



MISSISSAUGA

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	January 27, 2022	
OPA NUMBER	OPA 134 (By-law 0008-2022)	
ZONING BY-LAW NUMBER	0009-2022	
DATE PASSED BY COUNCIL	January 19, 2022	
LAST DATE TO FILE APPEAL	February 16, 2022	
FILE NUMBER	OZ 17/017	Ward 11
APPLICANT	Robert Russell Planning Consultants Inc.	
PROPERTY LOCATION	The lands affected by this Amendment are located north of Highway 401, east of Second Line West, and west side of Harmony Hill. The subject lands are located in the Meadowvale Village Character Area, as identified in Mississauga Official Plan.	

TAKE NOTICE that on January 19, 2022 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 134 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Greenlands to Residential Low Density II and Residential Medium Density.

The purpose of the Zoning By-law is to permit six semi-detached and 13 condominium townhouses, and to protect the natural area. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "RM2-61" (Semi-Detached - Exception), "RM4-79" (Townhouses - Exception) and "G1" (Greenlands - Natural Hazards).

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 134 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal a copy of an appeal form is available from the OLT website at olt.gov.on.ca. An appeal must be filed by mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **February 16, 2022**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Lorie Sterritt of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5403

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0009-2022

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.8.3.61	Exception: RM2-61	Map # 44W	By-law:
In a RM2-61 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulation			
4.8.3.61.1	Maximum lot coverage		48%

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

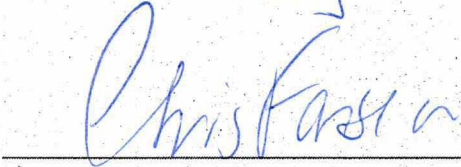
4.10.2.79	Exception: RM4-79	Map # 44W	By-law:
In a RM4-79 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.79.1	The regulations of Lines 3.0, 7.0, 8.0 and 12.2 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.79.2	Minimum lot frontage		12.0 m
4.10.2.79.3	Minimum setback from a garage face to a condominium road		6.0 m

4.10.2.79	Exception: RM4-79	Map # 44W	By-law:
4.10.2.79.4	Notwithstanding Sentence 4.10.2.79.6 of this Exception, maximum projection outside of the buildable area identified on Schedule RM4-79 of this Exception of a porch, deck, stairs or wing wall located at and accessible from the first storey or below the first storey of the dwelling, attached to the wall containing the main front entrance of a townhouse		1.2 m
4.10.2.79.5	Maximum height		11.5 m and 3 storeys
4.10.2.79.6	All site development plans shall comply with Schedule RM4-79 of this Exception		


3.
Map Number 44W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "RM2-61", "RM4-79" and "G1", and deleting therefrom the "Greenlands Overlay" from the zoning of Part of Lot 9, Concession 2, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM2-61", "RM4-79" and "G1" zoning shall only apply to the lands and the "Greenlands Overlay" shall not apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM2-61" "RM4-79" and "G1" zoning indicated thereon and the "Greenlands Overlay" deleted therefrom.
3.
This By-law shall not come into force until Mississauga Official Plan Amendment Number 134 is in full force and effect.

ENACTED and PASSED this 19th day of January, 2022.

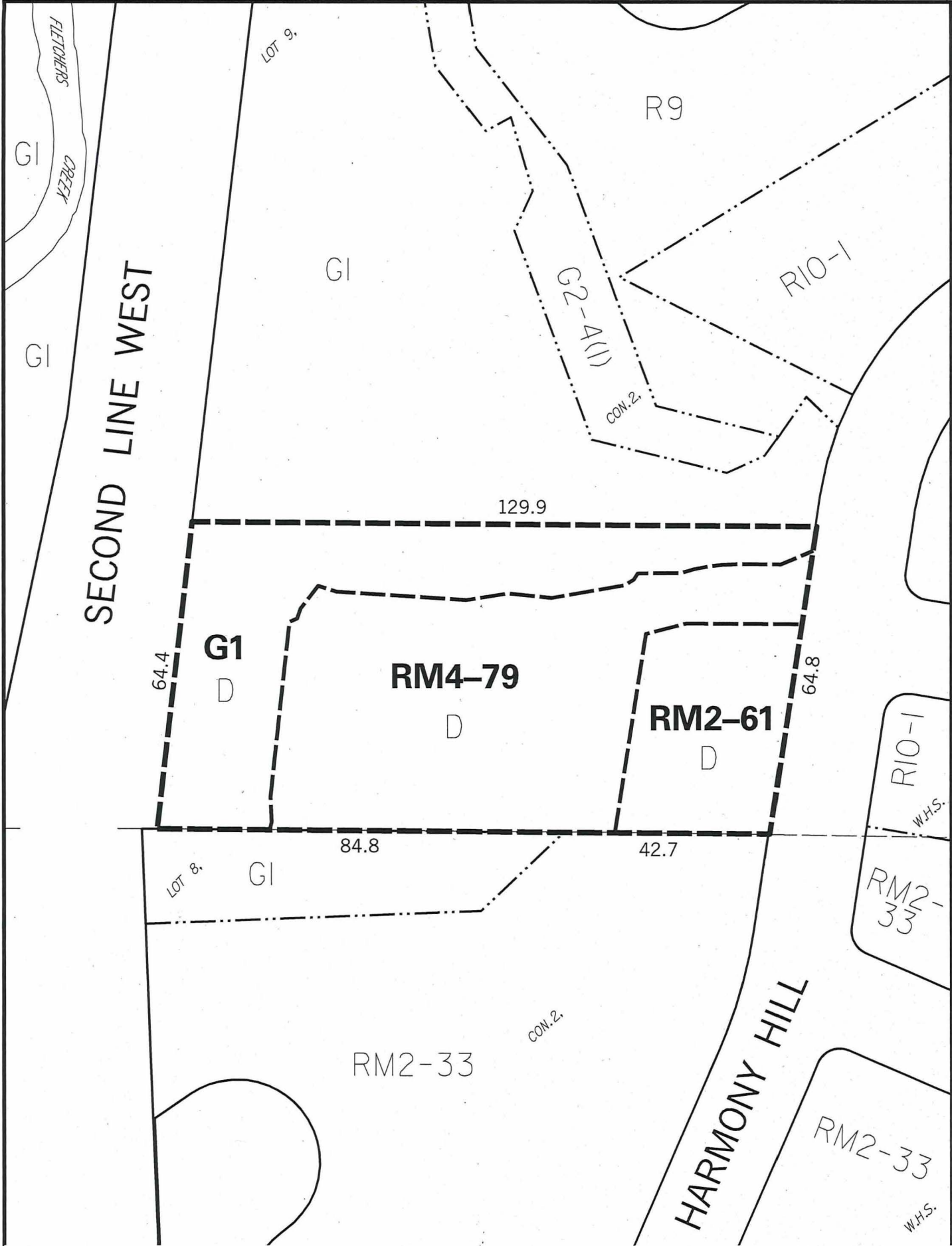
Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: January 6, 2022
File: OZ 17/017 W11



ACTING MAYOR



CLERK



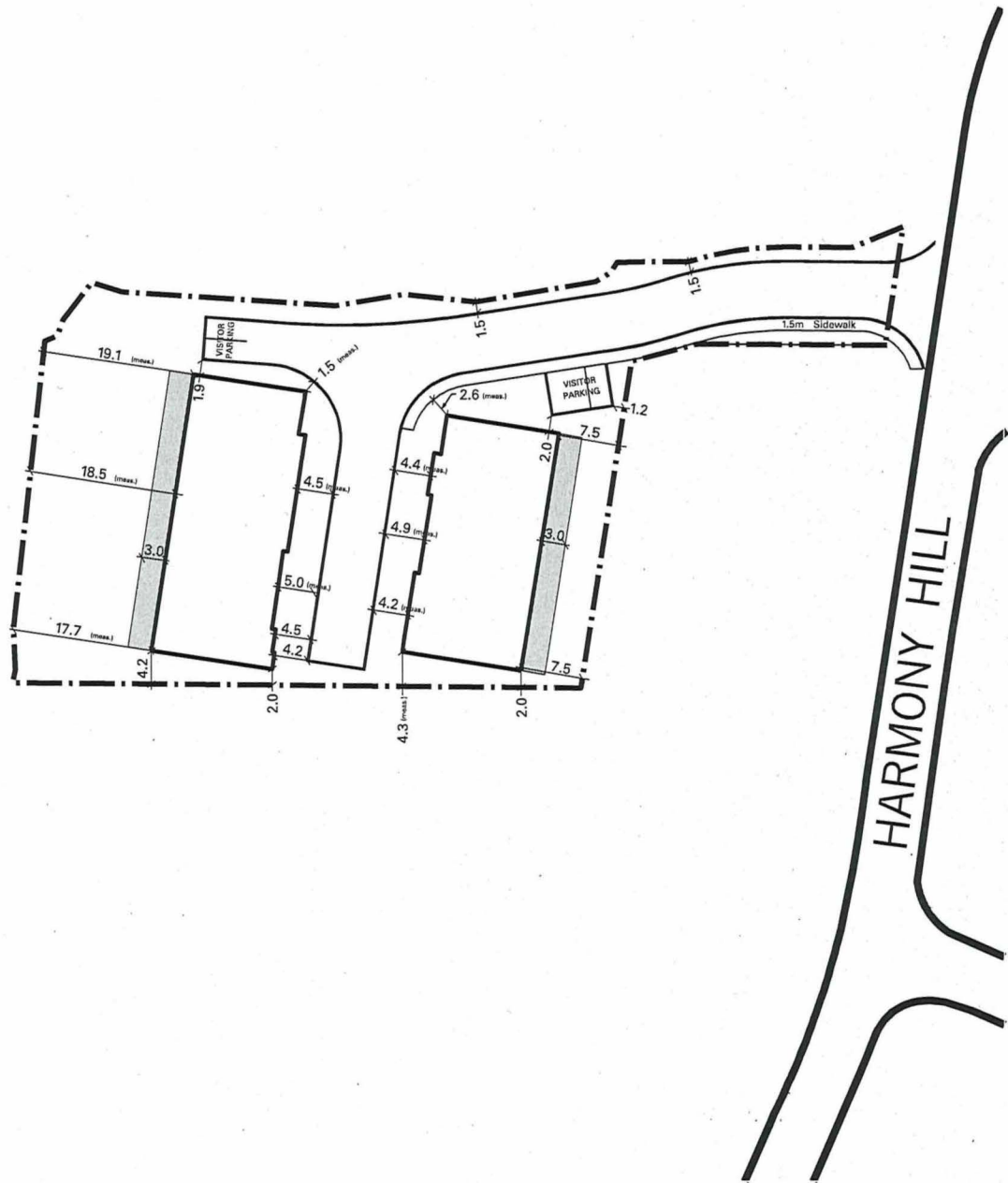
This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-27945.

THIS IS SCHEDULE "A" TO
BY-LAW 0009-2022

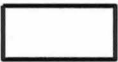

PASSED BY COUNCIL ON
January 19, 2022

CITY OF MISSISSAUGA

SECOND LINE WEST



HARMONY HILL

-  BUILDABLE AREA
-  PORCH OR DECK

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey.



THIS IS SCHEDULE "RM4-79"

AS ATTACHED TO BY-LAW 0009-2022

PASSED BY COUNCIL ON January 19, 2022

APPENDIX "A" TO BY-LAW NUMBER 0009-2022

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit six semi-detached and 13 condominium townhouses, and to protect the natural area.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "RM2-61" (Semi-Detached - Exception), "RM4-79" (Townhouses - Exception) and "G1" (Greenlands - Natural Hazards).

"D" permits a building or structure legally existing on the date of passing of Zoning By-law 0225-2007 and the existing legal use of such building or structure.

"RM2-61" permits semi-detached and detached dwellings.

"RM4-79" permits townhouses.

"G1" permits flood control, stormwater management, erosion management, natural heritage features and areas conservation.

Location of Lands Affected

East of Second Line West, west of Harmony Hill, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Lorie Sterritt of the City Planning and Building Department at 905-615-3200 ext. 5403.

[Http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 17 017 W11.by-law.ls.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ%2017%20W11.by-law.ls.jmcc.docx)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0008-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 134

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel, ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 134, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in the land use designation from Greenlands to Residential Low Density II and Residential Medium Density, within the Meadowvale Village Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 134 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 19th day of January, 2022.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: January 6, 2022
File: OZ 17/017 W11

Chris Fargen

ACTING MAYOR

W. O. Busch

CLERK

Amendment No. 134

to

Mississauga Official Plan

By-law No. 0008 - 2022

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NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 134 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 19th day of January, 2022.

Signed

Chris Fonseca
ACTING MAYOR

Signed

WAT RUSN
CLERK

Amendment No. 134
to
Mississauga Official Plan

The following text and Maps "A" to "D" attached constitute Amendment No. 134.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated November 12, 2021, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Greenlands to Residential Low Density II and Residential Medium Density.

LOCATION

The lands affected by this Amendment are located north of Highway 401, east of Second Line West, and west side of Harmony Hill. The subject lands are located in the Meadowvale Village Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Greenlands which permits natural areas.

An Official Plan Amendment is required to change the land use designation of the subject lands to Residential Low Density II and Residential Medium Density to permit six semi-detached dwellings and 13 townhouse dwellings.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal makes efficient use of an underutilized detached dwelling lot.
2. The proposal provides a variety of housing forms at an appropriate density.
3. There is adequate infrastructure to accommodate the development including transit, parks and recreation facilities and schools within close proximity.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by removing lands from the Green System, as shown on Map "A" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by removing lands from the Green System, as shown on Map "B" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the Natural Hazards boundary, as shown on Map "C" of this Amendment.
4. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation from Greenlands to Residential Low Density II and Residential Medium Density, as shown on Map "D" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan October 21, 2021.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

LEGEND

GREEN SYSTEM

 Green System

CITY STRUCTURE

 Downtown


 Major Node

 Community Node

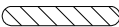
 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

CORRIDORS

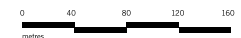
 Corridor

 Intensification Corridor

 AREA OF AMENDMENT

Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A' Part of Schedule 1-Urban System of Mississauga Official Plan





EXISTING

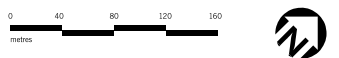
AMENDED



LEGEND:

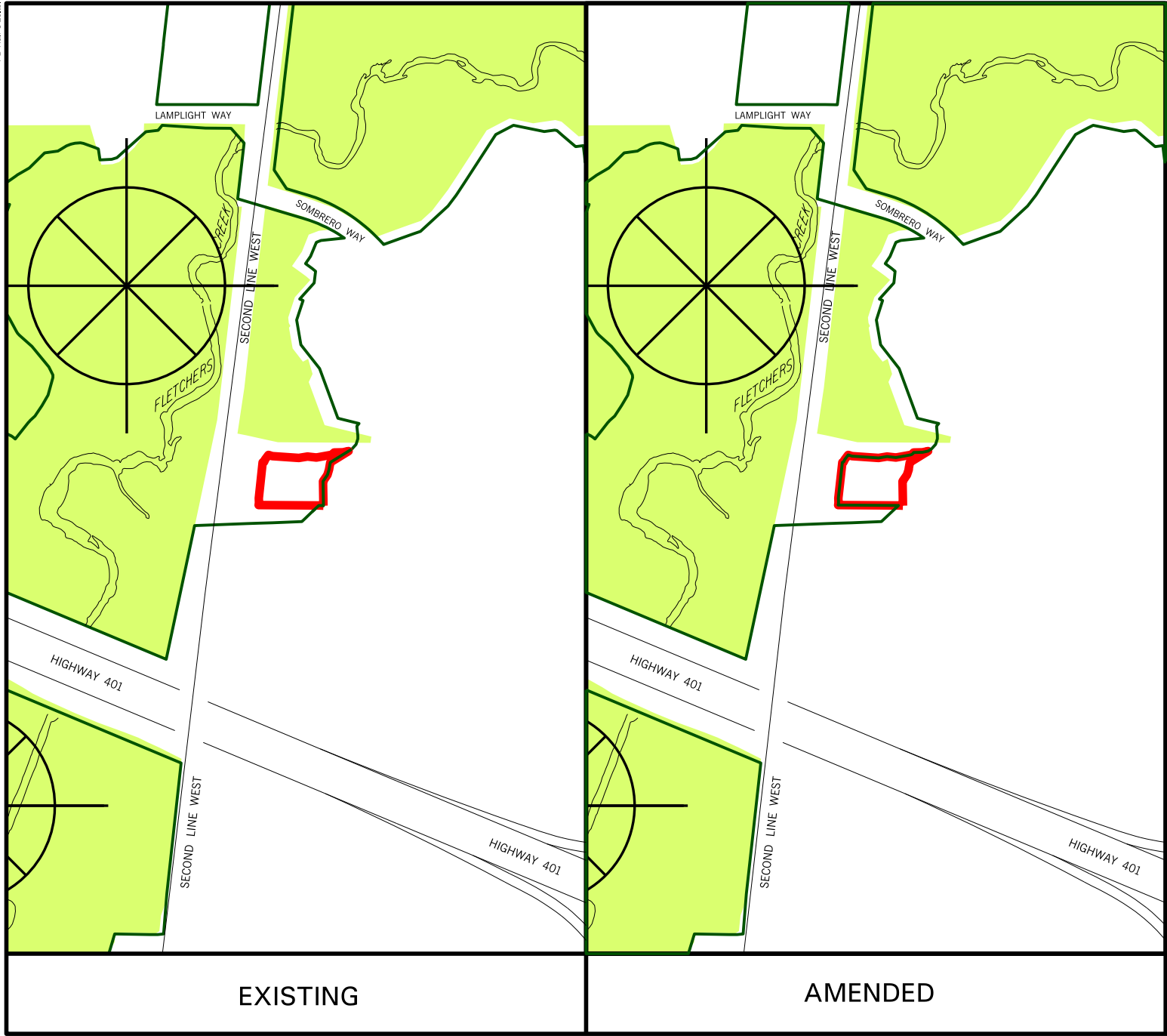
-  Green System
-  AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan





LEGEND

- Natural Heritage System:**
- Significant Natural Areas and Natural Green Spaces
 - Special Management Areas
 - Linkages
 - Residential Woodlands
 - Provincially Significant Wetlands
 - Other Wetlands
 - Areas of Natural and Scientific Interest Provincial Significance
 - Areas of Natural and Scientific Interest Regional Significance

- Natural Hazards:**
- Natural Hazards
 - Two Zone Floodplain Regulations
 - Special Policy Area Floodplain
 - AREA OF AMENDMENT

Notes:

- The entire Green System is shown on Schedule 1a.
- Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
- The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.



MAP 'C'

Part of Schedule 3

Natural System

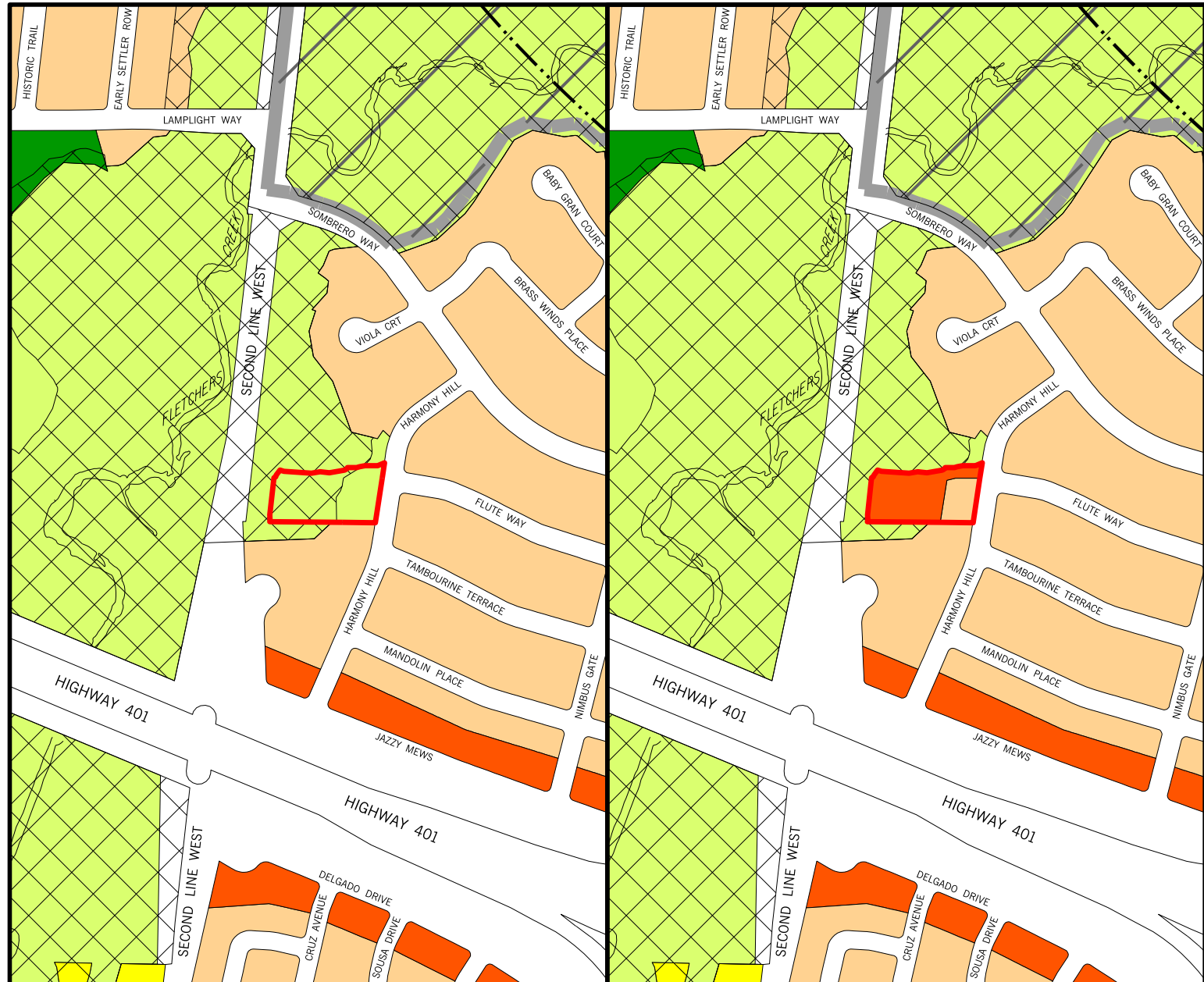
of Mississauga Official Plan



EXISTING

AMENDED

PB-Half-Size.tbl
11/10/2021
breric



LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Public Open Space
- Greenlands

BASE MAP INFORMATION

- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards

AREA OF AMENDMENT

FROM:

- GREENLANDS

TO:

- RESIDENTIAL LOW DENSITY II
- RESIDENTIAL MEDIUM DENSITY

MAP 'D'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on December 10, 2018 in connection with this proposed Amendment.

Fourteen oral submissions were made at the Public Meeting.

Issues raised at the meeting related to traffic, results and timing of the traffic study, safety for students walking to schools, low impact development measures, density, and reduction of greenspaces and trees.

These issues have been addressed in the Planning and Building Department Report dated November 12, 2021 attached to this amendment as Appendix II.

City of Mississauga

Corporate Report



<p>Date: November 12, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: OZ 17/017 W11 and T-M17005 W11</p> <hr/> <p>Meeting date: December 6, 2021</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit 6 semi-detached dwellings and 13 condominium townhomes

6611 Second Line West, east side of Second Line West, north of Highway 401

Owner: 2512461 Ontario Limited

Files: OZ 17/017 W11 and T-M17005 W11

Recommendation

1. That the applications under Files OZ 17/017 W11, 2512461 Ontario Limited, 6611 Second Line West to amend Mississauga Official Plan to **Residential Low Density II** and **Residential Medium Density**; to change the zoning to **RM2-61** (Semi-Detached – Exception), **RM4-79** (Townhouses – Exception) and **G1** (Greenlands) to permit 6 semi-detached dwellings, 13 condominium townhomes and protect the natural area be approved in conformity with the provisions outlined in Appendix 2.
2. That the draft plan of subdivision under File T-M17005 W11, be received for information and that Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

5. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

Executive Summary

- The applications are to amend the policies of the official plan, change the zoning by-law and approve a plan of subdivision to permit 6 semi-detached dwellings, 13 condominium townhomes and protect the adjacent natural area
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including adjustments to the development limits and grading
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

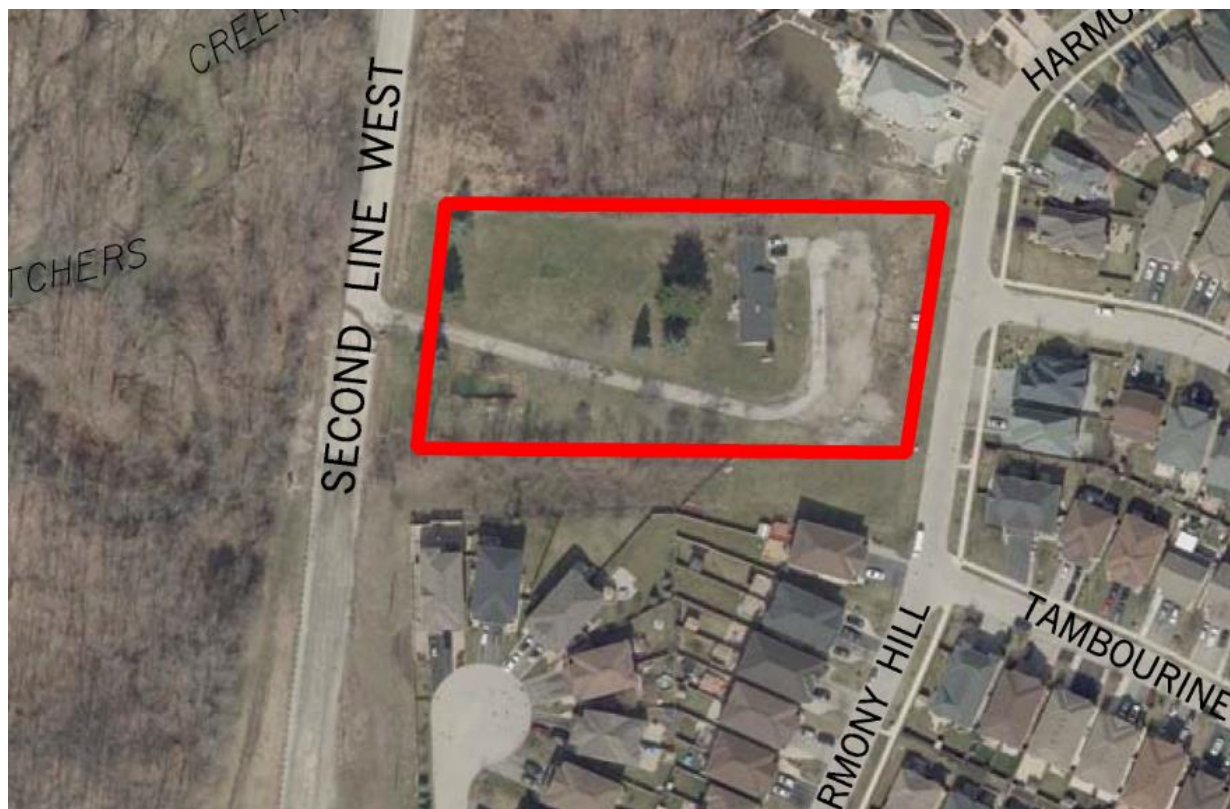
A public meeting was held by the Planning and Development Committee on December 10, 2018, at which time an Information Report (Item 4.6

https://www7.mississauga.ca/documents/committees/pdc/2018/2018_12_10_PDC_Agenda.pdf) was received for information. Recommendation PDC-0072-2018 was then adopted by Council on December 12, 2018.

That the report dated November 20, 2018, from the Commissioner of Planning and Building regarding the applications by 2512461 Ontario Limited to permit 3 lots for 6 semi-detached homes and 13 condominium townhomes and a greenlands block, under Files OZ 17/017 W11 and T M17005 W11, 6611 Second Line West, be received for information.

That fourteen (14) oral submission made to the Planning and Development Committee at its meeting held on December 10, 2018, be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 6611 Second Line West

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Adjustments to the development area limits
- Relocating the driveway and walkway to provide a greater separation to the greenlands
- Grading changes to the property and reducing the proposed retaining walls

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on November 15, 2018. A community meeting was held by Ward 11 Councillor George Carlson on April 11, 2018. Approximately 70 people attended the meeting. 58 people requested to be notified of any upcoming meetings and 20 provided comments. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on December 10, 2018. Fourteen members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from Greenlands to Residential Low Density II, Residential Medium Density and Greenlands.

The proposed official plan amendment, rezoning and draft plan of subdivision applications to permit 6 semi-detached dwelling units, 13 townhomes and protection of the adjacent natural area have been found acceptable, based upon the following:

- The proposal represents intensification of an underutilized property
- The proposal provides for a variety of housing forms within the Meadowvale Village Neighbourhood Character Area
- There is adequate infrastructure to accommodate the development including transit, parks, recreational facilities and schools.

Strategic Plan

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

Financial Impact

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

Conclusion

In summary, the proposed development has been designed to be compatible with the existing and planned character of the neighbourhood, provides an appropriate form of intensification and increases the housing choices for residents. The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

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

Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: City Conditions of Approval



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

Prepared by: Lorie Sterritt, Development Planner

City of Mississauga Corporate Report



Date: November 20, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's files:
OZ 17/017 W11,
T-M17005 W11

Meeting date:
2018/12/10

Subject

PUBLIC MEETING INFORMATION REPORT (Ward 11)

Applications to permit 6 semi-detached homes, 13 condominium townhomes and to add additional lands to the adjacent greenlands

6611 Second Line West, East side of Second Line West, north of Highway 401

Owner: 2512461 Ontario Limited

Files: OZ 17/017 W11 and T-M17005 W11

Pre-Bill 139

Recommendation

That the report dated November 20, 2018, from the Commissioner of Planning and Building regarding the applications by 2512461 Ontario Limited to permit 3 lots for 6 semi-detached homes and 13 condominium townhomes and a greenlands block, under Files OZ 17/017 W11 and T-M17005 W11, 6611 Second Line West, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed interpretation and preliminary planning analysis (Appendix 1).

PROPOSAL

Official plan amendment, rezoning and draft plan of subdivision applications are required to permit 6 semi-detached homes, 13 condominium townhomes and to add additional lands to the adjacent greenlands. The applicant is proposing to change the **Greenlands** designation on the subject property to **Residential Low Density II**, **Residential Medium Density** and **Greenlands**. The zoning will also need to change from **D** (Development) to **RM2 - Exception** (Semi-detached), **RM4 - Exception** (Townhouse Dwellings) and **G1** (Greenlands) to implement this development proposal. Through site visits and subsequent environmental studies and

Planning and Development Committee	2018/11/20	2
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Originator's file: OZ 17/017 W11
T-M17005 W11

reports, it has been determined that the eastern portion of the subject property has some development potential. The western portion of the property slopes towards Fletchers Creek and includes natural hazards and natural heritage features which should continue to be protected. This western portion is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the Greenlands system. There is a small woodlot along the northern property boundary which would also be protected through a Greenlands zone.

Comments

The property is located north of Highway 401, east of the closed portion of Second Line West road allowance and fronts onto Harmony Hill. The property is located within the Meadowvale Village Neighbourhood Character Area and the site is currently occupied by a detached home which will be removed prior to development.

There are greenlands and detached homes to the north and west of the subject property. Across the street to the east and south of the property are detached and semi-detached homes. The property is within the Credit Valley Conservation screening area and slopes down toward Second Line West and Fletchers Creek.

Aerial Image of 6611 Second Line West



Applicant's elevations of the proposed semi-detached homes and townhomes



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.

Planning and Development Committee	2018/11/20	4
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Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

Financial Impact

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

Conclusion

All agency and City department comments have been received. There are some technical issues which still need to be addressed including increased traffic impacts and finalizing the limits of development to the satisfaction of the CVC to deal with the slope of the lands and the natural features including potential impacts on an area subject to the Endangered Species Act. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 2512461 Ontario Limited

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1. Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D** (Development), which permits the existing detached home
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Greenlands in the Meadowvale Village Neighbourhood Character Area

2. Site Context

The property is located on the east side of the closed road allowance of Second Line West, north of Highway 401. The property has frontage along Harmony Hill and is located within the Meadowvale Village Neighbourhood Character Area. The site contains a vacant detached home. Development is proposed on the eastern portion of the property along Harmony Hill. The western portion (abutting the Second Line West road allowance) slopes almost 8 metres (26.2 ft.) downward from Harmony Hill towards Fletchers Creek and includes natural hazards and natural heritage features which will continue to be protected. This western portion is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan and is subject to the core area greenlands policies. There is also a woodlot along the northern property line which would also be protected through a Greenlands zone. The neighbourhood consists of detached, semi-detached and townhomes.

Aerial Image of 6611 Second Line West



Property Size and Use	
Frontages:	
Harmony Hill	64.83 m (212.7 ft.)
Second Line West	64.38 m (211.2 ft.)
Depth:	129.87 m (426.1 ft.)
Gross Lot Area:	0.83 ha (2.1 ac.)
Existing Use:	Detached home

The surrounding land uses

North Greenlands and detached homes
 East Detached and semi-detached homes
 South Semi-detached homes
 West Greenlands including Fletchers Creek

Image of existing conditions facing Harmony Hill



3. Neighbourhood Context

The property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were developed in the early 2000's. The population is mostly middle-aged and younger and is reflected in the census information which indicates over 65% of the homes having three or more people living in them.

Other Development Applications

There are no active development applications in the vicinity of the subject property.

Community Services and Infrastructure

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

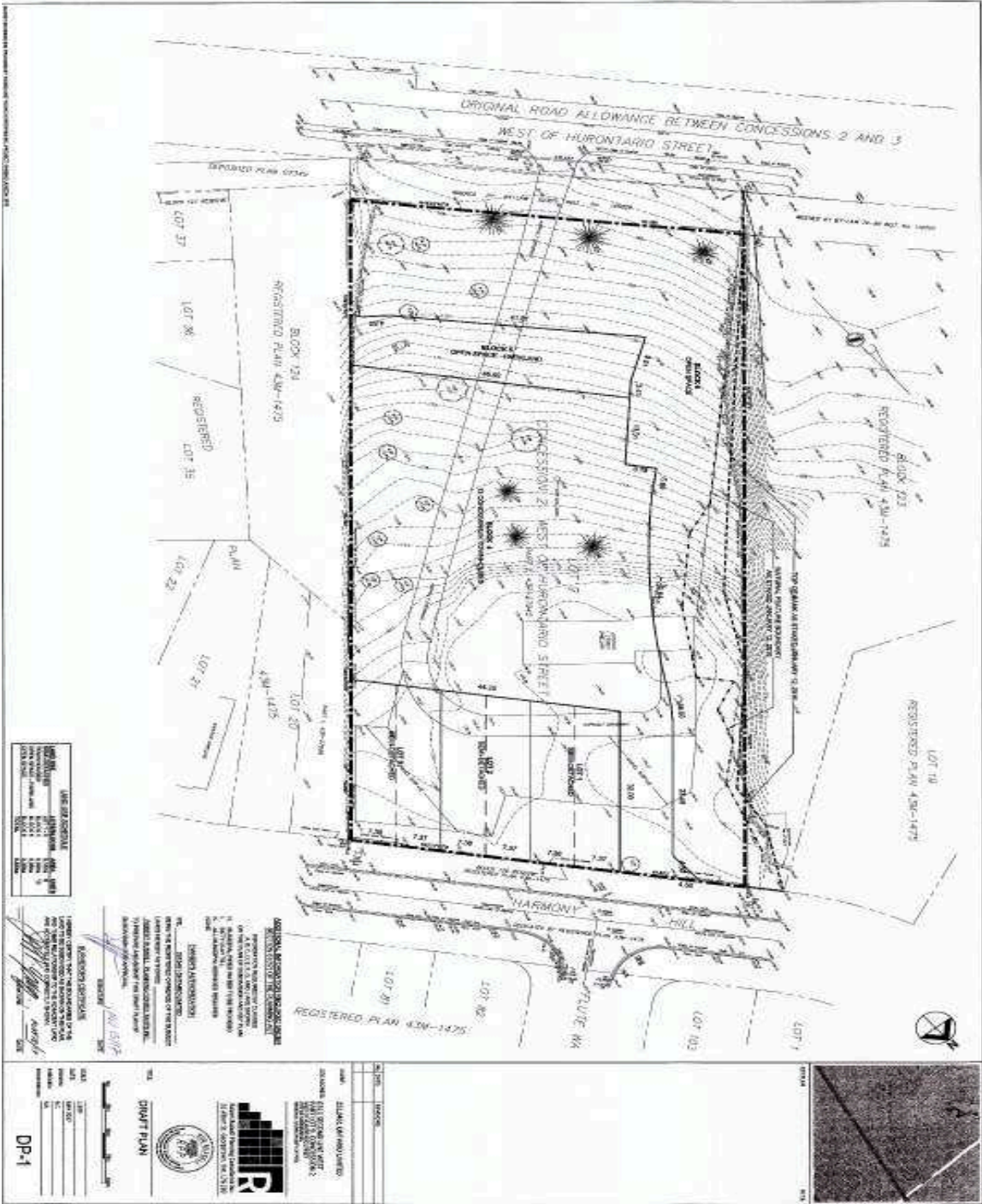
4. Project Details

The applications are to permit 6 semi-detached homes and 13 condominium townhomes and a Greenlands block through a plan of subdivision. The semi-detached homes will front directly onto Harmony Hill with individual driveways and provide a consistent street frontage. The proposed townhomes will be located to the rear of the semi-detached homes and will be accessed by a condominium road off of Harmony Hill. The rear portion of the property abutting the closed road allowance for Second Line West will be a protected valleyland and the northern portion of the lot will remain as a woodlot.

Development Proposal		
Applications submitted:	Received: December 5, 2017 Deemed complete: February 12, 2018	
Developer/Owner:	2512461 Ontario Limited	
Applicant:	Robert Russell Planning Consultants	
Number of units:	6 semi-detached homes 13 condominium townhomes	
Height:	2 and 3 storeys	
Landscaped Area:	30% for condominium townhomes	
Road type:	The townhomes will front onto a condominium road. The semi-detached homes will front onto Harmony Hill.	
Anticipated Population:	60* *Average household sizes for all units (by type) based on the 2016 Census	
Parking for semi-detached homes:	Required 12	Proposed 12
Parking for townhomes:	Required	Proposed
Resident spaces	26	26
Visitor spaces	3	4
Total	29	30

Concept Plan and Elevations

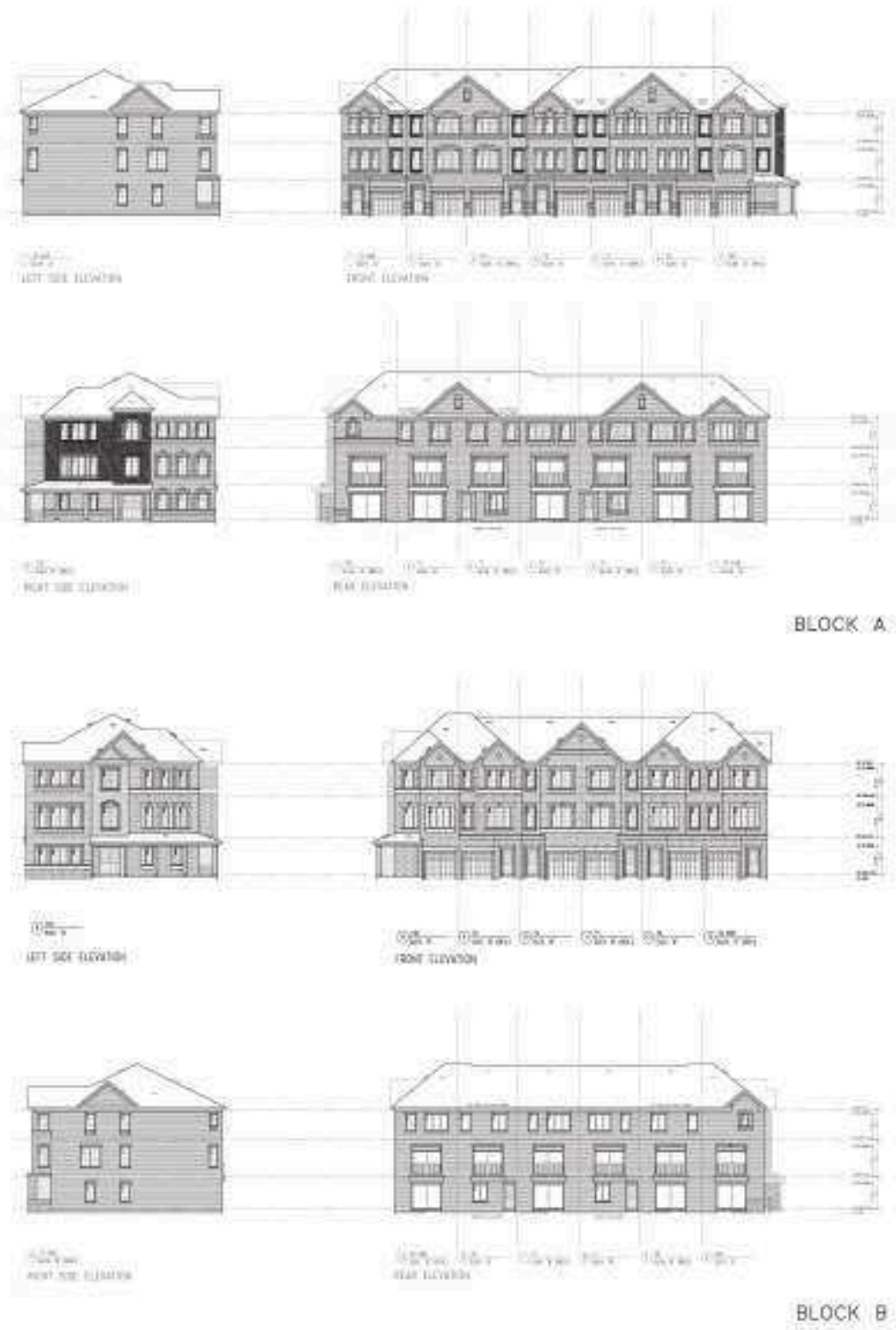
Draft Plan of Subdivision



Concept Plan



Townhome Elevations



Semi-Detached Dwelling Elevations



5. Community Comments

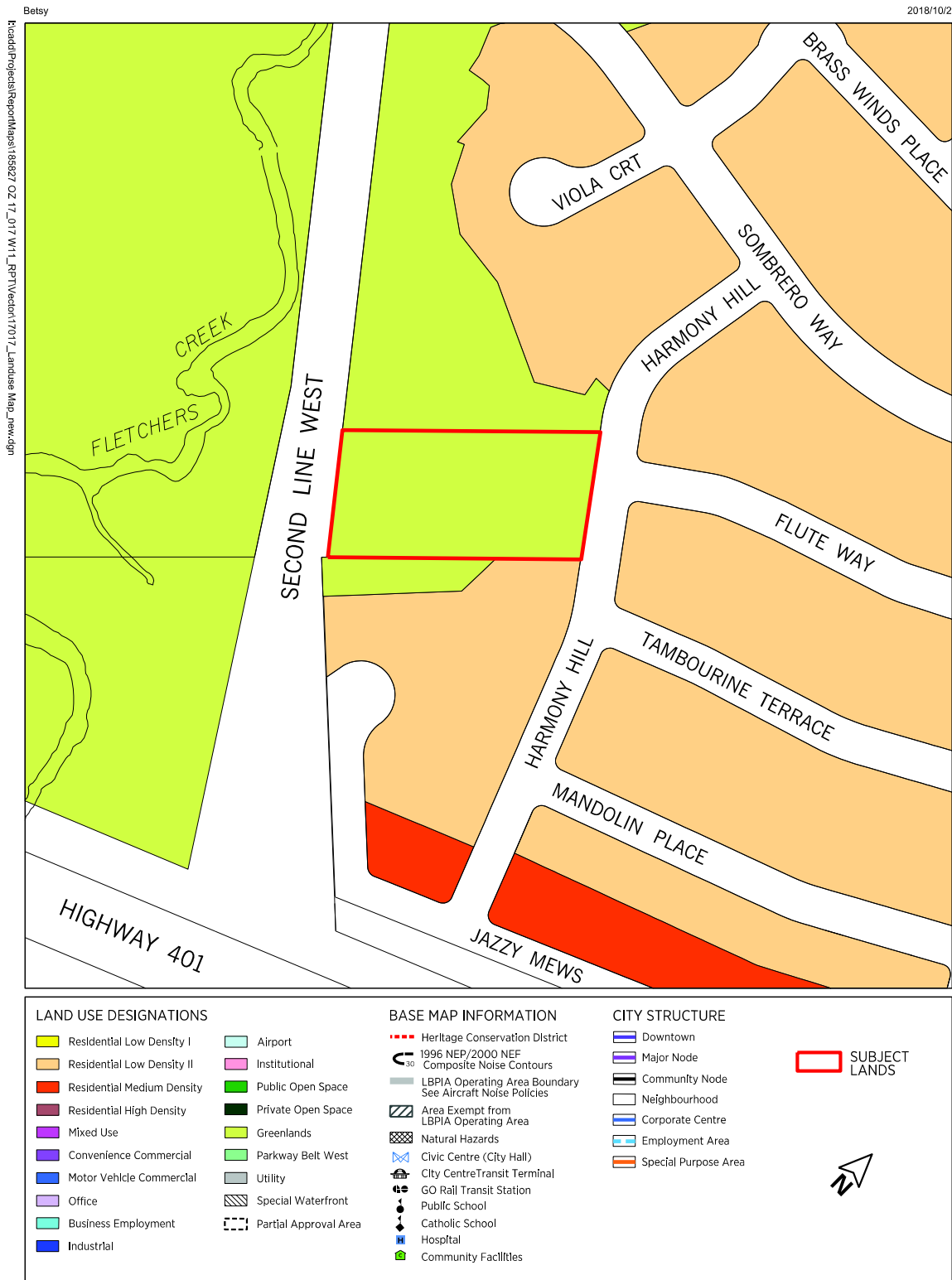
A community meeting was held by Ward 11 Councillor, George Carlson on April 11, 2018.

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.

- Concern with existing traffic congestion and increased traffic as a result of the proposed development
- Removal of trees and green space and potential wildlife disruption
- Concern regarding sufficient water and sanitary sewer capacity
- Concern with dust and noise from construction

6. Land Use Policies and Regulations

Excerpt of Meadowvale Village Neighbourhood Character Area Land Use



The map displays the Second Line West area with various lots and zoning designations. A red rectangle highlights a specific area containing lots RM4-XX and RM2-XX. The map includes labels for G1, R9, R10-1, RM2-33, RM1-17, RM5-27, RM11-6, RM2-7, RM2-6, RM11-1, and OS1. Streets shown include Fletchers Creek, Highway 401, Second Line West, Viola CRT, Sombreiro Way, Harmony Hill, Brass Winds Place, Baby Gran CRT, Nimbus Gate, Flute Way, Tambourine Terrace, Mandolin Place, and Jazzy Mews.

Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The relevant existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The relevant existing policies of MOP are in conformity with the <i>Growth Plan</i> . Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The applications complete the neighbourhood community through an appropriate infilling of an underutilized residential lot and provides a continuous street frontage along Harmony Hill.
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 western portion of the property is identified as a Core Area of the Greenland System within the Region of Peel Official Plan.
Mississauga Official Plan	The lands are located within the Meadowvale Village Neighbourhood Character Area and are designated Greenlands which permit conservation, stormwater management facilities, floor control and/or erosion management, passive recreational activity and parkland. Neighbourhoods are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.	The applicant is proposing to change the designation to Residential Low Density II and Medium Density . A portion of the property will remain Greenlands . A draft plan of subdivision is also required to divide the lot into development blocks. These proposed designations conform with the general intent of the MOP.
Zoning By-law 225-2007	The lands are currently zoned D (Development) which permit the existing detached home.	A rezoning is proposed to RM2-Exception (Semi-detached), RM4-Exception (Townhouse Dwelling) and G1 (Greenlands – Natural Hazards) to permit 6 semi-detached homes, 13 condominium townhomes on a private condominium road and a greenlands block.

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreational activity and parkland

Proposed Designation

Low Density Residential II which permits semi-detached and detached homes

Medium Density which permits townhomes

Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreational activity and parkland

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

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

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 17/017 W11 and T-M17005 W11 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.	The applications include a development proposal that is generally compatible with the surrounding land uses and a development pattern that supports sustainability while protecting the environment.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Consistency
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs	The Meadowvale Village Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.	The area contains a mix of detached, semi-detached and street townhomes. Condominium townhomes are proposed to be located on a private condominium road. The built form is similar to the existing neighbourhood and will be evaluated within the context of the Official Plan policies.
1.1.1 (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns (h) promoting development and land use patterns that conserve biodiversity and consider the impact of a changing climate	As the City continues to grow, it is imperative that growth does not compromise the natural environment.	The relevant portion of the subject property will retain its Greenlands designation and will be zoned G1 (Greenlands) to retain and protect a woodlot and valleylands.
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in	Meadowvale Village is identified as a neighbourhood, an element in the City's urban structure. Neighbourhoods are non-intensification areas, however, this does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood. As described in Section 5.3.5.5, intensification within Neighbourhoods may be considered where the proposed development is compatible in built form	The surrounding area contains a mix of detached, semi-detached and street townhomes. The proposed development is generally compatible with the existing character of the area, but the appropriateness of the development standards will be evaluated against MOP policies.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Consistency
accordance with criteria in 1.1.3.3	and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of the Plan.	
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	The Meadowvale Village Neighbourhood is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications propose to redevelop a large underutilized residential lot that would provide a consistent and complete street frontage along Harmony Hill.
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.	The subject property is located within an established neighbourhood. The proposed designations and zones would further protect and strengthen the neighbourhood.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	These applications contribute to the diversity of housing choices by providing a mix of low and medium density housing that is compatible with the existing neighbourhood homes.
1.5.1 Healthy, active communities should be promoted by: (d) recognizing provincial parks, conservation reserves, and other protect areas, and minimizing negative impacts on these areas.	Mississauga will promote and protect green infrastructures. Buffers which are vegetated protected areas will provide a physical separation of development and maintain the green system (6.3.7)	The rezoning of a portion of the property to Greenlands provides for the protection and conservation of a woodlot and valley lands.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial</i>	The applications are being further evaluated by MOP policies with respect to development limits and built form.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Consistency
<p>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>	<i>Policy Statement.</i>	

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 17/017 W11 and T-M17005 W11 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 Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
1.1 The Greater Golden Horseshoe		
<p>General Statement of Intent:</p> <p>The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to</p>	<p>People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in</p>	<p>The proposed development would complete the neighbourhood fabric through the infilling of an underutilized residential lot and provide a continuous, consistent street frontage along Harmony Hill.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	communities that offer appealing amenities and health, urban lifestyle options (section 4.3)	The range of housing types proposed is consistent with the <i>Growth Plan</i> policies.
1.2 The <i>Growth Plan</i> 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. (Chapter 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	The development proposal provides for protection of greenlands.
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 	Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character. Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)	The proposal completes the neighbourhood through the development of an underutilized residential lot; provides a mix of housing types and protects a woodlot and valleylands.

<i>Growth Plan</i> for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
i. Integrate climate change considerations		
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> .	The applications were deemed complete on February 12, 2018.
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 of the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications have been reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	Complete communities should meet the day-to-day needs of people throughout all stages of their life.	These applications represent a modest infill development with two types of housing that are generally compatible with the existing neighbourhood.
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.	Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its	Small infilling of an underutilized large residential lot within an existing neighbourhood with a similar density and housing type is consistent with the <i>Growth Plan</i> .

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
	inhabitants to experience the benefits of city living. (Chapter 7)	
<p>Relevant Policies:</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <p>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)</p> <p>ii. That are delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2.c)</p> <p>iii. That is generally away from hazardous lands (2.2.1.2.e)</p> <p>b. Integrated planning to manage forecasted growth will be:</p> <p>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)</p> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii Support the environment (2.2.1.3.d)</p> <p>iv Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <p>i. Features a diverse mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p>	<p>Meadowvale Village is an existing stable neighbourhood which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>These applications represent a modest infill development with two types of housing that are generally compatible with the existing neighbourhood.</p> <p>Through the review of these application, the servicing capacity and community infrastructure will be reviewed.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
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		
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). (2.2.2.4)	MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas. Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.	The applications represent an infill development. Built form will be evaluated against the official plan policies.
2.2.6 Housing		
General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.	Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	The application proposes a mix of low and medium density residential development.
Relevant Policies: a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete	MOP policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.	This development proposal represents a modest intensification with two types of homes.

<i>Growth Plan</i> for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) d. will be implemented through official plan policies and designations and zoning by-laws.		
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of MOP.	Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the application meets the requirements for exemption from Regional approval. The western portion of the property is identified as a Core Area within the Greenlands System as governed by the

Region of Peel Official Plan. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the Greenlands system. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.

The Region provided additional comments which are discussed in Section 8 of this report.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of these applications, 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 5.1.2 Section 5.1.3 (a) (c) Section 5.1.5 Section 5.1.7 Section 5.1.9	Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth. 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; (c) minimize environmental and social impacts Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.
Section 5.2 Green System	Section 5.2 Section 5.2.1	Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for 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 initiatives including some of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration

	Specific Policies	General Intent
Section 5.3 Neighbourhoods	<p>Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6</p>	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale</p>
Chapter 6 Value the Environment	<p>Section 6.1 Section 6.1.1 Section 6.1.2 Section 6.1.5 Section 6.1.11 Section 6.1.12</p> <p>Section 6.2.6</p> <p>Section 6.3 Section 6.3.1 Section 6.3.2 Section 6.3.3 Section 6.3.4 Section 6.3.5 Section 6.3.6</p>	<p>Mississauga will: (a) protect, enhance and expand the Natural Heritage System; (b) 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; (c) protect life and property from natural and human made hazards</p> <p>Mississauga will promote an ecosystem approach to planning.</p> <p>Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.</p>

	Specific Policies	General Intent
Chapter 7 Complete Communities	Section 7.1 Section 7.1.1 Section 7.1.6 Section 7.2 Section 7.2.1 Section 7.2.2	<p>MOP supports the creation of complete communities 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.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide for opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
Chapter 9 Build a Desirable Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10 Section 9.2 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1 Section 9.3 Section 9.3.1.1 Section 9.3.1.4 Section 9.3.5 Section 9.3.5.3 Section 9.3.5.6 Section 9.4 Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<p>MOP will ensure that non-intensification area (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and will generally not allow for tall buildings. New development in neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to represent the existing scale, massing, character and grades of the surrounding area.</p> <p>Appropriate infill in non-intensification areas will help to revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that the infill fits within the existing urban context and minimizes undue impacts on the adjacent properties.</p> <p>Site development should respect and maintain the existing grades on-site.</p>

	Specific Policies	General Intent
Chapter 11 General Land Use Designation	Section 11.2 Section 11.2.3 Section 11.2.5	Greenlands are associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System. Residential uses are permitted within the Low Density Residential and Medium Density Residential designation.
Section 16 Neighbour- hood	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.
Section 19 Implemen- tation	Section 19.5.1	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: <ul style="list-style-type: none"> • The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • The lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • There are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • A planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant

Existing and Proposed Zoning

Existing Zone - D (Development) which permits the existing detached dwelling.

Proposed Zone – RM2 – Exception (Semi-Detached); **RM4 – Exception** (Townhouses); and **G1** (Natural Hazards)

Zone Regulations	RM2 Zone Regulations	Proposed RM2 - Exception Zone Regulations
Minimum lot area – corner lot	280 m ² (3,014 ft ²)	235 m ² (2,529.5 ft ²)
Minimum lot frontage – corner lot	9.8 m (32.1 ft.)	7.37 m (24.2 ft.)
Minimum exterior side yard	4.5 m (14.7 ft.)	1.25 m (4.1 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		
Zone Regulations	RM4 Zone Regulations	Proposed RM4-Exception Zone Regulations
Minimum lot frontage	30.0 m (98.4 ft.)	8.5 m (27.9 ft.)
Minimum landscaped area	40% of the lot area	30% of the lot area
Minimum lot line setbacks from the side wall of a townhouse dwelling to all other street lines	4.5 m (14.7 ft.)	4.3 m (14.1 ft.) for one townhouse unit
Minimum lot line setbacks from the side wall of a townhouse dwelling to a lot line that is not a street line	2.5 m (8.2 ft.)	2.0 m (6.6 ft.)
Minimum lot line setbacks from a wing wall attached to a townhouse dwelling to a lot line	3.0 m (9.8 ft.)	2.0 m (6.6 ft.)
Minimum internal setbacks from a front wall of a townhouse dwelling to an internal road	4.5 m (14.7 ft.)	4.2 m (13.8 ft.) for the second story portion only of the townhouse
Minimum internal setbacks from a side wall of a townhouse dwelling to a visitor parking space	4.5 m (14.7 ft.)	4.3 m (14.1 ft.)
Minimum internal setbacks from the front garage face to an internal road	6.0 m (19.7 ft.)	5.9 m (19.3 ft.) for one townhouse only
Maximum projection of a porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or	1.6 m (5.2 ft.)	2.0 m (6.6 ft.)

Zone Regulations	RM2 Zone Regulations	Proposed RM2 - Exception Zone Regulations
side wall of a townhouse dwelling		
Maximum height	10.7 m (35.1 ft.)	11.25 m (36.9 ft.)
Minimum setback between a visitor parking space and any other lot line	3.0 m (9.8 ft.)	1.2 m (3.9 ft.)
Minimum setback of a dwelling to all lands zoned G1 or G2 Base Zone	5.0 m (16.4 ft.)	2.0 m (6.6 ft.) on south side of property
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

7. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 5 2 Grade 6 to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Meadowvale Village PS <ul style="list-style-type: none"> Enrolment: 494 Capacity: 623 Portables: 0 David Leeder Middle School <ul style="list-style-type: none"> Enrolment: 886 Capacity: 896 Portables: 2 Mississauga SS <ul style="list-style-type: none"> Enrolment: 1 315 Capacity: 1 554 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Julia PS <ul style="list-style-type: none"> Enrolment: 499 Capacity: 579 Portables: 2 St. Marcellinus SS <ul style="list-style-type: none"> Enrolment: 1806 Capacity: 1509 Portables: 6

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (March 12, 2018)	There is a 200 mm (7.9 in.) diameter watermain and 250 mm (9.8 in.) diameter sanitary sewer on Harmony Hill. There is a 400 mm (15.7 in.) diameter on Second Line West. The watermain within the private condominium road should be 150 mm (5.9 in.). External easements and construction may be required.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 28, 2018 and March 5, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
Credit Valley Conservation (May 9, 2018)	<p>Ministry of Natural Resources and Forestry (MNRF) consultation is required. It should be noted that Fletchers Creek is a regulated habitat of Redside Dace and as a result, the <i>Endangered Species Act</i> applies. Contact MNRF to determine which requirements apply.</p> <p>Development Limits – CVC staff recommend the appropriate restrictive zoning (G1) be placed over all lands beyond the approved limit of development (hazards and natural heritage features), including buffers, placed into public ownership.</p> <p>CVC has reviewed the Environmental Impact Study (EIS) and have not yet finalized the limits of development. The Functional Services Report (FSR) and Slope Stability Report/Addendum have been reviewed and comments have been provided to the applicant. Further review of the revised reports is required.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 12, 2018)	<p>The Community Services Department notes that the subject site is adjacent to City owned lands identified as Fletchers Flats (P-428) which is zoned G2 (Greenlands - Natural Feature) and G1 (Greenlands - Natural Hazards).</p> <p>The lands zoned G2 is a Significant Natural Area in fair</p>

Agency / Comment Date	Comment
	<p>condition and to maintain and support the health of the abutting greenlands, a 10 m (32.8 ft.) buffer shall be maintained in the northerly portion of the subject site, from the greater of either the significant woodland dripline as staked by CVC and the long term stable slope staked by Soil Engineers Ltd. that is to be reviewed and approved by CVC and the City of Mississauga. The City recommends the dedication of the 10 m (32.8 ft.) buffer to naturalize and revegetate to support the adjacent Significant Natural Area.</p> <p>The City owned lands, zoned G1, abut the southern lot line of the subject property. As per Zoning By-law 0225-2007, buildings and structures are required to maintain the greater of 5 m (16.4 ft.) or the required setback to the G1 Zone.</p> <p>A pedestrian walkway connection from Harmony Hill to Second Line West will not be permitted due to site conditions and floodplain boundaries.</p> <p>Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (March 19, 2018)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (October 12, 2018)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the applicant has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Functional Servicing Report Note that the stormwater management facility No.4 is designed for quality control only and the post development average runoff coefficient must be less or equal to the pre-development level. Verification required to determine if any external drainage areas are to be accommodated.</p> <p>Grading Plan/Servicing Plan The engineering drawings are to clearly demonstrate the feasibility of any/all proposed retaining walls, indicate the materials and also include appropriate cross sections of any proposed retaining walls. It should be noted that the existing topography of the site generally slopes from the north-east to the south-west and there is an approximate grade differential of up to 8 m (26.2 ft.) within the site between Second Line</p>

Agency / Comment Date	Comment
	<p>West and Harmony Hill. The site design is also to conform to the City's condominium/multi-family standards.</p> <p>Lands Below Top of Bank Easement/dedication required for all lands below the established top of bank/regional floodplain.</p> <p>Credit Valley Conservation Approval Confirmation will be required from the Credit Valley Conservation indicating that they have no objection to the construction within their regulated area.</p> <p>Environmental Written documentation prepared by a professional engineer provided to the satisfaction of the Transportation and Works Department which includes a plan to decommission the wells and properly remove or abandon the septic system.</p> <p>Traffic A traffic opinion letter is required to address public concerns regarding the impact of this development to the surrounding road network. Detailed turning movement diagrams will also be required.</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>City of Mississauga, Culture Division Ministry of Transportation Bell Canada Canada Post Alectra Greater Toronto Airport Authority</p>

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the proposed land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Provision of a satisfactory Functional Servicing Report to determine if there is adequate capacity and resolution of all servicing and utility issues

Development Requirements

There are development limit constraints and engineering matters including: grading, 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 for the condominium townhome development.

Other Information

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

- Survey
- Draft Plan of Subdivision
- Context Plan
- Building Elevations
- Noise Mitigation Measure Plan
- Site Servicing Plan
- Sanitary Drainage Plan
- Pre-Development Storm Drainage Plan
- Storm Drainage Plan
- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Environmental Site Assessment, Phase 1 and Phase 2
- Letter of Reliance
- Environmental Impact Study
- Archaeological Assessment (Stages 1 and 2)
- Provincial Register of Archaeological Assessment
- Slope Stability Study Addendum
- Soil Investigation and Slope Stability Study Report
- Tree Inventory and Preservation Plan
- Green Site and Building Initiatives
- Parcel Register
- Draft Official Plan Amendment
- Draft Zoning By-law

Recommendation Report Detailed Planning Analysis

**Owner: 2512461 Ontario Limited
6611 Second Line West**

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1. Community Comments

Comments from the public at the community and public meetings held were generally directed towards increased traffic and preserving the environment. Below is a summary and response to the specific comments heard.

Comment

Concern with increased traffic.

Response

A Transportation Assessment was submitted and reviewed by staff. The site is expected to generate 16 new two-way vehicle trips (4 inbound and 12 outbound trips) in the weekday AM peak hour and 17 new two-way vehicle trips (10 inbound and 7 outbound trips) during the weekday PM peak hour. The road network and intersection turning movements will operate within acceptable service levels.

Comment

Concern regarding loss of wildlife and protection of wildlife.

Response

The Credit Valley Conversation Authority (CVC) has reviewed the Environmental Impact Study (EIS) and are satisfied with the protection of the natural features, natural hazards and wildlife. The development limits are sufficient to preserve the adjacent natural features. Through this development application, lands will be dedicated to the City of Mississauga and will remain as greenlands.

Comment

Concern regarding removal of trees.

Response

Trees removed from the site will require a tree permit to be submitted at the site plan application stage. A number of trees are also being protected and maintained through the dedication of lands along the northern and rear property lines to the City.

Comment

Low impact development should be mandatory for this development.

Response

The City recommends all developments include low impact development features. These features will be confirmed through the site plan application.

Comment

Maintaining neighbourhood character while introducing townhomes.

Response

The Neighbourhood policies within Mississauga Official Plan permit infill development which is consistent with the density and scale of the existing development. The proposal would complete the lot fabric along Harmony Hill and the townhomes are located to the rear of the proposed semi-detached lots, further screening the townhomes. Mississauga Official Plan encourages a variety of housing types to meet the needs of the residents.

Comment

The property should be converted to a park.

Response

The area is already well served by community parks and recreation facilities. A small portion of the subject property will be dedicated to the City and included within Fletchers Flats Greenbelt Park P-428.

Comment

Concern with capacity of facilities such as water, sanitary, utilities and schools being available to accommodate the development.

Response

The applications were circulated to the Region of Peel, school boards and utility companies and no capacity issues were identified.

Comment

Concern with dust and noise from the construction.

Response

Construction of the development will likely cause some temporary impacts that will be mitigated by a construction management plan.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on June 11, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic, and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Noise

The evaluation of the noise sources that may have an impact on this development include road and air traffic. The results of the preliminary Noise Feasibility Study indicate that noise mitigation measures will be required. The details will be confirmed through the site plan process.

Stormwater

A Functional and Stormwater Management Report, prepared by Urbantech Consulting and dated May 2021 was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site.

The applicant has demonstrated a satisfactory stormwater servicing concept, including on-site Stormwater Management Techniques and that there will be no impact on the City's storm sewer system. Various methods of water reuse on site are being pursued and low impact design features are also being proposed. The applicant is proposing to construct an internal storm sewer to service the development and accommodate adjacent external flow.

Traffic

Two traffic impact study (TIS) submissions were provided by The Municipal Infrastructure Group Ltd. in support of the proposed development. Each submission was reviewed and audited by Transportation and Works staff. The second submission, dated August 2020, complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 16 (4 in, 12 out) and 17 (10 in, 7 out) two-way site trips for the weekday AM and PM peak hours in respectively.

The study area intersections and proposed vehicular access points are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions even with the traffic generated by the proposed development.

Environmental Compliance

Based on the Phase One Environmental Site Assessment Update, Proposed Residential Development, 6611 Second Line West, City of Mississauga, prepared by Soil Engineers Ltd, dated October 4, 2019, it has been determined that the site meets the applicable residential standards and no further investigation is required.

Prior to plan registration, the applicant will be required to provide a certification letter for the lands to be dedicated to the City and include related clauses in the subdivision agreement.

Other Engineering Matters

The review of detailed engineering drawings, including, but not limited to, grading, servicing, drainage features and supporting reports will be further evaluated as part of the circulation of the subdivision agreement prior to plan registration.

Transportation and Works is satisfied that the information reviewed to date is satisfactory and meets City requirements. Any outstanding items required in support of this development will be dealt with through draft plan of subdivision conditions, the subdivision agreement and the site plan review process.

School Accommodation

In comments, dated February 2, 2018 and October 22, 2021, the Peel District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.

In comments, dated February 28, 2018, the Dufferin Peel Catholic District School Board notes that prior to final approval, the City of Mississauga shall be advised by the Dufferin-Catholic School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have

been made between the developer/applicant and the School Boards for this plan.

3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)*

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

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

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

4. Consistency with PPS

The Public Meeting Report dated December 10, 2018 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of

intensification opportunities and appropriate development standards, including:

Section 1.1.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive.

Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.

Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

The subject site and proposal represents an opportunity to modestly intensify and increase the range of housing provided in the neighbourhood. The proposed development represents an efficient land use pattern that avoid environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the

housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

The proposed development conforms to the Growth Plan as it is intensifying an underutilized existing large lot with a detached dwelling, while utilizing existing municipal infrastructure.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

6. Region of Peel Official Plan

As summarized in the public meeting report dated November 20, 2018 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan (ROP). The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.5 and General Policies in Section 5.3.1 direct development and redevelopment to the Urban System to achieve healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. A future objective is to achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

The proposed development conforms to the ROP as it is an appropriate development within the Urban system that efficiently uses land to contribute to increased housing choices in the neighbourhood.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Meadowvale Village Neighbourhood Character Area, to permit 6 semi-detached dwellings and 13 condominium townhomes. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

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

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject site is located in the Meadowvale Village Neighbourhood Character Area. Neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods is required to be context sensitive and respect the existing and planned character and scale of development.

The subject site is designated **Greenlands**, which permits conservation uses, flood control land or erosion management and passive recreational activity uses. The applicant is proposing to designate the site **Residential Medium Density**, **Residential Low Density II** and **Greenlands** to permit 13 condominium townhomes, 6 semi-detached dwellings and protect the adjacent natural areas. Six semi-detached dwellings (three lots) will be created along Harmony Hill which will complete the existing street lotting pattern. The 13 townhomes will be tucked in behind these semi-detached units and will be accessed via a condominium driveway to Harmony Hill. The proposal meets the objectives of the neighbourhood policies within the Meadowvale Village Neighbourhood Character Area.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Meadowvale Village Neighbourhood Character Area. A range of uses are permitted in the neighbourhood including various forms of residential and commercial uses. The surrounding land uses consist of detached and semi-detached dwellings. The proposed development is compatible with the surrounding area.

The property is an existing under utilized detached dwelling lot. The proposal includes six semi-detached dwellings (three lots) along Harmony Hill which continues the existing semi-detached and detached lotting fabric. The 13 condominium townhomes are located behind the semi-detached homes at the rear of the

lot with one driveway access to Harmony Hill. As well, the property slopes downward from the street which minimizes any visual impact of the three storey height of the townhomes.

Services and Infrastructure

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

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

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

- Number 61 – Mavis Road

There is a transit stop on Mavis Road at Sombrero Way within 600 m (1,968 ft.) of the site which connects to the City Centre Transit Terminal.

The Heartland Town Centre is located south of the site and consists of many commercial and service uses including a grocery store, retail uses, Walmart, Home Depot, Costco and various take-out and dine-in restaurants. The Centre is located 1.9 km (1.18 mile) south and is a 13 minute trip by bus.

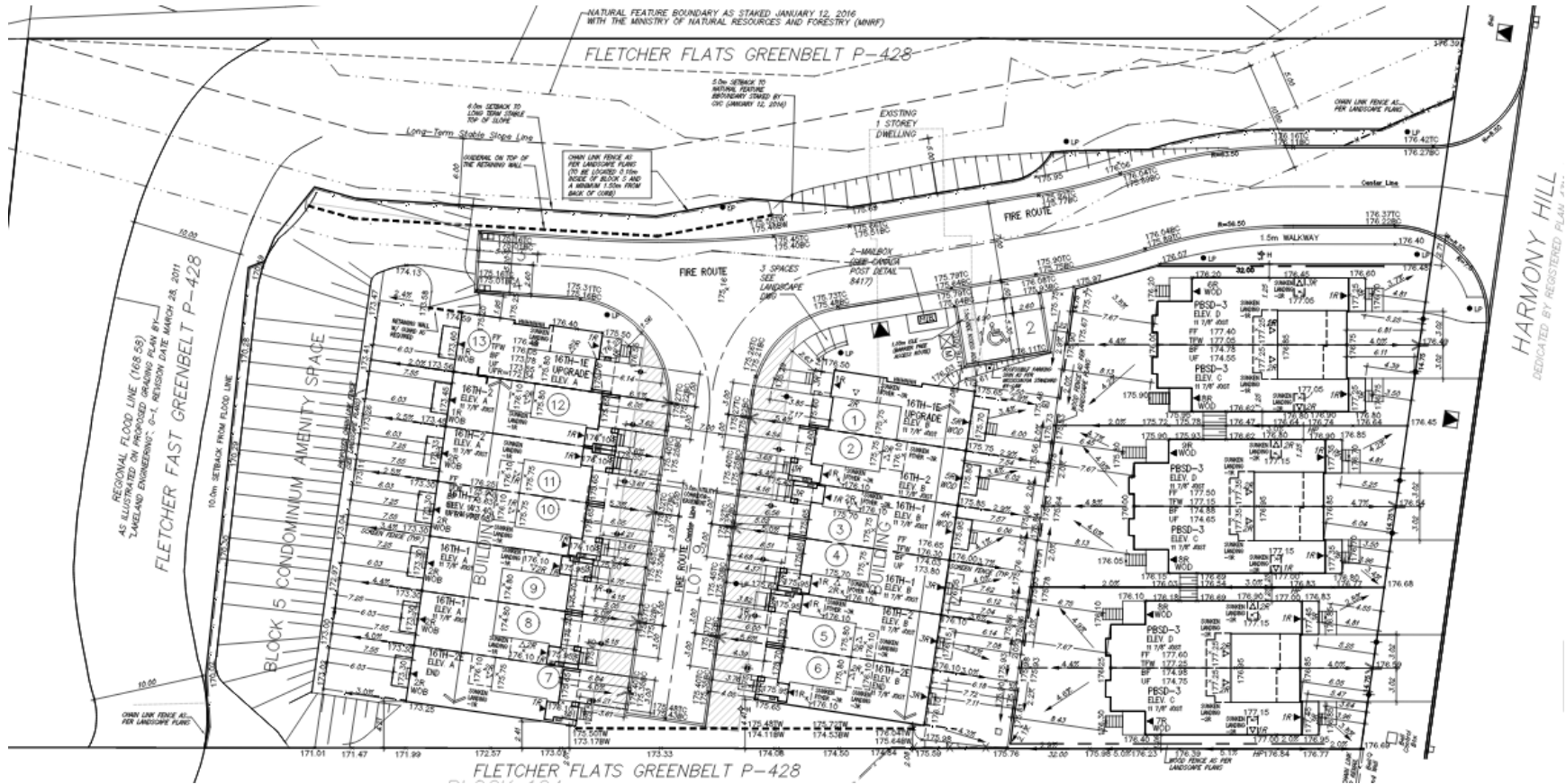
The site is well served by city parks and recreation facilities. The site is adjacent to City owned lands identified as Fletchers Flats (P-428) which is a trail system. Scott's Brae Park is located

along Brass Winds Place which is a 5 minute walk from the subject property and includes a children's play facility. In addition, the Courtnepark Athletic Field is located within a 16 minute walk which includes sports fields, basketball nets and a playground.

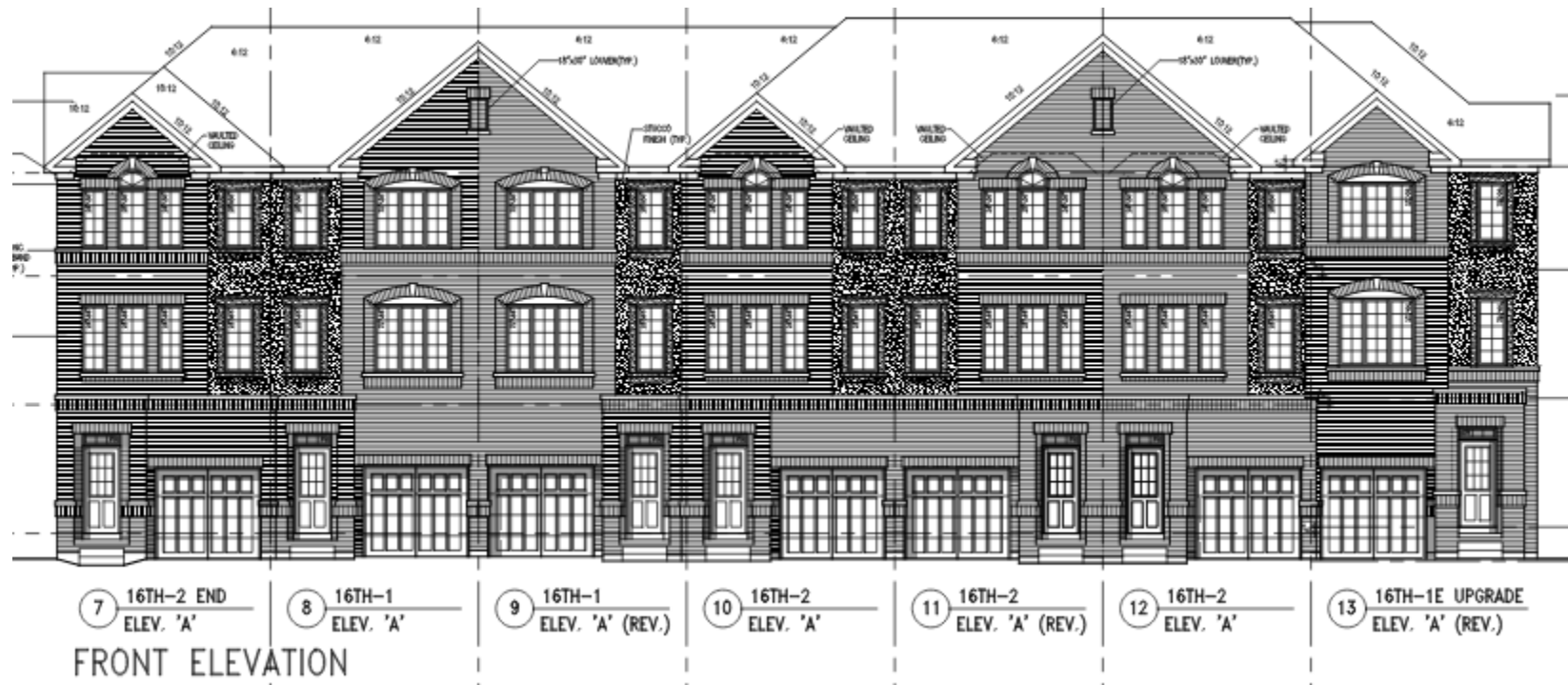
For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

8. Revised Site Plan and Elevations

The applicant has provided a revised site plan and elevations as follows:



Site Plan



Front elevation facing condominium road



Rear elevation

9. Zoning

The proposed **RM2-61** (Semi-Detached - Exception) and **RM4-79** (Townhouses - Exception) zones are appropriate to accommodate the proposed 6 semi-detached homes and 13 condominium townhomes.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

Zone Regulations	RM2 Zone Regulations	Proposed RM2-61 Zone Regulations
Minimum Lot Area – Corner Lot	280 m ² (3,013 ft. ²)	224 m ² (2,411 ft. ²)
Minimum Lot Frontage – Corner Lot	9.8 m (32.15 ft.)	7.3 m (24.0 ft.)
Maximum lot coverage	45%	48%
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

Zone Regulations	RM4 Zone Regulations	Proposed RM4-79 Zone Regulations
Minimum Lot Frontage	30.0 m (98.4 ft.)	12.0 m (39.3 ft.)
Minimum setback from a garage face to a condominium road	6.0 m (19.6 ft.)	6.0 m (19.6 ft.)
Minimum setback between a visitor parking space and any lot line	3.0 m (9.8 ft.)	1.2 m (3.9 ft.)
Minimum projection outside buildable area for a porch or deck from the front wall of the townhouse	n/a	1.6 m (5.2 ft.)
Minimum projection outside buildable area for a porch or deck from the rear wall of the townhouse	n/a	3.0 m (9.8 ft.)
Maximum height	10.7 m (35 ft.) and 3 storeys	11.5 m (37.7 ft.) and 3 storeys
Minimum width of a sidewalk	2.0 m (6.5 ft.)	1.5 m (4.9 ft.)
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including		

Zone Regulations	RM4 Zone Regulations	Proposed RM4-79 Zone Regulations
changes that may take place before Council adoption of the by-law, should the application be approved.		

10. Bonus Zoning

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 the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

The application has been reviewed against the Corporate Policy and Procedure for Bonus Zoning and the proposal does not meet the minimum threshold for a Section 37 contribution, therefore, no Section 37 contribution is being requested.

11. Site Plan

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

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to

address matters such as grading, stormwater and landscaping. Through the site plan process, further refinements are anticipated for the design of the condominium townhouse block.

12. Draft Plan of Subdivision

The proposed plan of subdivision consists of three semi-detached lots, one townhouse block and one greenlands block.

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 3. The lands are the subject of a Draft Plan of Subdivision application. Development will be subject to the completion of services and registration of the plan.

13. Conclusions

In conclusion, City staff have evaluated the applications to permit 6 semi-detached dwellings and 13 condominium townhomes against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The applications provide for intensification of an existing underutilized detached dwelling lot within the Meadowvale Village Neighbourhood Character Area. The site's unique location and configuration accommodates a layout which is compatible with adjacent uses and will minimize any visual impacts of the three storey townhomes. The proposal also contributes to the mix of housing choices within the City. Staff

are of the opinion that the applications are consistent with and conform to Provincial, Regional and City planning instruments. Staff have no objection to the approval of these applications, subject to the recommendations provided in the report.



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M17005 W11

SUBJECT: Draft Plan of Subdivision
Part Lot 9, Concession 2, WHS
6611 Second Line West
City of Mississauga

In accordance with By-law 343-98, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated May 2019, surveyors certificate dated August 8, 2020.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 The applicant/owner shall enter into a Subdivision Agreement including Municipal Infrastructure Schedules, and any other necessary agreements, in a form satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, land dedications, public easements, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals; conservation and environmental matters; phasing and insurance. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS FROM AUTHORITIES, AGENCIES,

AND DEPARTMENTS OF THE CITY AND REGION AS CONTAINED IN THE APPLICATION STATUS REPORT DATED OCTOBER 6, 2021, THAT CORRESPONDS WITH THE RESUBMISSION DATED JUNE 16, 2021 AND REMAIN APPLICABLE. THESE COMMENTS HAVE BEEN PROVIDED TO THE APPLICANT OR THEIR CONSULTANTS AND FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall pay in full, all assessments levies against the property, as well as the current years taxes and/or local improvement charges, prior to the registration of the plan.
- 6.0 Prior to the execution of the Subdivision Agreement, should there be any mortgagees, the City will require that the mortgagees execute in duplicate, a Consent and Postponement
- 7.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 8.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 9.0 That a Zoning By-Law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 10.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 11.0 Prior to registration of the plan of subdivision and to the satisfaction of the City Transportation and Works Department, the owner is to ensure that the same Block and Unit numbers are referenced on the Site Plan, the Schedules to the Subdivision Agreement and the Noise Report.
- 12.0 Prior to registration of the plan of subdivision and to the satisfaction of the City Transportation and Works Department, the owner shall provide a certification letter signed and dated by a qualified person, as defined in Ontario Regulation 153-04 (as amended) that all above and below ground structures have been removed from the lands to be dedicated to the City.
- 13.0 Prior to registration, Block 5 shall be gratuitously deeded to the City of Mississauga for conservation purposes.
- 14.0 Prior to registration, a street tree contribution for 6 deciduous trees shall be paid to the City of Mississauga in accordance with the current City standards.

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- 15.0 Prior to registration that the Community Services Department is satisfied with the Phase 1 and Phase 2 (if required) Environmental Site Assessment Report and a Record of Site Condition for the lands to be dedicated to the City.
- 16.0 Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.
- 17.0 Prior to final approval, Credit Valley Conservation requires the following:
- 17.1 That a financial contribution in lieu of on-site stormwater management measures be provided in accordance with the recommendations of the Mississauga Storm Water Quality Control Study to the satisfaction of Credit Valley Conservation, or;
 - 17.2 That a comprehensive Best Management Practices report be provided to address stormwater management for the subject property in accordance with the Ministry of Environment and Energy Stormwater Management Practice and Design Manual, 1994 and other applicable criteria as provided by Credit Valley Conservation and the City; and
 - 17.3 That detailed engineering plans be prepared to the satisfaction of Credit Valley Conservation, which describe the means whereby stormwater will be treated and conducted from the site to a receiving body.
 - 17.4 That the Subdivision Agreement between the owner and the City shall contain provisions with respect to the following, and with wording acceptable to Credit Valley Conservation, wherein the owner agrees to carry out or cause to be carried out the works noted above.
- 18.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Subdivision Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 18.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
 - 18.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 19.0 That the Subdivision Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.

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- 20.0 Prior to final approval, the developer will be required to submit for review and approval a stormwater management report indicating the intended treatment of the calculated runoff to the satisfaction of the Ministry of Transportation.
- 21.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Subdivision Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 21.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 22.0 That the Subdivision Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 23.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 24.0. Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 25.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 26.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.