, the Minister will, in collaboration with other Ministers of the Crown where appropriate, identify, establish,		See comments in Section No. 8.

	<p>or update the following:</p> <p>d) provincially significant employment zones</p> <p>5.2.2.3 The Province may review and update provincially significant employment zones in response to a municipal request.</p>		
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Region of Peel Official Plan

The City Initiated Proposal does not require an amendment to the Region of Peel Official Plan. The proposed amendments were circulated to the Region.

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

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

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