



# WESTON CONSULTING

planning + urban design

Planning and Building Department  
Development and Design Division  
City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

December 20, 2021  
File 9600-1

**Attn: Andrea Dear, Planner**

Dear Ms. Dear,

**RE: Planning Justification Addendum – PPS 2020  
Resubmission – City Files OZ 19/020 W11 & 21T-M19007 W11  
Applications for Zoning By-law Amendment and Draft Plan of Subdivision Approval  
Hanlon Glen Homes Inc.  
1200 Old Derry Road, City of Mississauga**

## 1.0 Introduction and Revisions

Weston Consulting is the planning consultant for Hanlon Glen Homes Inc., the registered landowner of the lands municipally known as 1200 Old Derry Road, in the City of Mississauga (herein referred to as the 'subject site'). Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision Approval Applications were submitted to the City of Mississauga on December 19, 2019. The purpose of this letter report is to augment and update the Planning Justification Report prepared by Weston Consulting, dated December 2019, to address the updated Provincial Policy Statement (PPS) 2020 as the PPS 2014 was addressed in the original Planning Justification Report.

### 1.1 Revised Zoning By-law Amendment and Draft Plan of Subdivision Applications

Zoning By-law Amendment and Draft Plan of Subdivision Applications were submitted to the City of Mississauga on December 19, 2019, following a pre-consultation, Development Application Review Committee (DARC) meeting with the City of Mississauga, which occurred on February 6, 2019. Following receipt of City and public body comments to the applications in 2020, the draft plan has been revised as follows in response to the comments and to address certain inefficiencies in the previous plan:

- “Squaring-off” of the park block (Block A) as requested by City staff
- Inclusion of a walkway on the east side of Street A based on discussions with the Dufferin-Peel Catholic School Board for St. Julia Elementary School

- Creation of a new lot for both the historically designated Simpson-Humphries House and proposed re-location of the Foreman's Residence (revised draft Zoning By-law Amendment allows Medical-Dental Office, Day Care and 2 dwelling units)
- Re-purposing of the former Block G Stormwater Management block to a LID/Restoration block
- Design changes to increase efficiency including the following:
  - Shifting streets west to add more depth to lots facing Street E
  - Lots previously flanking Street B now fronting the street
  - Two blocks previously between Street H and south leg of Street B now one block with a cul-de-sac
  - Lot frontages and depths adjusted along west side of portions of Street B
  - Minor lotting adjustments southeast of Streets A and D
- Resulting unit yield is as follows:
  - 324 dwelling units comprising the Simpson-Humphries House and Foreman's Residence, 260 Single-detached dwellings, and 62 Semi-detached dwellings.

To facilitate development of the revised draft plan, the draft Zoning By-law Amendment has also been revised. The revised draft Zoning By-law Amendment is similar to the original except that the zoning schedule matches changed configurations to the revised draft plan, a new R1-XX Zone is added for Lot 308 on the draft plan for the Simpson-Humphries House and proposed relocation of the Foreman's House to permit two single detached dwellings, medical office and day care as permitted uses, and a R11-YY Zone has been added for proposed single-detached dwellings on shallower lots (due to slight realignment of the roads) requiring a minimum rear yard of 6.5 m rather than 7.0 m as required by the R11-XX Zone.

As indicated in the covering letter to this December 2021 resubmission, there are numerous studies and materials that have been updated, some of which are relevant to the PPS 2020 and which are discussed in this Addendum. These materials have been updated to respond to comments by the City and public bodies to the original applications.

## 2.0 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) came into effect on May 1, 2020. It was approved under the authority of Section 3 of the *Planning Act*, which requires that decisions affecting land use planning matters "*shall be consistent with*" the PPS, which includes policy direction on all matters of provincial interest related to land use planning and development.

The PPS provides direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario. The policies of the PPS are complemented by various provincial plans and Region of Peel and City of Mississauga Official Plan policies. The PPS provides the overarching policy direction towards land use planning throughout the Province, and all land use planning decisions shall be consistent with the policies of the PPS.

Many of the PPS 2020 policies which are relevant to the revised applications, are essentially the same as the PPS 2014 policies as previously discussed in our Planning Justification Report of December 2019. The following PPS 2020 policies are relevant to the revised planning applications:

### **Building Strong Healthy Communities**

Section 1.0 of the Provincial Policy Statement (2020) provides direction related to “Building Strong Healthy Communities” and is applicable to the applications. It generally encourages a variety of land uses within communities and encourages initiatives that make efficient use of infrastructure and encourages development.

Section 1.1.1 contains requirements for managing and directing land use to achieve efficient and resilient development and land use patterns. This Section directs:

*1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.*
- f) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs*
- h) promoting development and land use patterns that conserve biodiversity;*

### **Managing Land Use**

Section 1.1.3 of the PPS includes general requirements for development in Settlement Areas:

*1.1.3.1 Settlement areas shall be the focus of growth and development;*

*1.1.3.2 Land use patterns within settlement areas shall be based densities and a mix of land uses which:*

- a) efficiently use land and resources;*

- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*

*1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

*1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

### **Providing a Range and Mix of Housing**

Section 1.4.3 includes policy direction for the provision of an *appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

### **Public Spaces, Recreation, Parks, Trails and Open Space**

*1.5.1 Healthy, active communities should be promoted by:*

- 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;*
- b) *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

### **Infrastructure and Public Service Facilities**

*1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.*

*1.6.6.7 Planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) minimize, or, where possible, prevent increases in contaminant loads;*
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces; and*
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

### **Transportation Systems**

*1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.*

*1.6.7.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

### **Wise Use and Management of Resources**

Section 2.0 of the PPS pertains to the wise use and management of resources. Section 2.1 pertains to natural heritage features. The relevant policies include the following:

*2.1.1 Natural features and areas shall be protected for the long term.*

*2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

*2.1.4 Development and site alteration shall not be permitted in:*

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*

*Development and site alteration shall not be permitted in:*

- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River)1;*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River);*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest;*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

*2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

*2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

*2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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.*

### **Cultural Heritage and Archaeology**

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

*2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*

*2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying protecting and managing cultural heritage and archaeological resources.*

### **Natural Hazards**

Section 3.1 of the PPS provides direction on development in relation to natural hazards, as shown in the following policies:

*3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time) to areas outside of:*

- b) Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.*

## Human Made Hazards

*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.*

### 3.0 Comment & Analysis on PPS 2020

The revised applications for Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the above-cited relevant policies of the PPS 2020 as follows:

- The revised draft plan and draft zoning by-law amendment promote efficient development and land use patterns by efficiently using the land and are appropriate for and efficiently use the infrastructure planned and available without uneconomical expansion and support active transportation, in accordance with Sections 1.1.1a), 1.1.3.2 a), b) and e) and 1.4.3 c) and d). They also promote development standards which facilitate compact form/new residential development, minimizing the cost of housing in accordance with Sections 1.1.3.4. and 1.4.3 f). The proposed zoning includes special performance standards for reduced yards and increased coverages to allow current market demand housing on lots with relatively smaller frontages and areas rather than increasing both, allowing for more compact development. The updated Functional Servicing and Stormwater Management Report and related materials demonstrate that water and wastewater servicing is available from existing infrastructure with surplus capacities. The draft plan accommodates a proposed trail system from the valley lands to the east, provides sidewalks and walkways, can accommodate cycling, and the lands are in proximity to existing multi-use trails.
- The revised applications apply to a designated growth area by definition (designated in both the Region and City Official Plans for growth over the long term planning horizon which have not been fully developed), adjacent to an existing built-up area to the east, and provide for compact form as discussed above, with a mix of uses and densities comprising larger and smaller single-detached lots and semi-detached lots, consistent with Section 1.1.3.6 of the PPS 2020. The revised applications efficiently use the land, infrastructure and public service facilities in a reasonable manner given the City's Official Plan policies which provide for development that integrates with the existing area to the east.
- The revised applications are consistent with Section 1.5.1 a), b) and d) of the PPS 2020. These matters are discussed in detail in the updated Architectural/Urban Design Guidelines by John G. Williams Ltd., the WSP Response to City TIS Comments, and in the updated Functional Servicing and Stormwater Management Report by DSEL. The revised draft plan promotes a healthy, active community by providing: safe public streets in a general grid-road pattern which have been reviewed for sight-lines and traffic conflicts with sidewalks and lighting; widened walkways; the provision of 3 view corridors to the valley lands with the opportunity for interpretative panels to convey natural heritage significance to the public; potential community facilities on Lot 308 (medical office/day care) within heritage buildings with the opportunity for a commemorative plaque; a central

dual frontage park with playground; community mail boxes; and it accommodates a trail system from the valley in addition to being in proximity to other multi-use trails in the area. The revised draft plan provides for safe facilities and includes Crime Prevention Through Environmental Design (CPTED) measures, fosters social interaction, facilitates active transportation (walking and cycling) and community connectivity, provides an equitable distribution of publicly built and natural settings for recreation, and it recognizes the protected valley lands while minimizing negative impacts to this area with appropriate buffers and other mitigation measures as discussed in the updated supporting studies by Dillon and DSEL.

- Infrastructure for the revised applications is addressed in a number of updated studies/materials by DSEL, Geopro and WSP as cited in the covering letter to the resubmission which support consistency with Sections 1.6.2 and 1.6.6.7 of the PPS 2020. A treatment train approach for minor stormwater conveyance is proposed based on oil-grit separators and low impact development measures to provide water quality and erosion controls. Overall performance of the system achieves enhanced water quality protection of at least 80% TSS removal and 97% or infiltration of 4.9 mm runoff generally achieving erosion control criteria. The stormwater system is integrated with water and sanitary services which are provided by connecting to existing local and trunk lines in the area with surplus capacities, allowing for optimization and financial feasibility of the overall servicing system. Mitigation to reduce thermal inputs to the receiving watercourse will be considered during the detailed design stage. Conveyance of the major stormwater conveyance (up to the 100 year event) meets City standards.

In order to maintain the water balance by increasing infiltration and reducing run-off, low impact development measures are proposed comprised of disconnecting roof leaders, increasing top soil depths, rear-yard infiltration trenches, bio-swales and a rain garden. Standard erosion and control measures are recommended.

With appropriate conditions of draft plan approval, infrastructure, including stormwater management for the revised applications, will be consistent with these PPS policies.

- The transportation system included with the revised draft plan design and as evaluated by WSP's original Transportation Impact Study and through their response to City comments, demonstrates that the system is safe for vehicles and pedestrians, connective to the existing community, meets satisfactory levels of service at the intersections, and that the surrounding roads have adequate capacity. The proposed development can be accommodated through 3 road connection scenarios which were evaluated; the one proposed by the revised draft plan is the most connective and allows access to Old Derry Road which reduces traffic infiltration into the existing residential area to the east both by future residents and construction traffic. The system includes active transportation and transit and is energy efficient for its locational characteristics. The proposed transportation system efficiently uses existing and planned transportation infrastructure. A number of Transportation Demand Management initiatives are recommended for implementation. The system, is therefore, consistent with Sections 1.6.7.1 and 1.6.7.2 of the PPS 2020.

- The December 2019 Planning Justification Report by Weston Consulting reviewed the original applications in the context of the PPS 2014 Natural Heritage policies. The PPS 2020 Natural Heritage policies which are relevant remain unchanged and the revised applications are consistent for largely same reasons. The updated Environmental Impact Study and Tree Inventory and Arborist Report by Dillon are further refined to address specific City and public body comments from the original applications and refinements in the updated DSEL and Geopro studies. Some additional field work was conducted. Buffers as proposed on the revised draft plan remain unchanged and are considered acceptable. Due to engineering requirements for the noise barrier along the southern limit of the site, some grading within the buffer is required and is considered acceptable and the impacts can be mitigated. The revised Dillon EIS maintains that negative impacts to the NHS can be avoided or minimized through a series of mitigation, restoration and management measures. The buffers and measures recommended by the updated EIS therefore continue to ensure that there will be no negative impacts on the Significant Woodland, Significant Valleyland and Significant Wildlife Habitat or their ecological functions. As such, approval of the revised applications will be consistent with the policies in Section 2.0 of the PPS 2020 with appropriate draft plan conditions.
- Since receipt of the City and public body comments on the original applications, ASI has completed a Stage 3 Site Specific Archaeological Assessment and Supplemental Documentation, dated Sept. 22, 2021, which have been provided to the City and Ministry of Heritage, Sport, Tourism and Culture Industries. With the subject resubmission, a mitigation strategy by ASI relating to Stage 3 Indigenous Sites and Historical Sites and an ASI Record of Indigenous Engagement are provided to respond to City comments on the original applications. A Stage 4 Archaeological Assessment will be carried out. The materials provided to date allow approval of the revised applications to be consistent with Sections 2.6.1, 2.6.2, 2.6.4 and 2.6.5 of the PPS 2020 and any outstanding matters can be secured through conditions of draft plan approval.
- The original applications contemplated demolition of the Owner's Residence and Foreman's Residence and relocation of the historically designated Simpson-Humphries House to another lot. Based on comments provided by the City and further review, the revised draft plan contemplates retention of the Simpson-Humphries House at the same location (although it may be raised due to grading) and relocation of the Foreman's Residence, both to be located on Lot 308 of the revised draft plan with revised draft zoning allowing for residential use, medical office and/or day care. The revised draft plan contemplates demolition of the Owner's Residence. On April 14, 2021, the City gave Notice of Intention to designate both the Owner's Residence and Foreman's residence under the *Ontario Heritage Act* which has been appealed by the applicant. An evaluation of consistency with Sections 2.6.1 and 2.6.3 of the PPS 2020 regarding development and site alteration on adjacent lands to protected heritage properties requires resolution of the appeal and further heritage approvals and can be addressed by a draft plan condition(s). As such, City comments relating to built heritage have not been addressed in the response matrix.

- Development continues to be setback from natural hazards comprising flooding and erosion in accordance with CVC setbacks and as supported by an updated Geopro Slope Stability Study and updated Geomorphix EIS/FSS Geomorphological Support. The constraint lines are shown on the revised draft plan and supported by mapping and these updated studies. As such development is outside and appropriately setback from these hazards, consistent with Section 3.1.1 b) of the PPS 2020.
- Updated Phase 1 and 2 ESAs and a reliance letter have been provided with this resubmission. The updated Phase 2 ESA finds that soil and groundwater samples satisfy MECP applicable standards. Therefore, the applications are consistent with Section 3.2.2 of the PPS 2020.

#### 4.0 Conclusion

The revised applications for rezoning and draft plan of subdivision approval seek to facilitate the development of 324 dwelling units, a park, view corridors, a LID/Restoration block, new community uses, and new public roads on 20.9 ha of land, which are planned for development in accordance with the Region of Peel and City of Mississauga Official Plans.

As supported by the forgoing comments and analysis, it is our opinion that approval of the revised applications with appropriate draft plan conditions will be consistent with the Provincial Policy Statement 2020, as required by Section 3(5)(a) of the *Planning Act*.

Please contact the undersigned at extension 232 or Adam Santos at extension 276 if you have any questions.

Yours truly,

**Weston Consulting**

**Per:**



Robert Walters, M.PL, MCIP, RPP  
Senior Associate