

PLANNING JUSTIFICATION REPORT

APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

Diamond Developments (900 Mississauga Heights) Inc.
900 Mississauga Heights Drive
City of Mississauga

December 2021
GSAI File # 1414-001

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**Planning Justification Report
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900 Mississauga Heights Drive
City of Mississauga**

1.0 INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Diamond Developments (900 Mississauga Heights) Inc. (the 'Applicant') to assist in obtaining the necessary planning approvals to facilitate the redevelopment of the lands municipally known as 900 Mississauga Heights Drive in the City of Mississauga (herein referred to as the 'subject property'). The subject property is located at 900 Mississauga Heights Drive, south of Queensway West and is legally described as:

PT LT 1 PL 342 TORONTO; PT LT 2 PL 342 TORONTO PTS 1, 2, & 3, 43R21696 ; S/T
RO1126697 CITY OF MISSISSAUGA.

The subject property has an approximate area of 1.97 hectares (4.87 acres) with approximately 39.56 metres of frontage along Mississauga Heights Drive (see *Figure 1*). The subject property is currently occupied by one existing single detached dwelling, which is located to the rear of the site with manicured lawn extending to Mississauga Heights Drive. Vehicular access to the property is provided via Mississauga Heights Drive. The south and east perimeter of the subject property abuts greenlands/hazards land areas.

This Planning Justification Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of an Official Plan Amendment and Zoning By-law Amendment (the 'Amendments') application to facilitate the redevelopment of the subject property. More specifically, the proposed development is to facilitate four (4) single detached lots and retain the existing single detached dwelling, for a total of five (5) lots on a Common Element Condominium ('CEC') road. A detailed description of the proposed development can be found in Section 3.0 of this Report.

This Report outlines the nature of the proposed development and evaluates it in the context of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Mississauga Official Plan ('MOP') and City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007'). The proposed Amendments have been prepared to redevelop the subject property with an appropriate increase in density, in an appropriate location, and is compatible with the existing and planned context of the surrounding neighbourhood. This Report outlines the nature of the proposed development and presents a comprehensive assessment and justification for the proposed changes to the MOP and Zoning By-law 0225 – 2007 in relation to the current policy and regulatory framework and existing surrounding context.

A pre-consultation meeting with the City's Development Application Review Committee (DARC) was held on November 22, 2017.

2.0 PROCESS AND ENGAGEMENT

As required as part of a "complete application", a public consultation strategy needs to be established and outlined through the submission of any formal application. In support of the proposed development, the public consultation strategy is outlined via a step-by-step process following the formal submission of the Official Plan and Zoning By-law Amendment application to the City of Mississauga. The proposed public consultation strategy is as follows:

1. Once the application has been submitted and prior to deeming the application complete, a “Public Notice” sign will be posted on the frontage of the subject property, facing Mississauga Heights Drive. The sign will advise that an Official Plan and Zoning By-law Amendment application has been submitted. The wording and information of the sign is subject to confirmation with City staff. Following the City’s standards for circulation, residents within 120 metres (400 feet) of the subject property will be notified of the applications being deemed complete;
2. Residents and stakeholders will have the ability to access and review the submission materials, including drawings and reports, on-line on the City’s Development Application website;
3. The Applicant, in consultation with the office of the Ward Councillor, will schedule a Community Engagement Meeting. This meeting is tentatively scheduled for February 2022, Notice for the Community Engagement Meeting will follow the City’s standards for circulation, wherein all property owners within 120 metres (400 feet) of the subject will receive notice in the mail at least 20 days prior to a meeting date. If deemed necessary, the circulation radius for notices can be expanded to include a large catchment area. Input from the Community Consultation Meeting will be considered, and revisions may be made to the plans, as appropriate, for a re-submission; and,
4. A statutory Public Meeting will be held by the City’s Planning and Development Committee to consider the applications and the Public Meeting Information Report. Staff will notify all property owners within 120 metres (400 feet) of the subject property and will provide notice of the meeting within at least 20 days prior to the meeting date. The Notice sign will also be updated with details on the statutory public meeting (i.e., date, time, and location). At the Meeting, any person will be provided the opportunity to express concerns or opinions regarding the applications.

Given the ongoing COVID-19 pandemic and at the time of authoring this Report, the City of Mississauga is following the advice and direction provided by the provincial and regional Medical Officers of Health and has implemented emergency planning operations, including closing or limiting access to facilities and focusing efforts on delivering essential services. Accordingly, the City is currently subject to operational restrictions which prohibit public gatherings in large groups, including informal and formal statutory public meetings. In order to advance the application through the planning approvals process, the Applicant and their Consulting Team are aware that the City is convening virtual public meetings. The Team is open to exploring interim options to facilitate public consultation in collaboration with City staff. In addition to the online notices posted by staff, further efforts such as the provision of comment response sheets (through an online forum) in lieu of a formal in-person statutory public meeting could be employed, should the City deem that approach satisfactory and in the public interest.

GSAI remains committed to facility public engagement and ensuring a transparent process and will assist in facilitating public engagement.

3.0 EXISTING SITE AND CONTEXT

3.1 SITE CONTEXT

As demonstrated in *Figure 1*, the subject property is located on Mississauga Heights Drive, south of Queensway West. The subject property is an irregular shaped parcel, with an area of approximately 1.97 hectares (4.87 acres) and approximately 39.5 metres (129.59 feet) of frontage along Mississauga Heights Drive. The subject property is currently occupied by one existing single detached dwelling. Vehicular

access to the property is provided via Mississauga Heights Drive. The balance of the subject property primarily of manicured lawn with greenlands/hazards lands along the south and east perimeter.

Conservation Authority

The subject property is located within a portion of the Natural Heritage System ('NHS') associated with the Credit River watershed. As outlined in an Environmental Impact Study ('EIS') prepared by Beacon Environmental and dated December 2021, the established limits of development align are generally in keeping with the CVC's regulations. The Credit River and associated and Valleylands will remain an integral part of the proposed residential development and is described more in depth in the EIS included in the submission package.

3.2 AREA CONTEXT

The subject property is located within the Erindale Neighbourhood. The surrounding lands uses include:

- North: To the immediate north of the subject property, on the north side of Queensway West, are one and two-storey single detached residential dwellings as well as Huron Park, Huron Park Recreation Centre, Huron Park beach volleyball courts and basketball courts, the Credit Valley Lawn Tennis Club. Hawthorn Public School, St. Jerome Separate School, Avongate Park, St. Martin Secondary School, two-storey semi-detached residential dwellings, and two-storey townhouse residential dwellings are also located north of the subject property.
- East: Two-storey detached residential dwellings are found to the immediate east and beyond of the subject property.
- South: To the south, is the Mississauga Golf and Country Club.
- West: West of the subject property are single detached residential dwellings. The lands beyond that include the Mississauga Golf and Country Club.

3.3 ROAD NETWORK

Mississauga Drive Heights is classified as a 'Local Road', which a U-shaped road that connects with Queensway West at two separate intersections. Both intersections are supported by stop signs for traffic controls onto Queensway West. Furthermore, Table 8-4 of the City of Mississauga's Official Plan states that the road right-of-way for local roads will be 17 metres to 20 metres. The existing right-of-way of Mississauga Heights Drive is approximately 20 metres.

Queensway West is a two-way Minor Collector Road, per Schedule 8 of the City's Official Plan. Queensway West has a right-of-way of 36 metres.

3.4 TRANSIT

At Huron Park and Queensway West is a bus stop serviced by MiWay Route No. 4, which provides limited services from Cooksville Go Station Platform 7, ending in Sherway Gardens Bus Terminal (refer to *Image I*). This route provides transfers to Mi Express Route 101, 101A and 103.

The closest bus Route 4 stop is located at the Huron Park Access Road near Queensway West, which is approximately 350 metres away from the subject property. This stop only provides non-rush hour service.

For all-day service, the closest bus stop is located at the intersection of Mavis Road and Paisley Boulevard West, approximately 1,000 metres away from the subject property.



Image 1 – MiWay Route 4

4.0 DEVELOPMENT PROPOSAL

The Applicant is proposing to redevelop the subject property with four (4) additional single detached lots while retaining the existing single detached dwelling, for a total of five (5) lots on a CEC road that will be shared with the adjacent proposed development of 904 Mississauga Heights Drive [City File No. OZ 21-013 W7] (refer to **Figure 2**).

The following provides an overview of key site statistics of the proposed development:

- A shared CEC road is being proposed to ensure the subject property and adjacent lands [904 Mississauga Heights Drive] are redeveloped in an efficient and coordinated manner. The proposed CEC road will be accessed via Mississauga Heights Drive and will provide access to the proposed

development as well as the adjacent proposed development. The shared CEC road and associated infrastructure, including stormwater, sanitary and water servicing, have been confirmed through the corresponding Functional Servicing and Stormwater Management Report, prepared by Skira and Associates and dated November 26, 2021. As such, the alignment of the proposed CEC road will be refined through the detailed review of this application and in coordination with the adjacent landowner.

- The five (5) single detached lots are to be developed as part of a common element plan of condominium. Each dwelling unit will be contained with a Parcel of Tied Lands ('POTL') with each POTL having exclusive use areas.
- Statistic for the proposed lots are outlined below. Frontages and lot areas are generally consistent with the prevailing R1-8 zoning applicable to both sides of Mississauga Heights Drive, which requires a minimum lot frontage of 30 metres and lot areas of 1,400 m².

Table 1 - Development Statistics

Lot	Area	Frontage
1	1,778 m ²	35.89 metres
2	1,321 m ²	30.0 metres
3	1,784 m ²	44.95 metres
4	1,523 m ²	51.53 metres
5 (Existing dwelling)	1,838 m ²	43.3 metres

The Development Concept Plan, prepared by GSAI, illustrates building envelopes and possible building siting for each new lot. As previously noted, the subject property is identified on a registered Plan of Subdivision for Mississauga Heights Drive, dated 1946. It is subject to Site Plan Approval. Through the Site Plan Approval process, the building sitings, urban design and architectural treatment, landscaping and plantings will be reviewed. The proposed development will also require a Draft Plan of Condominium. POTLs will be created through the part lot control exemption process. Each POTL is a freehold parcel of land and is tied to a share in the CEC.

4.1 PROPOSED OFFICIAL PLAN AMENDMENT

In support of the proposed development and to ensure the proposal is consistent with and compatible with the surrounding context, modifications to Official Plan schedules and additional policy framework is being proposed. These modifications include:

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System.
2. Schedule 1a, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Significant Natural Areas and Natural Green Spaces and Nature Hazards.
4. Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the boundary of the Greenlands designation.

5. Section 16.9, Erindale Neighbourhood Character Area is hereby amended by adding Special Site Policies X on Map 16-9, Erindale Neighbourhood Character Area, in accordance with the Special Site Policies.
6. Section 16.9.2, Special Site Policies, of the Mississauga Official Plan is hereby amended by adding the following:

16.9.2.X.X The lands identified as Special Site X are located on the south side of Mississauga Heights Drive, east of the Tributary of the Credit River.

16.9.2.X.X Notwithstanding Section 16.9.2.2.2, the following additional policies apply:

- a) redevelopment of the property will be limited to a maximum of five (5) single detached dwellings.
- b) house designs and sitings will be sensitive to and respect existing mature vegetation and trees.
- c) house designs which fit with the scale and character of the local area and take advantage of the particular site are encouraged. The use of standard, repeat designs is discouraged. Where a recessed garage cannot be provided, greater architectural treatment to the façade will be provided.
- d) contiguous woodlot which are subject to Tree Preservation Areas as defined in the Zoning By-law. These areas will be put into private ownership and will be maintained and through a plan of condominium.
- e) modifications to the extent of the Greenlands designations may be permitted, subject to an Environmental Impact Study, as approved by the City of Mississauga, and does not require further amendment to this plan.
- f) lots fronting on the private road will be required to have a minimum lot frontage of 30 m.

The additional policy framework is provided to ensure the redevelopment of the lands are consistent with the surrounding context. The proposed policy framework adds an additional layer of urban design and environmental preservation related policies to preserve the character of the surrounding context and natural environment.

A draft Official Plan Amendment is appended to this Report as *Appendix A*.

4.2 PROPOSED ZONING BY-LAW AMENDMENT

As shown on *Figure 11*, the subject property is zoned “Residential – R1-8” which permits detached dwellings. The property is also subject to the Greenlands Overlay. An amendment to the Zoning By-law is required to permit the proposed condominium single detached dwellings. It is proposed that the subject property be rezoned from “Residential – R1” to “Detached Dwellings on a CEC -Road – R16-XX” for the condominium single detached dwellings and the existing Valleylands would be zoned “Greenlands – G1”.

Proposed modifications to the Zoning By-law are described in Section 5.5 of this Report. Once the Zoning By-Law Amendment has advanced sufficiently, applications will be submitted related to the requisite Site Plan Approval and Draft Plan of Condominium Approval to implement the proposed development.

A draft Zoning By-law Chart is appended to this Report as *Appendix B*.

5.0 PLANNING POLICY CONTEXT AND ANALYSIS

As required by Sections 2 and 3 of the *Planning Act*, the following sections outline the applicable planning policy framework as it pertains to the subject property and proposed development and provides an evaluation of the proposal in the context of the existing policy framework. The following policy documents have been considered in this Report:

- Provincial Policy Statement, 2020;
- Growth Plan for the Greater Golden Horseshoe, 2020;
- Region of Peel Official Plan, 2018;
- City of Mississauga Official Plan; and,
- City of Mississauga Zoning By-law 0225-2007.

5.1 PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 was issued under Section 3 of the Planning Act, as amended, and updated on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The Planning Act, as amended, requires that decisions affecting a planning matter be 'consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to Building Strong Healthy Communities (Section 1.0) the Wise Use and Management of Resources (Section 2.0). and Protecting Public Health and Safety (Section 3.0). When considered together, the PPS strongly encourages developments that provide for long-term prosperity, environmental health and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Lands and how the proposed development together with the proposed Amendments are consistent with these is provided below.

BUILDING STRONG HEALTHY COMMUNITIES

The PPS provides direction for establishing healthy, liveable, and safe communities through efficient development and land use patterns, and the provision of appropriate ranges of land uses and densities. Policies in Sections 1.1.1 state:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of*

worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The proposed development is located within a Settlement Area and Built-Up Area, which are defined locations for accommodating growth and development. The proposal supports the Provincial objectives for healthy, liveable and safe communities, and is an appropriate and desirable form of intensification that makes efficient use of underutilized land. In keeping with the Provincial policy framework, the proposed development provides for single-detached dwellings, which represent a compatible form of low-rise residential development with the existing neighbourhood.

SETTLEMENT AREAS

Section 1.1.3 of the PPS provides direction on future growth and development within designated Settlement Areas and recognizes Settlement Areas as being critical to the long-term development and prosperity of Ontario's communities. The following policies are relevant to the proposed development:

1.1.3.1 Settlement areas shall be the focus of growth and development

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

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or

planned infrastructure and public service facilities required to accommodate projected needs.

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

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

As noted in Policy 1.1.3.6, new development should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities. The proposed development represents the intensification and redevelopment of underutilized lands located within an established urban area, which are well-served by existing and proposed infrastructure and services. Additionally, as further described in the accompanying FSR, there is sufficient capacity to accommodate the proposal, subject to the existing sewer and watermain connections being upgraded.

HOUSING

The PPS states that healthy, livable, and safe communities are sustained by accommodating a mix of residential housing types and uses that contribute to the stability and affordability of housing. Policy 1.4 of the PPS provides direction for the provision of housing in the Province and encourages an appropriate range and mix of housing typologies and intensification in areas where transit can be utilized efficiently. The policies applicable to the proposed development read as follows:

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*

2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development, consisting of five single-detached condominium units, represents an appropriate form of low-rise intensification within an existing neighbourhood. The proposed development is of a compact form which efficiently uses land while maintaining the character of the existing surrounding neighbourhood (primarily because it proposes a detached dwelling built form). The proposal effectively utilizes existing infrastructure and public service facilities and contributes to the range and mix of market housing options available to the community while maintaining compatibility with the surrounding neighbourhood.

INFRASTRUCTURE

Section 1.6 of the PPS contains policies related to infrastructure and public service facilities.

- 1.6.1 *Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.*
- 1.6.3 *Before consideration is given to developing new infrastructure and public service facilities:*
 - a) *the use of existing infrastructure and public service facilities should be optimized;*
- 1.6.6.1 *Planning for sewage and water services shall:*
 - a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
 1. *municipal sewage services and municipal water services;*
 - b) *ensure that these systems are provided in a manner that:*
 3. *is feasible and financially viable over their lifecycle;*
 - d) *integrate servicing and land use considerations at all stages of the planning process; and*

e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.

- 1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*
- 1.6.7.2 *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*
- 1.6.7.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

As demonstrated on the Development Concept Plan, in the accompanying FSR, and the accompanying List of Low Impact Development ('LID') Features, the proposed development has incorporated a range of sustainable development strategies. The FSR demonstrates adequate servicing capacity and the functional efficiencies related to coordinating the proposed CEC road with the adjacent landowner.

Further, the subject property is located approximately 350 metres south of an existing MiWay Transit bus stop located at Huron Park. The subject property is also located within 100 metres of the Queensway Trail (a paved multi-use trail that runs parallel to Queensway West). Therefore, the proposed development will support the use of transit and active transportation networks.

NATURAL HERITAGE

Section 2 of the PPS provides policy direction on the use and management of the Province's resources, emphasizing the importance of conserving biodiversity as well as protecting natural heritage features, water and archeological resources. With respect to natural heritage features:

- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The subject property is designated “Significant Natural Area and Natural Green Spaces” with a “Natural Hazards” overlay as per *Schedule 3 – Natural System of the City of Mississauga Official Plan* (refer to *Figure 3*). The proposed development will incorporate a 10 metre buffer to ensure that the existing NHS and its ecological function are maintained and protected. Policies relevant to the proposed development are consistent with Section 2.0, as described and assessed in the EIS. The EIS concludes there will be no negative impacts to the NHS, including the associated habitat features and habitat species. Therefore, the proposed Amendments conform to Policy Section 2.1 of the PPS. The proposed Amendments will ensure existing natural heritage features are protected long-term from future development.

CONCLUDING STATEMENT

The Provincial Policy Statement, 2020 (‘PPS’) outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by infrastructure, while not adversely affecting protection of the natural environment.

The above analysis demonstrates that the proposed development conforms to the PPS by facilitating development, at an appropriate density and in an appropriate location, that will make better use of existing land, resources and infrastructure. It is our opinion that the proposal and corresponding Amendments are consistent with the policies of the PPS.

5.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The Growth Plan of the Greater Golden Horseshoe, 2020 (the ‘Growth Plan’) came into effect May 2019, replacing the 2019 Growth Plan and was further amended in August 2020. Under the *Planning Act*, all planning decisions with respect to land use shall conform to the Growth Plan. The Growth Plan provides a long-term framework for directing growth and development in the Greater Golden Horseshoe (‘GGH’) through building complete communities, curbing sprawl and protecting the natural environment. The Growth Plan builds on the policies outlined in the PPS and functions as a framework for managing growth in the GGH Region.

In the context of the Growth Plan policy framework, the subject property is located within the City of Mississauga’s Built-up Area. The Growth Plan encourages intensification within the Built-up Areas where infrastructure and public service facilities are available, and where an appropriate scale of development and transition in built form to adjacent areas can be achieved.

The 2020 Amendment to the Growth Plan outlines population and employment projections to the year 2051 for the Region of Peel. By 2051, the Region of Peel is anticipated to accommodate a population of 2,280,000 as well as 1,070,000 jobs. It is understood that the Region of Peel will need to undertake a separate Growth Management Strategy to distribute the forecasted population growth amongst its lower-tier municipalities.

The Growth Plan provides policy direction regarding how land is developed, and how resources are managed and protected, based on the guiding principles of Section 1.2.1 of the Growth Plan. The following guiding principles are relevant to the proposed development:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*

- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.*

The Growth Plan emphasizes the importance of integrated planning: coordinating infrastructure planning, land use planning and infrastructure investment. Section 2.0 the Growth Plan states:

“To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas...”

Concentrating new development in these areas provides a focus for investments in transit as well as other types of infrastructure and public service facilities to support forecasted growth, while also supporting a more diverse range and mix of housing options...”

The Growth Plan continues to state that, *“it is important that we maximize the benefits of land use planning as well as existing and future investments in infrastructure so that our communities are well-positioned to leverage economic change...”*

MANAGING GROWTH

Section 2.2.1 Managing Growth provides policy guidance to support where and how growth should occur. Policies relevant to the proposed development include the following:

- 2.2.1.1 Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.*
- 2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:*
 - a) the vast majority of growth will be directed to settlement areas that:*
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities;*
 - c) within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. areas with existing or planned public service facilities;*
 - d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
 - f) the establishment of new settlement areas is prohibited.*

In accordance with Schedule 2 of the Growth Plan, the Subject Property is located within the delineated Built-Up Area of the City of Mississauga (refer to *Figure 9*). Built-Up Area lands are areas where growth and development are forecasted to occur. Redevelopment of the subject property as contemplated is supported, as the proposal will provide for reinvestment of an underutilized site and facilitate development that is within a delineated built boundary, is serviced by existing and planned municipal water and wastewater infrastructure and is serviced by existing and planned higher order transit services.

2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:

a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

d) expand convenient access to:

i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and

e) provide for a more compact built form and a vibrant public realm, including public open spaces;

The proposed development supports the policies and objectives of the Growth Plan by intensifying residential land uses within the existing settlement area and delineated built-up area. The proposed development constitutes an increase in residential density on the subject property, which is located in an area with convenient access to services, recreational facilities, multi-use trails, public transit, schools, parks, and open space. These features support a healthy and complete community.

HOUSING

The Growth Plan contains policies relevant to the provision of housing as it relates to achieving growth targets, and the provision of a range and mix of housing types to diversify the types of housing across the region. Section 2.2.6 states:

2.2.6.1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;*
- b) planning to achieve the minimum intensification and density targets in this Plan;*
- c) considering the range and mix of housing options and densities of the existing housing stock; and*
- d) planning to diversify their overall housing stock across the municipality.*

The proposed development aligns with the intent of the Policies outlined in Section 2.2.6 of the Growth Plan by proposing to intensify a currently underutilized parcel of land with existing servicing and stormwater management capacity, further increasing the supply of residential units. A prevailing theme in provincial policy, and specifically the Growth Plan, is directing intensification where it can be supported by infrastructure and public services as well as promoting development of underutilized and compact built forms. In keeping with the policy framework above, the proposed development contributes to the diverse mix of land uses in the area and introduces new forms and tenures of housing stock to an already established and well-served neighbourhood. These components build on the Province's vision of developing complete communities.

CONCLUDING STATEMENT

The above analysis demonstrates that the proposed development conforms to the policies of the Growth Plan by allowing for contextually appropriate redevelopment on lands that are well-served by transit and existing infrastructure. It will also provide for a range of housing options which are well-served by existing community services, parks and local businesses. Furthermore, the proposal and corresponding Amendments will provide for better utilization of land, resources and infrastructure in a manner that advances complete community objectives. It is our opinion that the proposal and corresponding Amendments serve to implement the applicable policies of A Place to Grow.

5.3 REGION OF PEEL OFFICIAL PLAN (OFFICE CONSOLIDATION 2018)

The Region of Peel Official Plan Consolidation December 2018 (the 'ROP') is the primary long-range strategic land use policy document for the Region of Peel. It provides guidance to area municipalities in the preparation and implementation of their local Official Plans. The ROP projects that the City of Mississauga's population will increase to 805,000 by 2031, and that the number of households will increase to 270,000 by 2031.

As noted above, the 2019 Amendment to the Growth Plan outlines population and employment projections to the year 2041 for the Region of Peel. By 2051, the Region of Peel is anticipated to accommodate a population of 2,280,000, as well as 1,070,000 jobs. Through a Municipal Comprehensive Review, the Region will undertake a separate Growth Management Strategy to distribute the forecasted population

growth amongst its lower-tier municipalities. Accordingly, the redevelopment of the subject property is not dependent on the Region's ongoing MCR process.

GREENLANDS SYSTEM

The Region has objectives and policies which address the identification, protection, and maintenance of the Greenlands System, including rehabilitation and restoration of the natural environment in Peel. Schedule A (Core Areas of the Greenlands System in Peel) identifies a portion of the subject property as being within the "Greenlands System" (refer to **Figure 3**). The following policies are relevant to the proposed development:

2.3.2.1 Define the Greenlands System in Peel as being made up of:

- a) Core Areas, which are shown generally on Schedule A, and which are protected in this Plan and in the area municipal official plans.*
- b) Natural Areas and Corridors, which will be interpreted, protected and shown, as appropriate, in the area municipal official plans; and*
- c) Potential Natural Areas and Corridors, which will be interpreted, protected and shown, as appropriate, in the area municipal official plans. Potential Natural Areas and Corridors will be analyzed to determine their functional role in supporting and enhancing the integrity of the Greenlands System in Peel.*

Reference should be made to the area municipal official plans and related documents for a detailed interpretation of the location and extent of the Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors.

2.3.2.6 Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel, except for:

- e) minor development and minor site alteration.*

Per Section 2.3.2.1, delineation of the Regional Greenland System is provided through the City of Mississauga's Official Plan. Per the EIS, a portion of the subject property is identified on *Schedule A- Core Areas of the Greenlands System in Peel* (refer to **Figure 3**), as such, the Credit Valley Conservation Authority ('CVC') provides direction with respect to protecting the form and function of natural areas. The Region of Peel prohibits development and site alteration within the Core Areas with the exception of minor developments and alterations. The proposal identifies a 10-metre environmental buffer from the limit of long-term stable slope to protect the adjacent CVC Regulated Area and prevent development within the buffer area.

URBAN SYSTEM

The subject property is located within the Regional "Urban System" on *Schedule D* of the ROP (refer to **Figure 4**). The "Urban System" is intended to be the focus of growth and development. Objectives for the "Urban System" include conserving the natural environment, sustainable development, healthy and complete communities, compact development form, and respect for existing communities.

The general objectives of the "Urban System" that are relevant to the proposed development are as follows:

- 5.3.1.2 *To achieve sustainable development within the Urban System.*
- 5.3.1.3 *To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;*
- 5.3.1.4 *To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services;*
- 5.3.1.5 *To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive;*
- 5.3.1.7 *To recognize the integrity and physical characteristics of existing communities in Peel.*

The following outlines relevant policies of the Regional “Urban System”.

- 5.3.2.2 *Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans; and*
- 5.3.2.3 *Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms or urban development and redevelopment.*
- 5.3.2.6 *Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:*
 - a) *support the Urban System objectives and policies in this Plan;*
 - b) *support pedestrian-friendly and transit-supportive urban development;*
 - c) *provide transit-supportive opportunities for redevelopment, intensification and mixed land use;*

The proposed development is located within the City’s Urban System and Built-up Area. The site design proposes a compact form of development planned to accommodate growth and density through the intensification of an underutilized parcel of land. The proposed development will achieve an urban structure which is pedestrian-friendly and transit-supportive, with access to nearby multi-use paths and existing transit routes. An amendment to the Region of Peel Official Plan is not required to permit the proposed development.

Section 5.5 (*Growth Management*) states that a significant portion of new growth shall be directed to the “Built-up Area” in the Region through both intensification and the redevelopment of underutilized lots. The subject property is currently underutilized and does not represent an efficient use of land, given the development opportunity that is achievable in the subject location. The following policies for growth management relevant to the proposed development read:

- 5.5.2.1 *Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, including a diverse mix of land uses, accommodate people*

of all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services; and

- 5.5.2.2 *Direct a significant portion of new growth to the built-up areas of the community through intensification.*

The proposal conforms to Section 5.5.2 of the ROP by providing for new growth within an already built-up area through intensification and further does not require the establishment of a new settlement area. An appropriate form of compact housing, as supported by the City of Mississauga Official Plan, is provided in an area with convenient access to retail, services and public parks (among other uses).

Furthermore, the Region's general objectives and policies for intensification relevant to the proposed development include the following:

- 5.5.3.1.1 *To achieve compact and efficient urban forms.*
- 5.5.3.1.2 *To optimize the use of existing infrastructure and services.*
- 5.5.3.1.4 *To intensify development on underutilized lands.*
- 5.5.3.2.2 *Facilitate and promote intensification.*

The Region's general policies for intensification relevant to the proposed development include the following:

- 5.5.3.2 *It is the policy of Regional Council to:*
- 5.5.3.2.2 *Facilitate and promote intensification.*
- 5.5.3.2.3 *Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.*
- 5.5.3.2.4 *Require that by 2015 and for each year until 2025, a minimum of 40 percent of the Region's residential development occurring annually will be within the built-up area.*
- 5.5.3.2.5 *Require that by 2026 and for each year thereafter, a minimum of 50 per cent of the Region's residential development occurring annually will be within the built-up area.*
- To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows:*

City of Mississauga: 52,000 units.

In keeping with the above policy framework, though the subject property is not within a node or corridor, Policy 5.5.3.2.3 allows for intensification to also take place in "any other appropriate areas". The proposal seeks to develop an underutilized parcel of land and will utilize existing infrastructure and services. It seeks to provide residential intensification in an area suitable for this type of development, at a scale that is appropriate for and compatible to the existing community. The location of the subject property along

existing public transit routes provides an opportunity to realize the lands' planned function for intensification in accordance with the growth management and intensification policies of the ROP.

HOUSING

The ROP directs residential development to appropriate areas that have sufficient existing or planned infrastructure and encourages cost-effective development standards for new residential development. The ROP encourages and supports municipalities to plan for a range and mix of densities and forms of housing. Section 5.8 of the ROP requires a full range of appropriate housing types to support the existing and projected demographic needs of current and future residents in the Region of Peel. The subject property includes single detached lots of varying sizes and residential reserve lots to support current and future housing needs and densities. The following objectives and policies apply to the proposed development:

5.8.2.2 Encourage area municipalities, while taking into account the characteristics of existing communities, to establish policies in their Official plans which support:

- a) residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and*
- b) cost-effective development standards for new residential development, redevelopment, and intensification.*

The proposed development will facilitate grade-level residential infill development on underutilized lands in an existing residential area. The existing servicing and transportation infrastructure can support the proposed development, and it is at a scale that is compatible with the surrounding community. Moreover, the proposal will be a cost-effective form of intensification as it will provide a private condominium road connecting to existing municipal services and will not need additional municipal services and roads beyond Mississauga Heights Drive.

CONCLUDING STATEMENT

The proposed development represents intensification of a currently underutilized parcel of land, which contributes to the mix of residential uses within the Region's Urban System. The proposal represents an intensified residential redevelopment which makes more efficient use of the land as well as existing services and infrastructure. The proposed development therefore conforms to and is supported by the policies of the Region of Peel Official Plan.

5.4 CITY OF MISSISSAUGA OFFICIAL PLAN

The City of Mississauga Official Plan (the "MOP") provides direction for the next stage of the city's growth and articulates a vision for a future Mississauga through specific guidance for both the public and private sectors in the ongoing evolution of the city. MOP provides planning policies to guide the city's development to the year 2031, as required by Provincial legislation. MOP provides policies to manage and direct the physical change of the city and the effects of such change on the social, economic, cultural and natural environment as well as to set out the goals, objectives and policies to guide future development, redevelopment and intensification within the City. It also forms the basis for detailed land use designations and urban design policies.

LAND USE DESIGNATION

The subject property is currently designated “Residential Low Density I” and “Greenlands” with a “Natural Hazards” overlay on *Schedule 10 – Land Use Designations* (refer to **Figure 6**). Relevant policies are as follows:

- 11.2.5.3 *Lands designated Residential Low Density I will permit the following uses:*
- a) *detached dwelling;*
 - b) *semi-detached dwelling; and*
 - c) *duplex dwelling.*
- 11.2.3 *Lands designated Greenbelt are generally 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.*
- 11.2.3.4 *Permitted uses will be subject to fulfilling the requirements of the appropriate conservation authority, the City and other appropriate approval agencies.*
- 11.2.3.8 *For existing lots of record, development will not be permitted to extend within the regulatory storm floodplain or hazard lands associated with a valley and watercourse corridor if there are lands suitable for development on the property beyond the hazard lands.*

As illustrated in the Development Concept Plan, the proposed development includes an identified NHS area and appropriate limits of development that will ensure the protection of the existing NHS features and functions. It is recognized in *Schedule 10 – Land Use Designations* that the property is subject to the “Greenlands” designation. Section 19.18 (Implementation) states:

“Greenlands is determined on a site by site basis and is defined by natural hazards associated with watercourse corridors and Lake Ontario, and the limits of identified natural areas. The limits of the Greenlands are determined in consultation with the City and appropriate conservation authority and through studies, where required, completed by the proponent to the satisfaction of the City and the appropriate conservation authority” (emphasis added).

In this regard, the below section demonstrates how the proposed development and corresponding Amendments are consistent with the direction and policy framework of the Official Plan.

ENVIRONMENT

In keeping with the “Greenlands” designation, *Schedule 1 – Urban System* identifies a portion of the subject property as part of the “Green System”, and *Schedule 3 – Natural System* designates the same portion of the subject property as “Significant Natural Areas and Natural Green Spaces” (see **Figure 7**).

Applicable policies with regards to the “Green System” overlay of the City’s Urban System include:

- 6.3.2 *The City will promote the Green System to public and private stakeholders as being integral to protecting the city’s natural heritage features, particularly its role in providing ecological linkages and ecosystem services.*

6.3.4 *Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands, will be provided to perform the following:*

- *maintenance of slope stability and reduction of erosion on valley slopes;*
- *attenuation of stormwater runoff;*
- *reduction of human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs;*
- *protection of tree root zones to ensure survival of vegetation;*
- *provision of a safety zone for tree fall next to woodlands;*
- *enhancement of woodland interior and edge areas through native species plantings;*
- *enhanced wildlife habitat and corridors for wildlife movement; and,*
- *opportunities for passive recreational activities, in appropriate locations.*

6.3.8 *Buffers shall be determined on a site specific basis as part of an Environmental Impact Study or other similar study, to the satisfaction of the City and appropriate conservation authority.*

The proposed development conforms with the policies contained in the “Green System” chapter through providing a buffered area related to the portion of the property overlaid with the “Significant Natural Areas and Natural Green Spaces” designation.

GROWTH

The subject property is located within a “Neighbourhood” in *Schedule 1 – Urban System* of the Official Plan. The Official Plan characterizes “Neighbourhoods” as:

“physically stable areas with a character that is to be protected. Therefore, Mississauga’s Neighbourhoods are not appropriate areas for significant intensification. This does not mean that they will remain static or that new development must imitate previous development patterns, but rather that when development does occur it should be sensitive to the Neighbourhood’s existing and planned character.”

The “Neighbourhood” policies of the Official Plan state that neighbourhoods are intended to remain physically stable and protected, but that intensification is permitted provided it is compatible in built form and scale to surrounding development. The policies direct new development to be sensitive to the existing and planned character of the neighbourhood. Relevant policies include:

5.3.5.1 *Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.*

5.3.5.2 *Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.*

5.3.5.3 *Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.*

5.3.5.5 *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.

- 5.3.5.6 *Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.*

The Official Plan defines compatible as “...development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area.” The proposed development will optimize the use of the subject property, which is currently underutilized. The proposed single detached dwellings will be consistent in size and scale with the built form of existing dwellings on adjacent streets. The proposed development will not disrupt the character of the neighbourhood and will maintain the objectives of Provincial, Regional and Local policies regarding infill development, thus optimizing the use of land and community infrastructure.

Further, the proposed development will maintain a density that is appropriate and consistent with the existing built form in the neighbourhood. The proposed single detached dwellings will contribute to housing stock in the area while upholding the existing character of the neighbourhood.

COMPLETE COMMUNITIES

In keeping with Provincial policy, a guiding principle in the Official Plan is encouraging the development of complete communities. Complete communities are addressed in Chapter 7 of the Official Plan and are based on the notion that communities should be self-sustaining by providing opportunities for living, working, playing, and learning. Complete communities should offer a high quality of life and provide for the day-to-day needs of residents.

Relevant Official Plan policies relating to the creation of complete communities include:

- 7.1.3 *In order to create a complete community and develop a built environment supportive of public health, the City will:*
- a) *encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;*
- 7.1.6 *Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.*
- 7.1.10 *When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area.*

The Official Plan includes policies for the City’s current and future housing stock in Chapter 7:

- 7.2.1 *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.*
- 7.2.2 *Mississauga will provide opportunities for:*

- a) the development of a range of housing choices in terms of type, tenure and price;

7.2.3 When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.

The proposed development is in keeping with the City's criteria for contributing to a complete community. The proposed development will provide four (4) new single detached residential dwellings, for a total of five (5) dwellings, which will assist in accommodating growth and will contribute to housing choice in the City. Overall, the proposal provides for new housing opportunities within the Erindale Neighbourhood in a manner that is in keeping with the City's complete community and housing objectives.

NEIGHBOURHOODS/ CHARACTER AREAS

Chapter 16 of the MOP outlines the policy framework for how growth and development are to be managed within Neighbourhoods. As per Schedule 9 – Character Areas of the Official Plan, the subject property is located within the Erindale Neighborhood Character Area (refer to **Figure 8**).

With regards to residential land uses within a delineated Character Area, Section 16.1.2.1 states, “to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area.”

In order to analyze compatibility of the proposed development, an analysis of the surrounding neighbourhood – examining the existing lot frontages and lot areas – was completed. The study area includes all lots fronting onto Mississauga Heights Drive. This study area has been defined in a manner that is, in our opinion, representative of the existing neighbourhood character, and recognizes that Mississauga Heights Drive is a self-contained neighbourhood with only two access points and no cross streets. Based on our analysis, the proposed development will result in lots that are generally in keeping with, and are compatible with, the existing character of the surrounding neighbourhood. The resulting data set from analysis is shown in Table 2, below. The analysis is also illustrated on **Figure 9**.

Table 2 - Lot Analysis

Property	Lot Area (m ²)	Lot Frontage (m)
895 MISSISSAUGA HEIGHTS DRIVE	1,867	56.2
904 MISSISSAUGA HEIGHTS DRIVE**	12,544	41.6
922 MISSISSAUGA HEIGHTS DRIVE	4,222	33.3
928 MISSISSAUGA HEIGHTS DRIVE	4,770	40.0
929 MISSISSAUGA HEIGHTS DRIVE	2,220	42.0
941 MISSISSAUGA HEIGHTS DRIVE	1,945	63.3
944 MISSISSAUGA HEIGHTS DRIVE	5,745	62.3
955 MISSISSAUGA HEIGHTS DRIVE	1,652	42.3

966 MISSISSAUGA HEIGHTS DRIVE	3,849	66.4
969 MISSISSAUGA HEIGHTS DRIVE	1,501	42.2
980 MISSISSAUGA HEIGHTS DRIVE	6,845	15.1
983 MISSISSAUGA HEIGHTS DRIVE	1,489	42.7
997 MISSISSAUGA HEIGHTS DRIVE	1,601	42.2
1000 MISSISSAUGA HEIGHTS DRIVE	5,147	47.9
1008 MISSISSAUGA HEIGHTS DRIVE	4,181	43.2
1011 MISSISSAUGA HEIGHTS DRIVE	1,705	44.5
1016 MISSISSAUGA HEIGHTS DRIVE	4,054	34.6
1026 MISSISSAUGA HEIGHTS DRIVE	1,693	23.4
1038 MISSISSAUGA HEIGHTS DRIVE	2,540	29.9
1039 MISSISSAUGA HEIGHTS DRIVE	1,369	52.5
1052 MISSISSAUGA HEIGHTS DRIVE	2,886	32.2

**Subject to an active application (City File No. OZ 21 13 W7).

Policies specific to the Erindale Neighbourhood include:

16.9.1.1 Notwithstanding the provisions of the Residential Low Density I designation, the Residential Low Density I designation permits only detached dwellings.

The Erindale Neighbourhood identifies five (5) special sites, and the subject property is located within Special Site 2 (refer to **Figure 10**). Policies specific to Site 2 are noted below followed by a direct response:

16.9.2.2.2 Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies apply:

- a) preserve and enhance the generous front, rear and side yard setbacks;*
- b) ensure that existing grades and drainage conditions are preserved;*
- c) encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;*
- d) garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;*

- e) *ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;*
- f) *encourage buildings to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;*
- g) *reduce the hard surface areas in the front yard;*
- h) *preserve existing mature high quality trees to maintain the existing mature nature of these areas; and,*
- i) *the lots fronting on Mississauga Heights Drive will be required to have a minimum frontage of 30 m and a minimum area of 1 400 m².*

In keeping with 16.9.2.2.2, the proposed development and corresponding Amendments seek to facilitate residential intensification that is compatible with the surrounding neighbourhood. The proposed single detached dwellings will achieve an appropriate size and scale and will be compatible with the existing surrounding residential dwellings, ensuring minimal impact on adjacent neighbours. The proposed residential dwellings will incorporate high-quality building materials and appropriate setbacks in a manner that enhances the overall neighbourhood. More specifically, generous front, rear and side yard setbacks will be preserved on all lots, and are proposed to be enforced through the site-specific Zoning By-law Amendment. All lot frontages meet or exceed 30 metres (98.43 feet), with lot areas ranging from approximately 1,321 m² (14,219.13 ft²) to 1,784 m² (19,202.82 ft²). All lots will be accessed through a CEC road internal to the site. Tree protection and mitigation measures, as outlined in the Arborist Report and the site-specific Zoning By-law, include additional zoning provisions for a Tree Preservation Area. These Tree Preservation Area regulations have been utilized in other areas in Mississauga (refer to Zoning Regulations for R2-24, R2-25, R3-9, R4-25, R4-26, R4-32, R4-33 and R5-21).

CONCLUDING STATEMENT

Based on a review of the applicable policies, the above analysis demonstrates that the proposed development conforms to the policies and objectives of the Mississauga Official Plan, as amended, by providing for a high-quality residential intensification on a site that is currently underutilized and can better accommodate growth. The proposed development will facilitate a built form that is consistent and compatible with not only the surrounding community but also the development vision for this area. Therefore, the proposed development and proposed Amendments serve to better implement the applicable policies and objectives for lands designated “Residential Low Density I” within the Erindale Neighbourhood Character Area of the Mississauga Official Plan. Further, the proposed development protects and maintains the lands designated “Greenlands” through an identified NHS area and appropriate buffers, as illustrated in the Development Concept Plan and as confirmed through the EIS.

5.5 CITY OF MISSISSAUGA ZONING BY-LAW 0225-2007

The subject property is currently zoned “R1-8” and subject to the Greenlands Overlay in the City of Mississauga Zoning By-law 0225-2007 (refer to **Figure 11**). A site-specific Zoning By-law Amendment is required to permit the redevelopment of the subject property. It is proposed that the subject property be rezoned from “R1-8” to “R16-XX”. The R16 zone permits single detached dwellings on a CEC road. The existing Valleylands is proposed to be zoned “Greenlands – G1”.

The proposed lot frontages and areas are generally consistent with the prevailing R1-8 zoning applicable to both sides of Mississauga Heights Drive, which requires a minimum lot frontage of 30 metres and lot areas of 1,400 m². The R16-XX zone is proposed to implement a single detached dwelling fronting onto a common element condominium road.

The proposed site-specific exemptions in the draft Implementing Zoning By-law include the following:

- Relief to the front yard setback for an interior lot and corner lot on a CEC road;
- Relief to the minimum interior side yard for interior and corner lot;
- Relief to the minimum rear yard setback for an interior and corner lot;
- No visitor parking spaces;
- Relief from the minimum width of a CEC road;
- Relief from sidewalk requirements;
- Introduction of a Tree Preservation Area to preserve and protect the trees contiguous of the existing Valleylands and woodlot;
- Introduction of a minimum setback requirement to the proposed Tree Preservation Area.

The requested site-specific zoning relief being sought through this proposal reflects the characteristics of the subject property and applies provisions that will allow for a more efficient use of the subject property.

It is also important to note that throughout the processing of this proposal, the site plan layout may be revised and this, in turn, may result in revisions to the draft Implementing Zoning By-law. As such, it is requested that the opportunity for changes to the site-specific provisions being sought throughout the processing of the Zoning By-law Amendment application and prior to Zoning Bylaw enactment be available, if necessary.

A draft of the Zoning By-law Chart is appended to this report as *Appendix B*.

6.0 SUPPORTING STUDIES AND REPORTS

FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT

Skira & Associates Ltd. was retained to prepare a Functional Servicing and Stormwater Management Report (dated November 26, 2021) in support of the proposed development. Based on our investigation of available information, preliminary technical analysis and design calculations the FSR found that the proposed development can be serviced to the existing outside services located on Mississauga Heights Drive. The storm runoff will be controlled and continue to drain to existing Valleylands.

The findings and recommendations were prepared in accordance with accepted professional engineering practices and principles. Based on the above, the proposed redevelopment can be adequately serviced in accordance with the City of Mississauga & Region of Peel standards.

ACOUSTICAL FEASIBILITY STUDY

NGC Engineering was retained to complete a Noise Feasibility Study in support of the proposed development. The Study determined the primary noise sources were road traffic from Queensway West and a secondary noise source from road traffic on Mississauga Heights. The study determined the sound level predications will not exceed MECP guidelines for any of the proposed lots. No

specific acoustic recommendations for the proposed development and no warning clauses will be required at this time.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Terraprobe Inc. prepared a Phase One Environmental Assessment (dated February 23, 2021). The Phase One ESA was conducted to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in O. Reg. 153/04. The Phase One ESA determined that a Phase Two ESA will be required. This study is being coordinated now and will be submitted and reviewed under a separate cover.

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT

The Archaeologist Inc. completed a Stage 1 and 2 Archaeological Assessment (dated January 10, 2021) for the subject property. A Stage 1 background study of the subject property was conducted to provide information about the property's geography, history, previous archaeological fieldwork and current land condition in order to evaluate and document in detail the property's archaeological potential and to recommend appropriate strategies for Stage 2 survey.

A Stage 2 property assessment was conducted to document all archaeological resources on the property, to determine whether the property contains archaeological resources requiring further assessment, and to recommend next steps. The characteristics of the property dictated that the Stage 2 survey be conducted by test pit survey.

The Stage 1 background study found that the subject property exhibits potential for the recovery of archaeological resources of cultural heritage value and concluded that the property requires a Stage 2 assessment. The Stage 2 property assessment, which consisted of a systematic test pit survey, did not result in the identification of archaeological resources. The report recommends that no further archaeological assessment of the property is required.

ENVIRONMENTAL IMPACT STUDY

Beacon Environmental was retained to prepare a Scoped Environmental Impact Study (EIS) (dated December 2021) in support of the proposed development. The EIS reports that the property abuts the Credit River valley to the south and overlaps with a woodland and small tributary valley feature to the east. The EIS describes the natural heritage features and ecological functions associated with the subject property, assess the potential direct and indirect impacts of the proposed redevelopment of these features and functions and recommends mitigation and enhancement measures to protect and restore significant natural heritage features. The Valleylands will be protected with a 10 metre setback that has been applied to the long term stable slope limit. The lot lines overlap with significant woodland and table land on the property. This portion of the woodland will be appropriately zoned with restriction on vegetation removal and development. The EIS identifies opportunities to restore areas on the subject property with native species that are complimentary to the natural heritage system.

The EIS concludes the proposed development is not expected to adversely impact the natural heritage feature and ecological functions associated with the Natural Heritage System, provided that the mitigation and enhancement measure recommended in the EIS are implemented.

ARBORIST REPORT

Stybos Barron King Ltd. (SBK) was retained to complete an Arborist Report and Tree Inventory and Preservation Plan (dated December 6, 2021) in support of the proposed development. report summarizes the trees inventoried and provides recommendations for retention or removal in context with the proposed site plan. Seventy-one (71) trees are recommended for removal and a tree permit will be required. The report also contains general recommendations for tree protection, preservation and remediation for trees within proximity to the proposed construction works.

GEOTECHNICAL REPORT AND SLOPE STABILITY

Terraprobe Inc. prepared a geotechnical slope stability and steambank erosion study for the valley slope associated with the Credit River watershed situated on the east and south sides of the subject property. The Report also includes a slope stability analysis and borehole investigation to determine the prevailing subsurface soil and ground water conditions. The Report also determines the Long Term Stable Slope.

The Report includes recommendations for slope maintenance as well as construction considerations to maintain and enhance the slope condition, and to help protect against surficial soil erosion, during the development stage as well as long term maintenance.

7.0 CONCLUSION

It is our opinion that the proposed development and corresponding Official Plan Amendment and Zoning By-law Amendment represent good planning as demonstrated throughout this Report. In summary the proposed development will achieve good planning for the following reasons:

- The proposed development is consistent with the policies of the Provincial Policy Statement (2020), and conforms with the Growth Plan (2019) and the Region of Peel Official Plan with respect to concentrating growth and development to Settlement Areas and Built-up Areas;
- A prevailing theme in the City of Mississauga Official Plan is ensuring developments are compatible with neighbourhoods and the surrounding area. The proposed development represents a compact and efficient form of development that is compatible with the surrounding neighbourhood;
- The proposed development is in keeping with the Official Plan policies and objectives for contributing to complete communities and housing. In creating a complete community, the City of Mississauga encourages compact development that are transit supportive;
- The provided developable limit and associated buffer was determined through an Environmental Impact Study prepared by Beacon Environmental to be sufficient to protect the natural heritage features and their functions located within and adjacent to the proposed development;
- The proposed Official Plan and Zoning By-law designations are compatible with the goals and objectives of the respective plans for the City of Mississauga, the Erindale Neighbourhood and the local built form character. Compatibility does not suggest that new development must be the same as what exists. Instead, as justified in this Report for the subject lands, compatible development will be able to coexist with surrounding land uses without any unacceptable adverse impacts;

- The proposed zoning with regards to lot frontages and areas are generally consistent with the prevailing R1-8 zoning applicable to both sides of Mississauga Heights Drive, which requires a minimum lot frontage of 30 metres and lot areas of 1,400 m². The R16-XX zone is proposed to implement a single detached dwelling fronting onto a common element condominium road; and,
- The proposed development is supported by technical studies that confirm there is adequate existing and planned water, wastewater and stormwater infrastructure available.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner



Mark Condello, MCIP, RPP
Planner

FIGURES

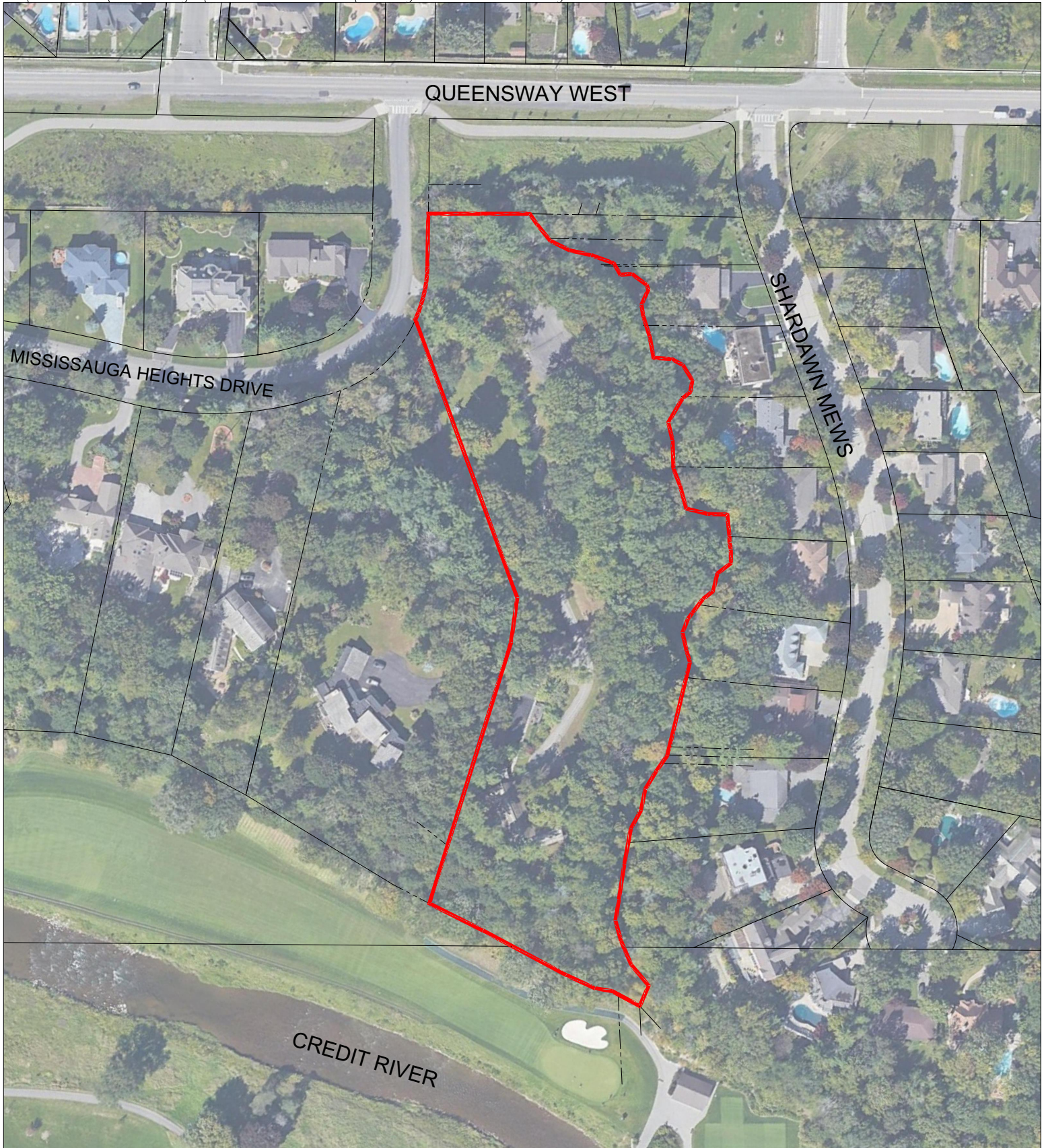



FIGURE 1

AERIAL CONTEXT PLAN

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Property



Scale NTS
November 18, 2021

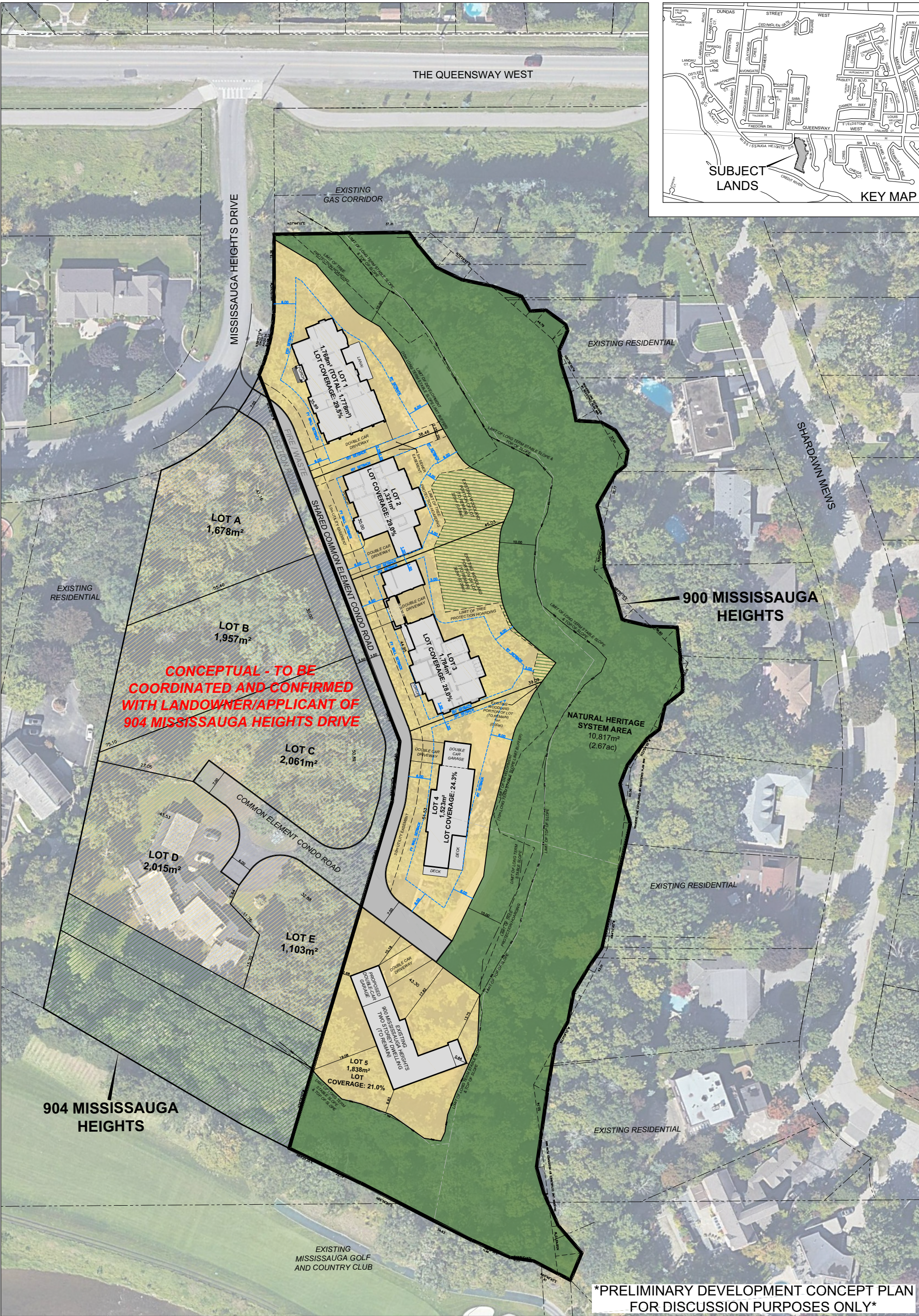


FIGURE 2
DEVELOPMENT CONCEPT PLAN
COMMON ELEMENT CONDOMINIUM

900 MISSISSAUGA HEIGHTS DRIVE
PART OF LOTS 1 & 2,
REGISTERED PLAN 342
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

DEVELOPMENT STATISTICS - 900 MISSISSAUGA HEIGHTS

DEVELOPABLE LOT AREA:	6,459m² (1.60ac)
WOODLAND LOT AREA:	708m² (0.18ac)
COMMON ELEMENTS AREA:	726m² (0.18ac)
NHS & BUFFERS AREA:	10,817m² (2.67ac)
TOTAL AREA:	18,710m² (4.63ac)
NET DEVELOPABLE AREA:	7,185m² (1.78ac)
TOTAL UNITS:	5 UNITS
SITE DENSITY:	5 UNITS / 0.719ha = 6.95UPHA



SCALE 1:1000
DECEMBER 7, 2021

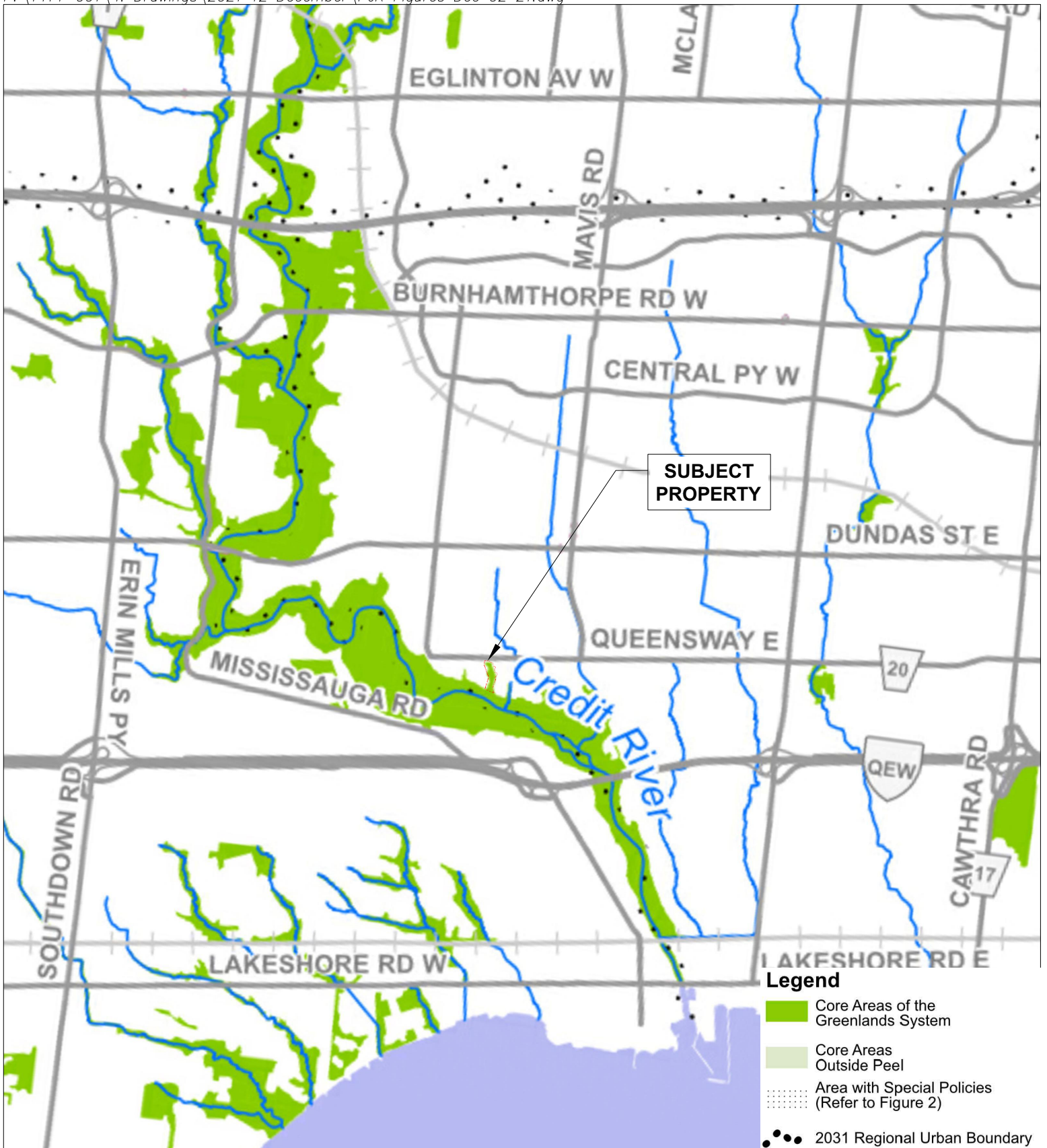



FIGURE 3
REGION OF PEEL
OFFICIAL PLAN SCHEDULE
'A' CORE AREAS OF THE GREENLANDS
SYSTEM IN PEEL

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Property



Scale NTS
 November 18, 2021

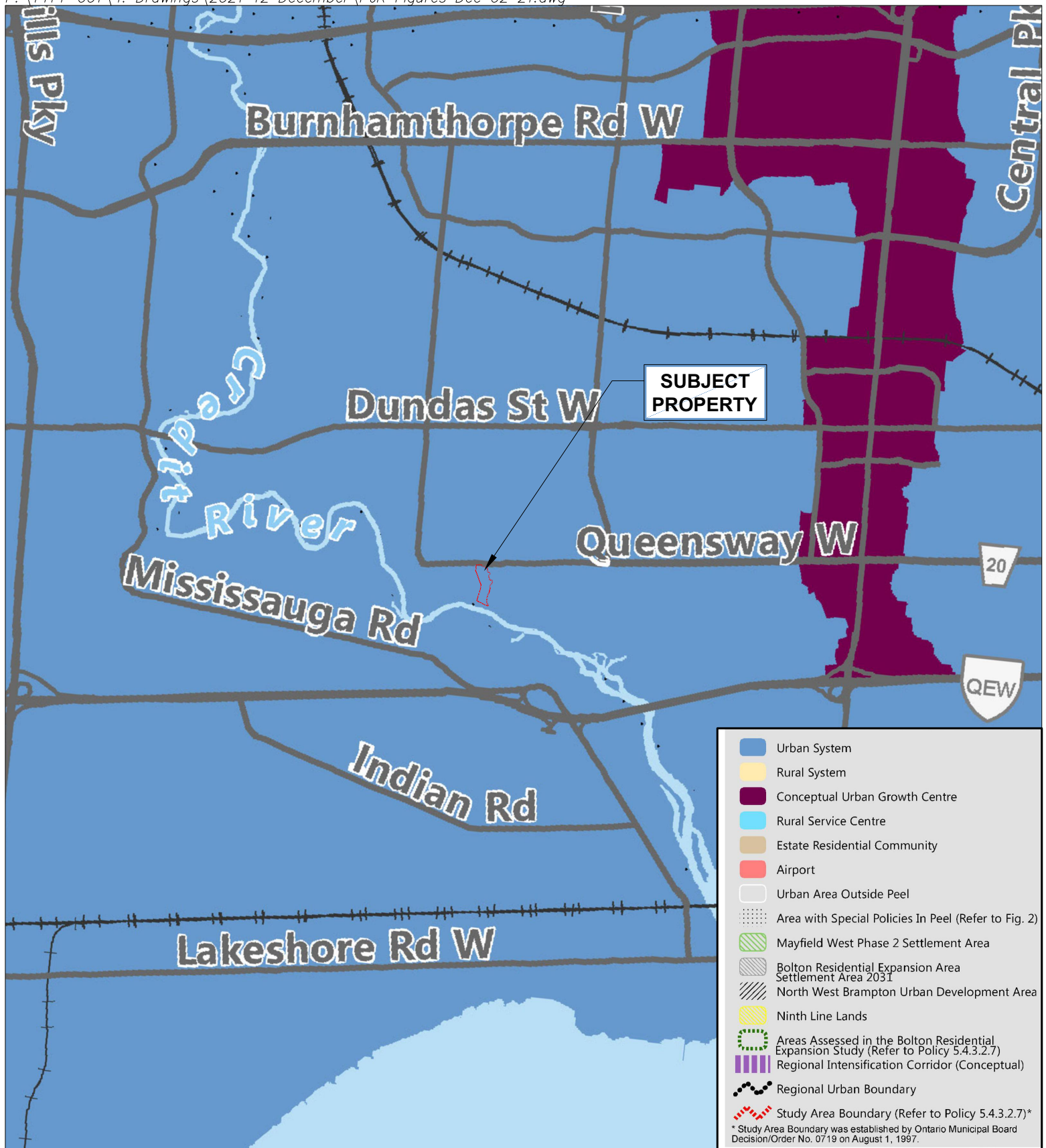



FIGURE 4
REGION OF PEEL OFFICIAL PLAN
SCHEDULE "D"

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Property



Scale NTS
 November 18, 2021

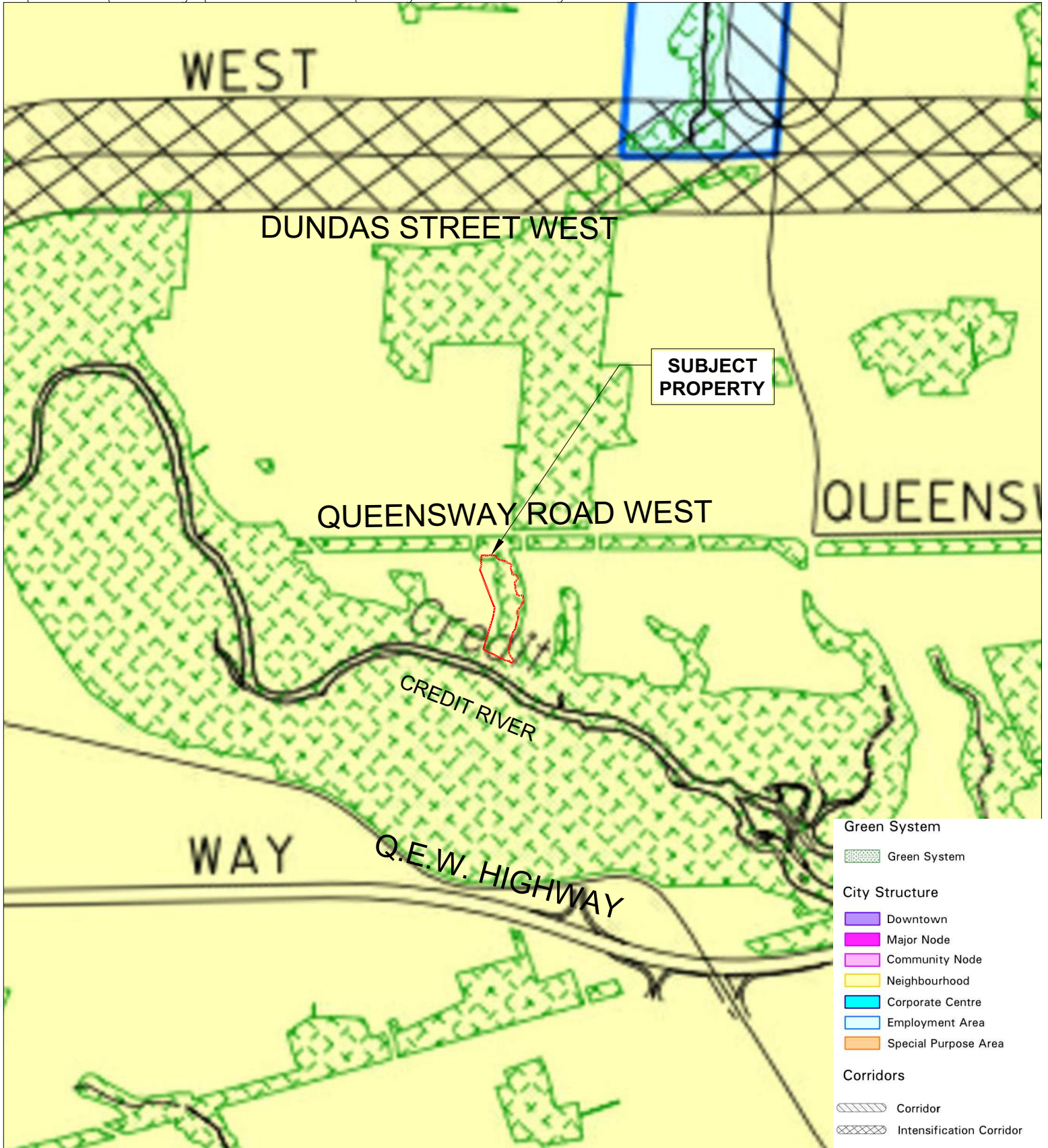


FIGURE 5
CITY OF MISSISSAUGA OFFICIAL
PLAN SCHEDULE 1 'URBAN SYSTEM'

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

Subject Property



Scale NTS
 November 18, 2021

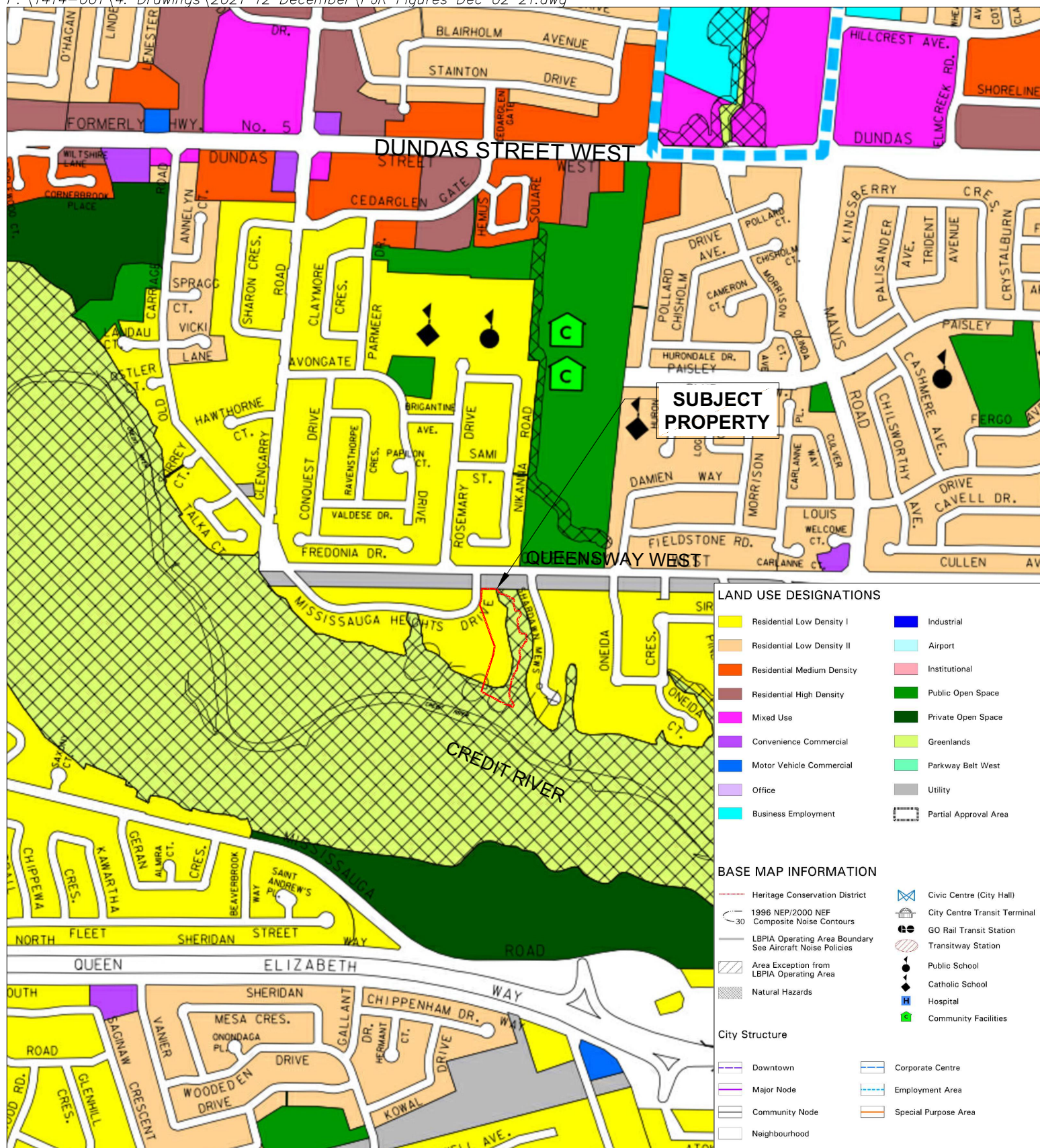


FIGURE 6

CITY OF MISSISSAUGA OFFICIAL PLAN SCHEDULE 10 'LAND USE DESIGNATIONS'

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Property



Scale NTS
November 18, 2021

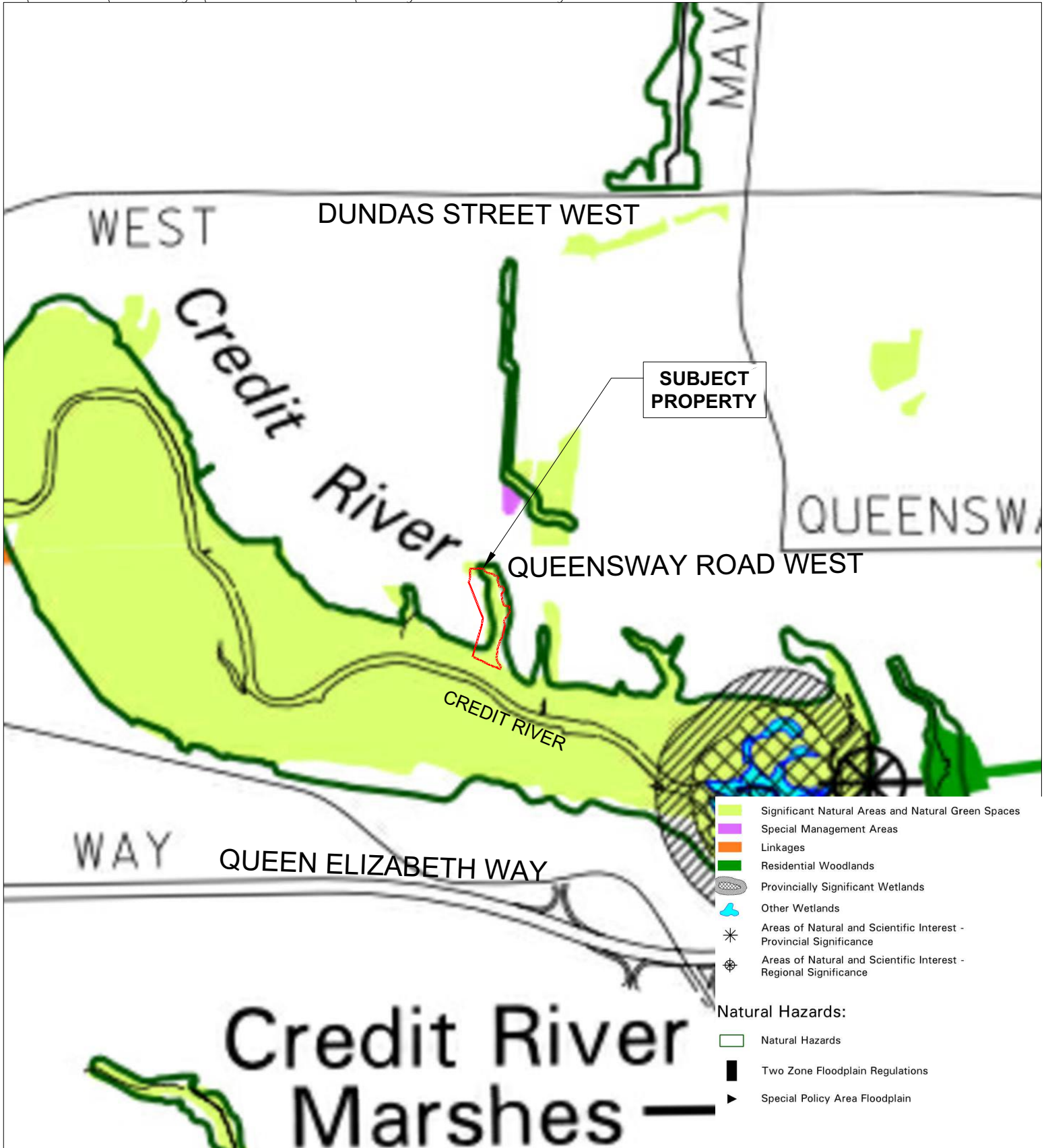


FIGURE 7
CITY OF MISSISSAUGA OFFICIAL
PLAN SCHEDULE 3 'NATURAL SYSTEM'

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
 CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

Subject Property



Scale NTS
 November 18, 2021

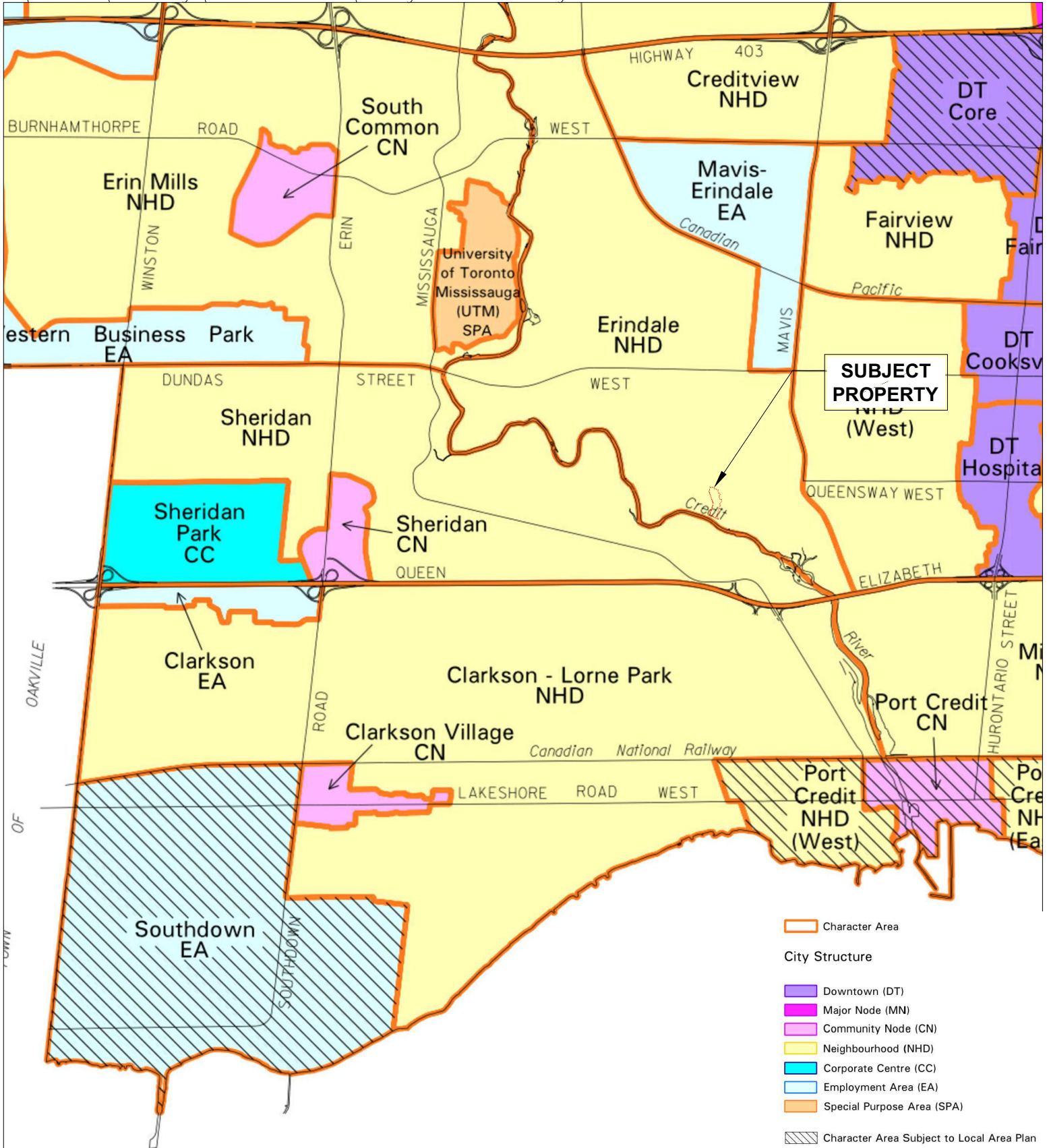
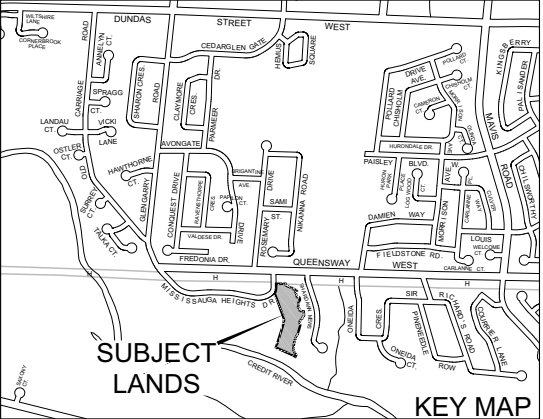


FIGURE 8
CITY OF MISSISSAUGA OFFICIAL
PLAN-SCHEDULE 9 CHARACTER
AREAS

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL



LOT ANALYSIS PLAN

900 MISSISSAUGA HEIGHTS DRIVE
PART OF LOTS 1 & 2,
REGISTERED PLAN 342
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

- SUBJECT PROPERTY
- STUDY BOUNDARY

STREET NAME	Lot Area (m²)	Lot Frontage (m)
LOT 1 CONDO ROAD	1778	35.9
LOT 2 CONDO ROAD	1321	30.0
LOT 3 CONDO ROAD	1784	45.0
LOT 4 CONDO ROAD	1523	51.5
LOT 5 CONDO ROAD	1834	43.3
895 MISSISSAUGA HEIGHTS DRIVE	1868	56.3
904 MISSISSAUGA HEIGHTS DRIVE	12492	35.6
922 MISSISSAUGA HEIGHTS DRIVE	4245	33.7
928 MISSISSAUGA HEIGHTS DRIVE	4770	40.1
929 MISSISSAUGA HEIGHTS DRIVE	2220	42.0
941 MISSISSAUGA HEIGHTS DRIVE	1945	42.9
944 MISSISSAUGA HEIGHTS DRIVE	5745	62.3
955 MISSISSAUGA HEIGHTS DRIVE	1652	42.3
966 MISSISSAUGA HEIGHTS DRIVE	3838	66.2
969 MISSISSAUGA HEIGHTS DRIVE	1502	42.0
980 MISSISSAUGA HEIGHTS DRIVE	6835	16.3
983 MISSISSAUGA HEIGHTS DRIVE	1492	42.0
997 MISSISSAUGA HEIGHTS DRIVE	1615	42.2
1000 MISSISSAUGA HEIGHTS DRIVE	5033	45.8
1008 MISSISSAUGA HEIGHTS DRIVE	4243	44.8
1011 MISSISSAUGA HEIGHTS DRIVE	1694	43.9
1016 MISSISSAUGA HEIGHTS DRIVE	4031	34.1
1026 MISSISSAUGA HEIGHTS DRIVE	1671	23.1
1038 MISSISSAUGA HEIGHTS DRIVE	2559	29.8
1039 MISSISSAUGA HEIGHTS DRIVE	1443	54.3
1052 MISSISSAUGA HEIGHTS DRIVE	2683	29.8

FIGURE 9
LOT ANALYSIS PLAN



SCALE 1:2000
NOVEMBER 22, 2021

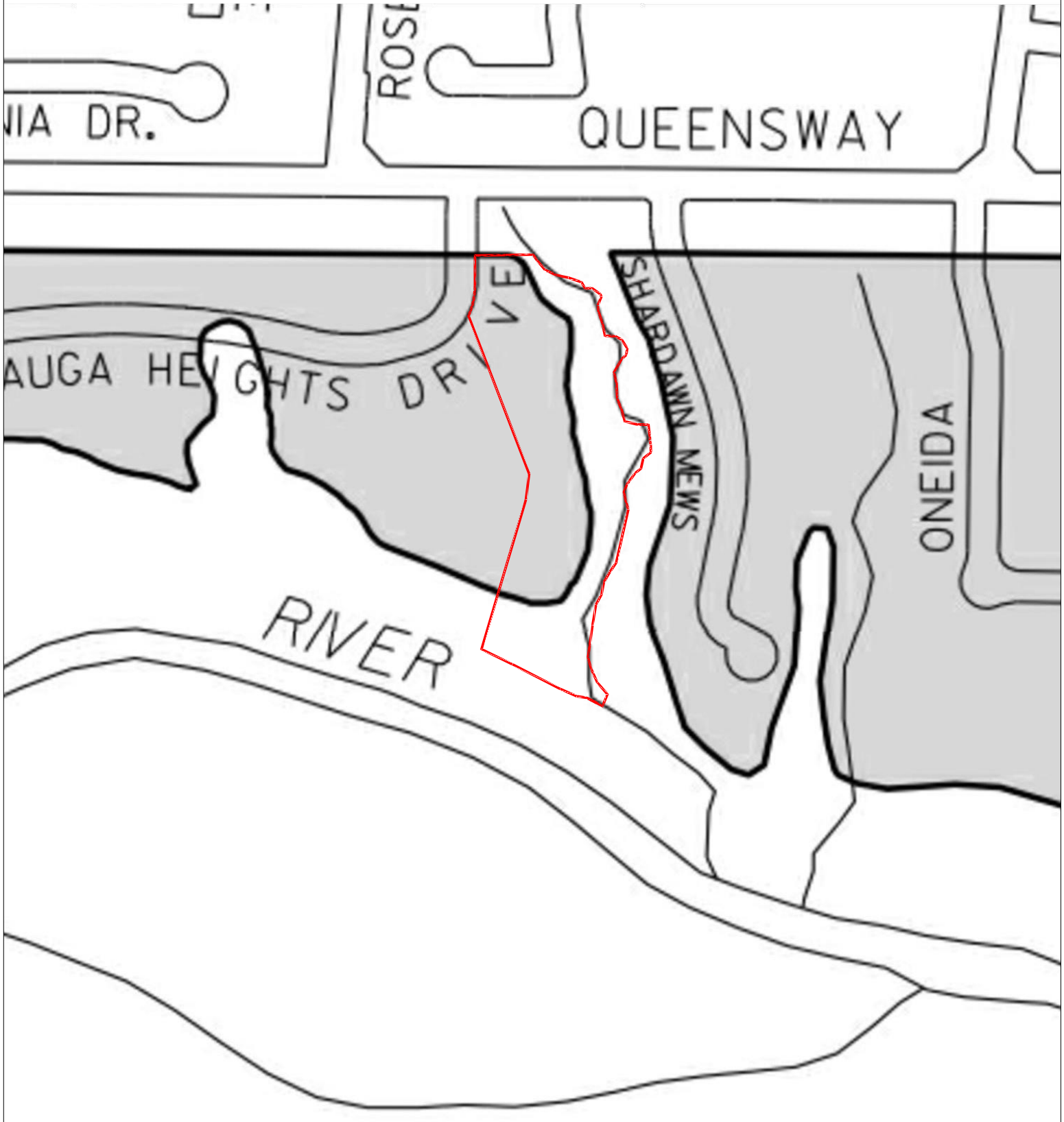



FIGURE 10
CITY OF MISSISSAUGA ERINDALE
NEIGHBOURHOOD SPECIAL SITE 2

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Property



Scale NTS
November 18, 2021



FIGURE 11

ZONING BY-LAW No. 0225-2007

900 MISSISSAUGA HEIGHTS DRIVE, PART OF LOTS 1 & 2, REGISTERED PLAN 342,
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Property



Scale NTS
November 18, 2021

APPENDIX A
Official Plan
Amendment

Amendment No. XX
to
Mississauga Official Plan

The following text and Map "A" attached hereto constitute Amendment No. XXX.

PURPOSE

The purpose of the Amendment is to amend Schedule 10 and the Erindale Neighbourhood Character Area policies.

LOCATION

The lands affected by this Amendment are located on the south side of Mississauga Heights Drive, south of Queensway West. The land is municipally addressed as 900 Mississauga Heights Drive. The Subject Property is located within the Erindale Character Neighbourhood, as identified in the Mississauga Official Plan.

BASIS

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

The subject lands are designated Residential Low Density I and Greenlands are located within the Erindale Character Neighbourhood Area. The Residential Low Density I designation permits detached, semi-detached and duplex dwellings. The Greenlands designation permits veracious conservation related uses.

The Official Plan Amendment is required to introduce site specific policies as well as redesignate a portion of the Greenlands designation to Residential Low Density I. The effect would permit 5 single detached dwellings on a common element condominium road, as well as remove lands from the Greenlands designation. The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development is consistent with and promotes the growth management and intensification policies of the Provincial Policy Statement, the Growth Plan of the Greater Golden Horseshoe and the Region of Peel Official Plan.
2. The policies and objectives of Mississauga Official Plan are supported by the proposal as it contributes to a range of housing types, sizes and tenures, and it efficiently and effectively utilizes existing community infrastructure and facilities.
3. The proposed development is compatible with the surrounding lands uses and appropriate given the larger context. It is an infill intensification development within a Neighbourhood Character Area that has been designed at a scale that respects and relates to the surrounding community.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Map “A” of this Amendment.
2. Schedule 1a, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of 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 boundary of the Significant Natural Areas and Natural Green Spaces and Nature Hazards, as shown on Map “C” of this Amendment.
4. Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the boundary of the Greenlands designation, as shown on Map “D” of this Amendment.
5. Section 16.9, Erindale Neighbourhood Character Area is hereby amended by adding Special Site Policies X on Map 16-9, Erindale Neighbourhood Character Area, in accordance with the Special Site Policies, as shown on Map “F” of this Amendment
6. Section 16.9.2, Special Site Policies, of the Mississauga Official Plan is hereby amended by adding the following:
 - 16.9.2.X.X The lands identified as Special Site X are located on the south side of Mississauga Heights Drive, east of the Tributary of the Credit River.
 - 16.9.2.X.X Notwithstanding Section 16.9.2.2.2, the following additional policies apply:
 - a) redevelopment of the property will be limited to a maximum of five (5) single detached dwellings.
 - b) house designs and sitings will be sensitive to and respect existing mature vegetation and trees.
 - c) house designs which fit with the scale and character of the local area and take advantage of the particular site are encouraged. The use of standard, repeat designs is discouraged. Where a recessed garage cannot be provided, greater architectural treatment to the façade will be provided.
 - d) contiguous woodlot which are subject to Tree Preservation Areas as defined in the Zoning By-law. These areas will be put into private ownership and will be maintained and through a plan of condominium.
 - e) modifications to the extent of the Greenlands designations may be permitted, subject to an Environmental Impact Study, as approved by the City of Mississauga, and does not require further amendment to this plan.

- f) lots fronting on the private road will be required to have a minimum lot frontage of 30 m.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the corporation of City of Mississauga, the 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 Official Consolidation of Mississauga Official Plan dated September 3, 2020.

INTERPRETATION

The provisions of the 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 the Mississauga Official Plan.

MAP 'A' - PART OF Schedule 1 Urban System



Green System

 Green System

City Structure

-  Downtown
-  Major Node
-  Community Node
-  Neighbourhood
-  Corporate Centre
-  Employment Area
-  Special Purpose Area

Corridors

-  Corridor
-  Intensification Corridor

 **Subject Lands**

 **Area of Amendment**



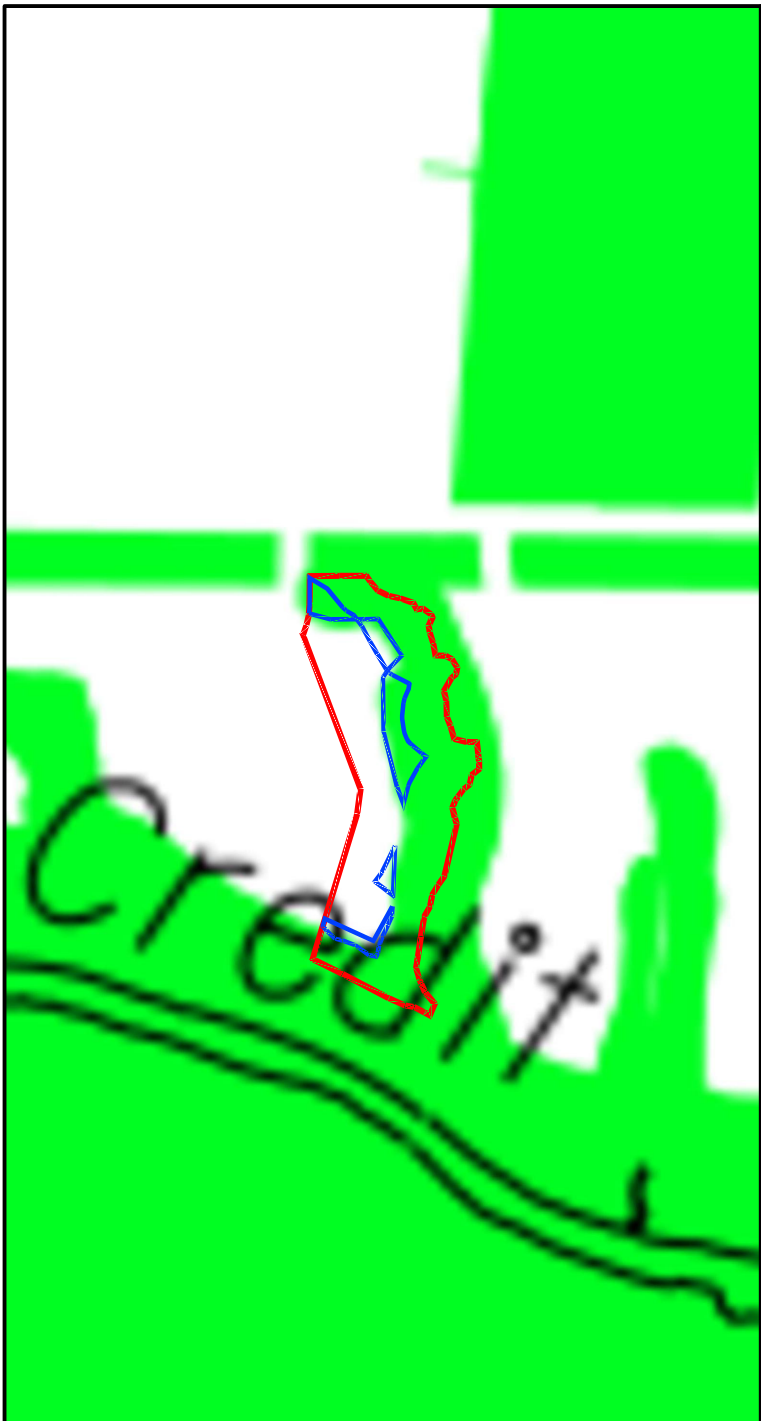
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NOVEMBER 30, 2021

EXISTING LAND USE DESIGNATIONS

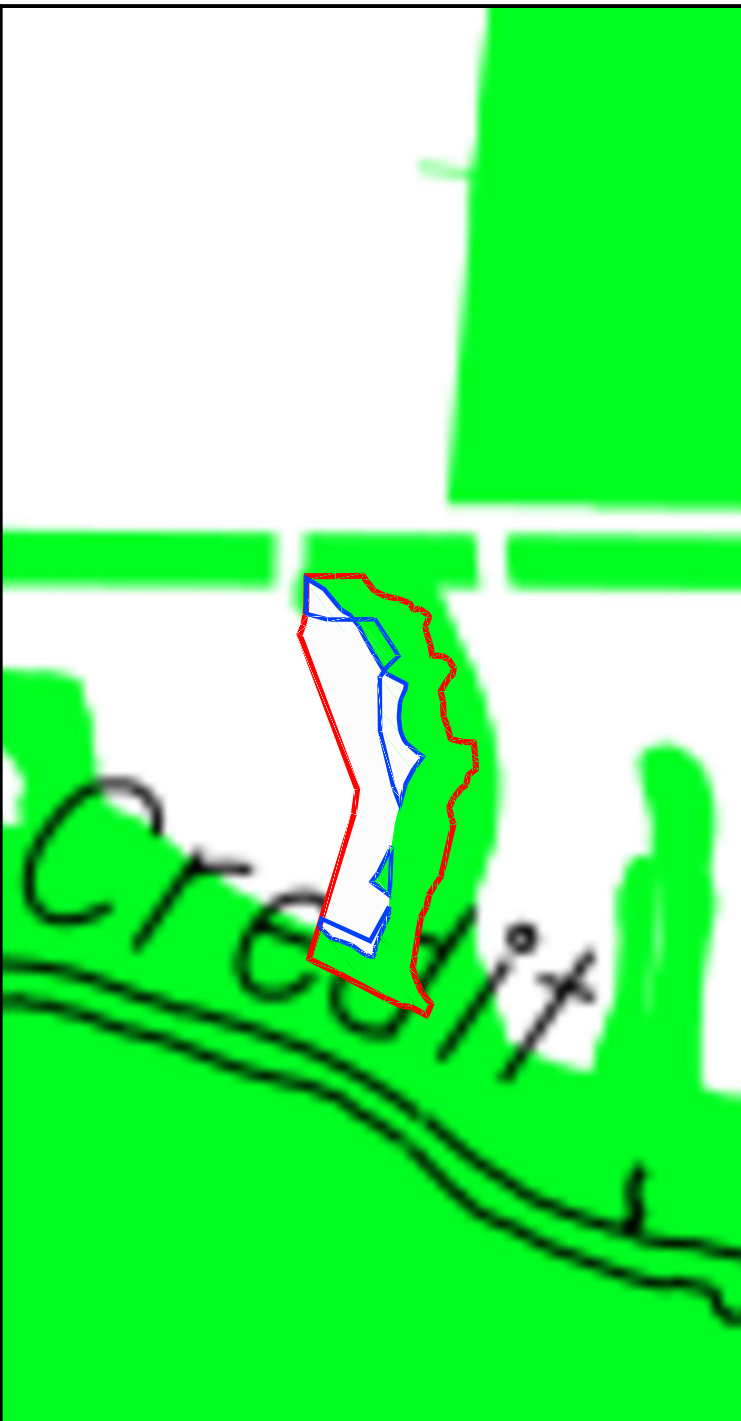
PROPOSED LAND USE DESIGNATIONS





**MAP 'B' - PART OF
SCHEDULE 1a
URBAN SYSTEM -
GREEN SYSTEM**

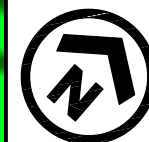


EXISTING LAND USE DESIGNATIONS



PROPOSED LAND USE DESIGNATIONS

-  **Subject Lands**
-  **Area of Amendment**




SCALE 1:5000
NOVEMBER 30, 2021

MAP 'C' - PART OF SCHEDULE 3 NATURAL SYSTEMS

Natural Heritage System:

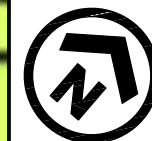
-  Significant Natural Areas and Natural Green Spaces
-  Special Management Areas
-  Linkages
-  Residential Woodlands
-  Provincially Significant Wetlands
-  Other Wetlands
-  Areas of Natural and Scientific Interest - Provincial Significance
-  Areas of Natural and Scientific Interest - Regional Significance

Natural Hazards:

-  Natural Hazards
-  Two Zone Floodplain Regulations
-  Special Policy Area Floodplain

 **Subject Lands**

 **Area of Amendment**



SCALE 1:5000
NOVEMBER 30, 2021

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS













MAP 'D' - PART OF Schedule 10 Land Use Designations

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

 Heritage Conservation District	 Civic Centre (City Hall)
 1996 NEP/2000 NEF Composite Noise Contours	 City Centre Transit Terminal
 LBPIA Operating Area Boundary See Aircraft Noise Policies	 GO Rail Transit Station
 Area Exception from LBPIA Operating Area	 Transitway Station
 Natural Hazards	 Public School
	 Catholic School
	 Hospital
	 Community Facilities

City Structure

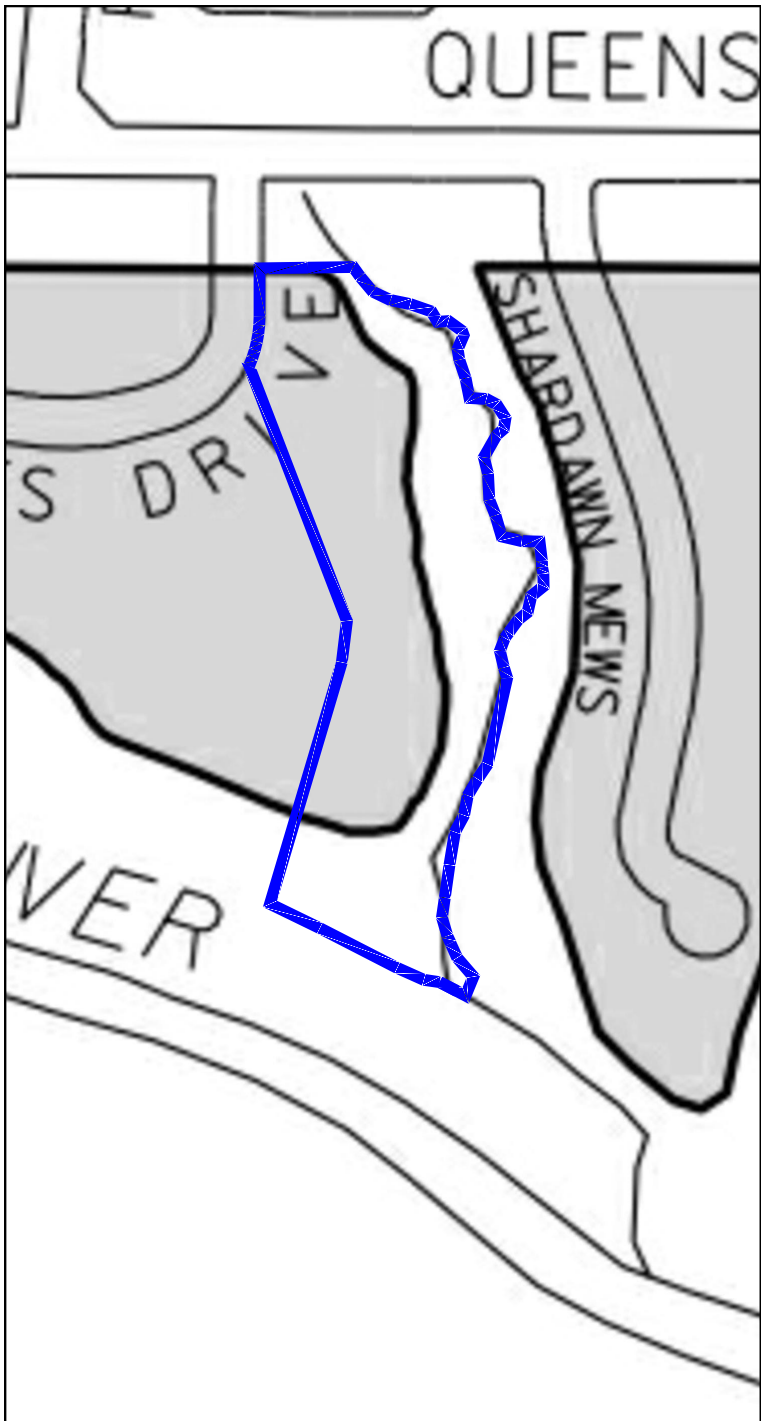
 Downtown	 Corporate Centre
 Major Node	 Employment Area
 Community Node	 Special Purpose Area
 Neighbourhood	



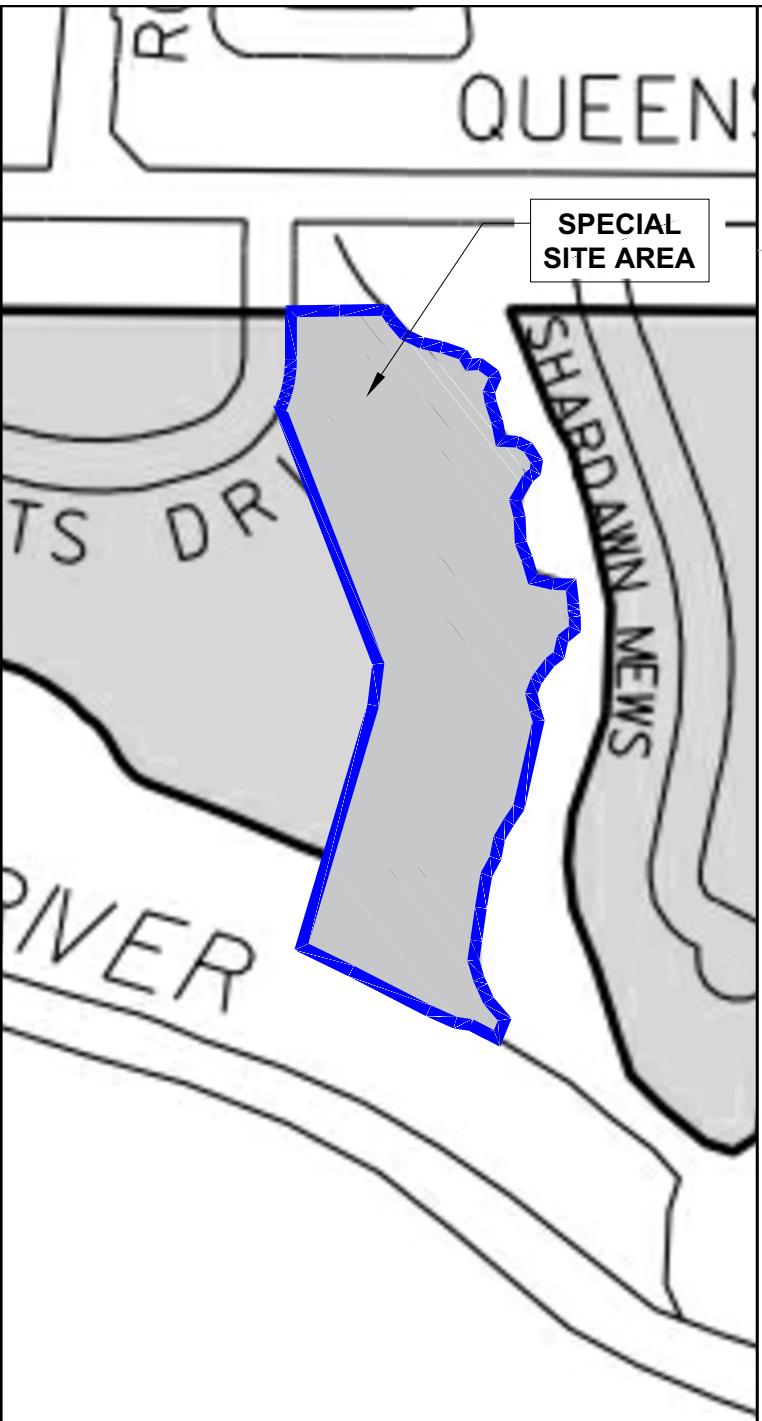
SCALE N.T.S
NOVEMBER 17, 2021

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS



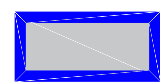
EXISTING LAND USE DESIGNATIONS



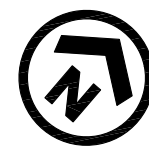
PROPOSED LAND USE DESIGNATIONS

**MAP 'E' - PART OF
MISSISSAUGA
Character Area**

Legend



Special Site Area



SCALE N.T.S
NOVEMBER 17, 2021

APPENDIX B
Draft Zoning By-law
Chart

900 Mississauga Heights Drive
Type of Application: Official Plan
Amendment and Zoning By-law
Amendment

Please note: Nothing in this document precludes our ability to add and/or change provisions throughout the planning process. We reserve the right to review any final by-laws prior to approval.

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
Zone Regulations <i>(...notwithstanding the Section(s) outlined in “Required Zoning Standard/Regulation” of the below, the following standards as shown in “Proposed Zoning Standard/Regulation” shall apply)</i>					
	Common Element Condominium	4.1.14.1		CEC - visitor parking spaces shall be provided within a common element area.	No visitor parking spaces provided
	Setback to Greenlands Zones	4.1.8.1		The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback	✓
Parent Zone (R16) (PART 4)	Permitted Uses <i>(...in addition to those uses permitted in “ZONE”, the uses in “Proposed Zoning Standard/Regulation” shall also be permitted on lands zoned “ZONE”)</i>				
	Permitted Uses	4.7.1 Line 2.0, Table 4.7.1	R16	Detached dwelling on a CEC – road	✓
	Zone Regulations <i>(...notwithstanding the Section(s) outlined in “Required Zoning Standard/Regulation” of the below, the following standards as shown in “Proposed Zoning Standard/Regulation” shall apply)</i>				
	Lot Regulations				
	Minimum Lot Area	4.7.1 Line 3.0, Table 4.7.1			
	Interior Lot	4.7.1. Line 3.1, Table 4.7.1		550 m ²	✓
	CEC – Corner Lot	4.7.1. Line 3.2, Table 4.7.1		720 m ²	✓
	Minimum Lot Frontage	4.7.1. Line 4.0, Table 4.7.1			
	Interior Lot	4.7.1. Line 4.1, Table 4.7.1		15.0 m	✓
	CEC – Corner Lot	4.7.1. Line 4.2, Table 4.7.1		19.5 m	✓
	Minimum Lot Coverage	4.7.1.		35%	✓

	Line 5.0, Table 4.7.1			
Minimum Front Yard	4.7.1. Line 6.0, Table 4.7.1			
Interior lot/CEC – Corner Lot	4.7.1. Line 6.1, Table 4.7.1		7.5 m	6.0 m
Minimum setback from a garage face to a street, CEC-road	4.7.1. Line 6.1, Table 4.7.1		7.5 m	✓
Minimum Exterior Side Yard	4.7.1. Line 7.0, Table 4.7.1			
Lot with an exterior side lot line abutting a street	4.7.1. Line 7.1, Table 4.7.1		6.0	✓
Lot with an exterior side lot line abutting a CEC - road	4.7.1. Line 7.2, Table 4.7.1		6.0	✓
Lot with an exterior side lot line abutting a CEC - sidewalk	4.7.1. Line 7.3, Table 4.7.1		3.3 m	✓
Lot with an exterior side lot line abutting a CEC- sidewalk	4.7.1. Line 7.4, Table 4.7.1		6.0 m	✓
Minimum Interior Side Yard	4.7.1. Line 8.0, Table 4.7.1			
Interior lot/corner lot	4.7.1. Line 8.1, Table 4.7.1		1.2 m plus 0.61 m for each additional storey or portion thereof above one storey	1.2 m Lot 5 – existing 0.64 m is to remain.
Where interior side lot line is the rear lot line of abutting parcel	4.7.1. Line 8.2, Table 4.7.1		2.5 m	✓
Minimum Rear Yard	4.7.1. Line 9.0, Table 4.7.1			
Interior lot/CEC - corner lot	4.7.1. Line 9.1, Table 4.7.1		7.5 m	6.0 m
Maximum Height	4.7.1. Line 10.0, Table 4.7.1		10.7 m	✓
ENCROACHMENTS AND PROJECTIONS				
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	4.7.1. Line 11.1, Table 4.7.1		1.5 m	✓
Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well,	4.7.1. Line 11.2, Table 4.7.1		0.6 m	✓

	and stairs with a maximum of three risers, into the required front and exterior side yards				
	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey, or awning into the required rear yard	4.7.1. Line 11.3, Table 4.7.1		5.0 m	✓
	Maximum encroachment of a balcony, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard	4.7.1. Line 11.4, Table 4.7.1		1.0 m	✓
	Minimum setback of a detached dwelling to a CEC - visitor parking space	4.7.1. Line 11.5, Table 4.7.1		3.3 m	✓(N/A)
	Minimum setback of a detached dwelling to a CEC - amenity area	4.7.1. Line 11.6, Table 4.7.1		1.5 m	✓(N/A)
ATTACHED GARAGE, PARKING AND DRIVEWAY					
	Attached garage	4.7.1. Line 12.1, Table 4.7.1		Permitted	✓
	Minimum parking spaces	4.7.1. Line 12.3, Table 4.7.1		2 spaces per dwelling unit	✓
	Minimum visitor parking spaces	4.7.1. Line 12.4, Table 4.7.1		0.25 spaces per dwelling unit	No visitor parking provided.
	Maximum driveway width	4.7.1. Line 12.5, Table 4.7.1		Lesser of 8.5 m or 50% of the lot frontage	✓
CEC - ROAD, AISLES AND SIDEWALKS					
	Minimum width of a CEC - road	4.7.1. Line 13.1, Table 4.7.1		7.0 m	✓
	Minimum width of a CEC - road with an abutting parallel common visitor parking space	4.7.1. Line 13.2, Table 4.7.1		6.0 m	✓(N/A)
	CEC - roads and aisles	4.7.1.		✓	✓

	are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone	Line 13.3, Table 4.7.1			
	Minimum width of a sidewalk	4.7.1. Line 13.4, Table 4.7.1		2.0 m	No sidewalk proposed

SPECIAL EXCEPTIONS					
	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/ Regulation
	Tree Preservation Area	New Regulation	N/A	N/A	The areas identified on Schedule R16-XX of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures, swimming pools, tennis courts or any like recreational facilities, except for fences along the lot lines, shall be permitted
	Tree Preservation Area – Setbacks: Minimum setback that includes and/or abuts a tree preservation area, measured from the limit of the tree preservation area, as defined in Schedule R16-XX	New Regulation	N/A	N/A	3.0 m

Schedules

