



MISSISSAUGA

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

DATE OF NOTICE	November 24, 2022	
OPA NUMBER	OPA 150 (By-law 0225-2022)	
ZONING BY-LAW NUMBER	0226-2022	
DATE PASSED BY COUNCIL	November 16, 2022	
LAST DATE TO FILE APPEAL	December 14, 2022	
FILE NUMBER	OZ/OPA 17/021	Ward 1
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY LOCATION	The lands affected by this Amendment are located south of South Service Road, east side of Hurontario Street. The subject lands are located in the Mineola Neighbourhood Character Area, as identified in the Mississauga Official Plan.	

TAKE NOTICE that on November 16, 2022 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 150 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and to delete the subject lands from Special Site 2 in the Mineola Neighbourhood Character Area.

The purpose of the Zoning By-law is to permit 18 condominium townhouses on the existing vacant lands. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1-1" (Detached Dwellings - Typical Lots - Exception) to "H-RM4-80 (Townhouse - Exception with a Holding Provision). A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 150 is in full force and effect.

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of Council is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **December 14, 2022**.

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

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

The Notice of Appeal must:

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

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **Lucas Petricca** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5733.

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



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0226-2022

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

WHEREAS pursuant to sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law which includes a holding provision;

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

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

4.10.2.80	Exception: RM4-80	Map # 07	By-law:
In a RM4-80 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.80.1	Minimum landscaped area		33% of the lot area
4.10.2.80.2	Minimum setback from the front, side and rear walls of a townhouse inclusive of stairs to a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law		5.2 m
4.10.2.80.3	Minimum setback from the rear wall of a townhouse to a lot line that is not a street line		5.8 m
4.10.2.80.4	Minimum setback from the front and side wall of a townhouse to a condominium road , sidewalk or visitor parking space		2.6 m
4.10.2.80.5	Maximum height		13.3 m and 4 storeys
4.10.2.80.6	Minimum number of visitor parking spaces per dwelling unit		0.2
4.10.2.80.7	Maximum driveway width		3.4 m
4.10.2.80.8	Minimum width of a condominium road/aisle		6.5 m

4.10.2.80	Exception: RM4-80	Map # 07	By-law:
4.10.2.80.9	Minimum width of a sidewalk		1.8 m
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM4-80 by further amendment to Map 07 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: (1) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City"); (2) delivery of an executed shared Mutual Access Agreement with the owner of the adjacent lands described as 1569 Hurontario Street in a form and on terms satisfactory to the City; (3) delivery of a municipal easement for stormwater services in a form and on terms satisfactory to the City; (4) delivery of a regional easement for sanitary services in a form and on terms satisfactory to the Region of Peel; (5) completion and filing of a Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks; (6) reliance letters in respect of a Phase One and Phase Two Environmental Site Assessments to the satisfaction of the City; (7) a letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the intended use.			

2. Map Number 07 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1-1" to "H-RM4-80", the zoning of Part of Lot 1, Range 2, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RM4-80" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-RM4-80" zoning indicated thereon.

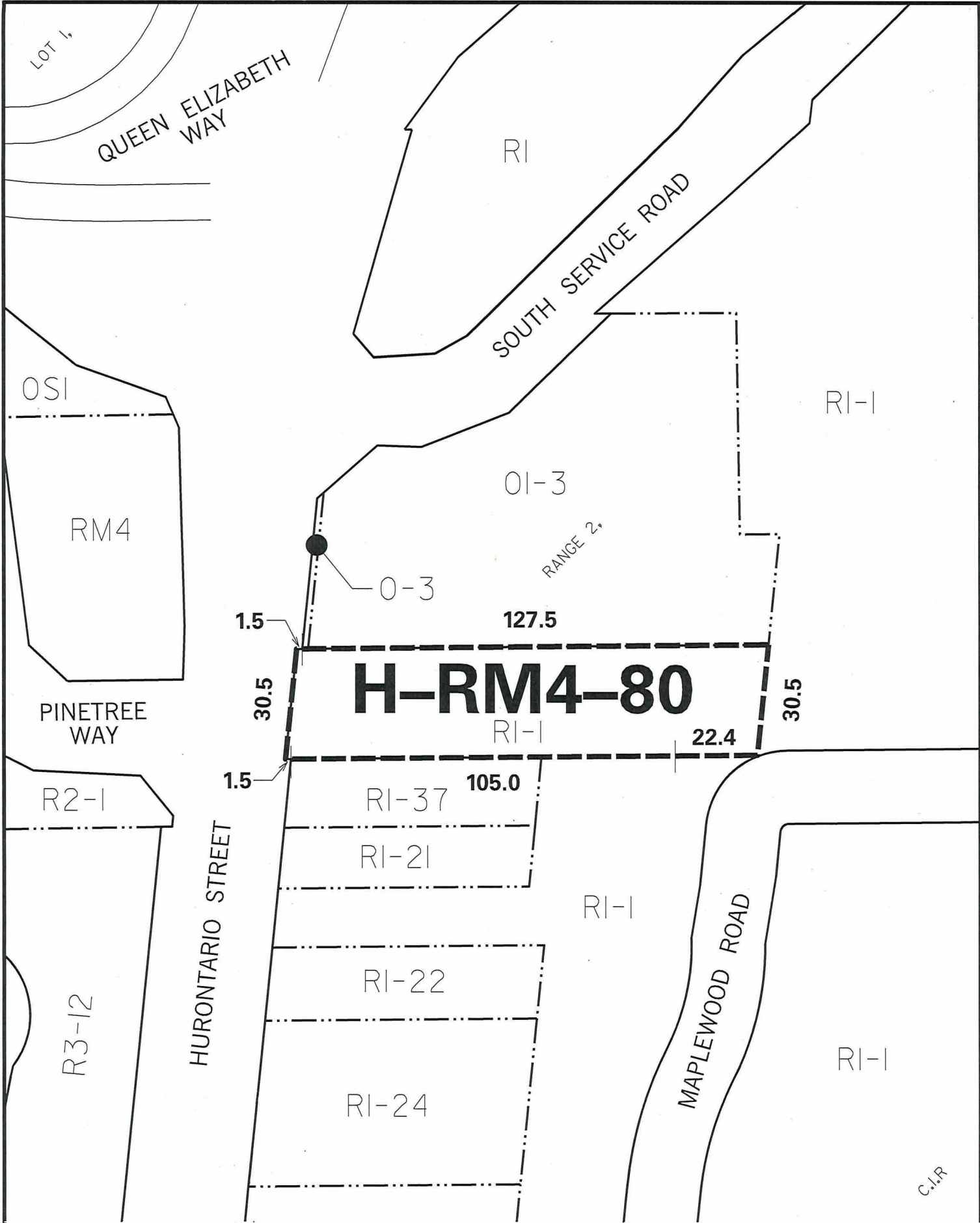
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 150 is in full force and effect.

ENACTED and PASSED this 16th day of November, 2022.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: November 1, 2022
File: OZ 17/021 W1

Bonnie Crombie
MAYOR

W. J. [Signature]
CLERK



This is not a Plan of Survey. For accurate boundary information refer to Plan of Survey by Tom A. Senkus, O.L.S., dated June 8, 2015.

THIS IS SCHEDULE "A" TO

BY-LAW 0226-2022

PASSED BY COUNCIL ON

November 16, 2022

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0226-2022

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 18 condominium townhouses on the existing vacant lands.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1-1" (Detached Dwellings - Typical Lots - Exception) to "H-RM4-80 (Townhouse - Exception with a Holding Provision).

"R1-1" permits detached dwellings subject to infill regulations for height, side yards and gross floor area.

Upon removal of the "H" provision, the "RM4-80" zone will permit 18 condominium townhouses with a maximum height of 13.3 m. There are also reduced setbacks, visitor parking rates, road/sidewalk widths and required landscaped area.

Location of Lands Affected

South of South Service Road, east side of Hurontario Street, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 17 021 W1.by-law.lp.jmcc.docx>



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0225-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 150

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

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

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

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 150, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

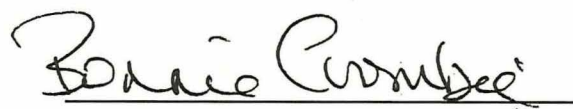
AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a land use designation change from Residential Low Density I to Residential Medium Density in the Mineola Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 150 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 16th day of November, 2022.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: November 1, 2022
File: OZ 17/021 W1


MAYOR


CLERK

Amendment No. 150

to

Mississauga Official Plan

By-law No. 0225-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 150

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

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

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

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 150, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a land use designation change from Residential Low Density I to Residential Medium Density in the Mineola Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 150 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 16th day of November, 2022.

Signed Bonnie Crombie

MAYOR

Signed W. J. Rusin

CLERK

Amendment No. 150
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 150.

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

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

Appendix II is a copy of the Planning and Building Department report dated July 15, 2022, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and to delete the subject lands from Special Site 2 in the Mineola Neighbourhood Character Area.

LOCATION

The lands affected by this Amendment are located south of South Service Road, east side of Hurontario Street. The subject lands are located in the Mineola Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

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

The subject lands are designated Residential Low Density I which permits detached, semi-detached and duplex dwellings and are within an area subject to Special Site policies. The policies permit offices as a standalone use as well as a combination of detached dwellings with an office use.

An official plan amendment is required to change the Residential Low Density I designation to Residential Medium Density to permit townhouse dwellings and to delete the subject lands from Special Site 2 in the Mineola Neighbourhood Character Area.

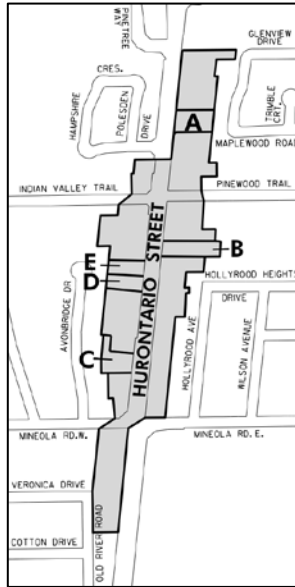
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The subject lands are located within a Major Transit Station Area and abut an intensification corridor, representing an appropriate location for growth.
2. The proposed land use and density are compatible with the surrounding land uses and incorporates sufficient setbacks and urban design standards that provide an appropriate transition to the low density neighbourhood.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.18.5, Special Site Policies, Mineola Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by deleting the subject lands (south of South Service Road, east side of Hurontario Street) from the Special Site 2 map and replacing the map with the following:

16.18.5.2 Site 2



2. Schedule 10, Land Use Designations of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Residential Medium Density as shown on Map "A" of this Amendment.

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

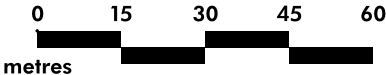
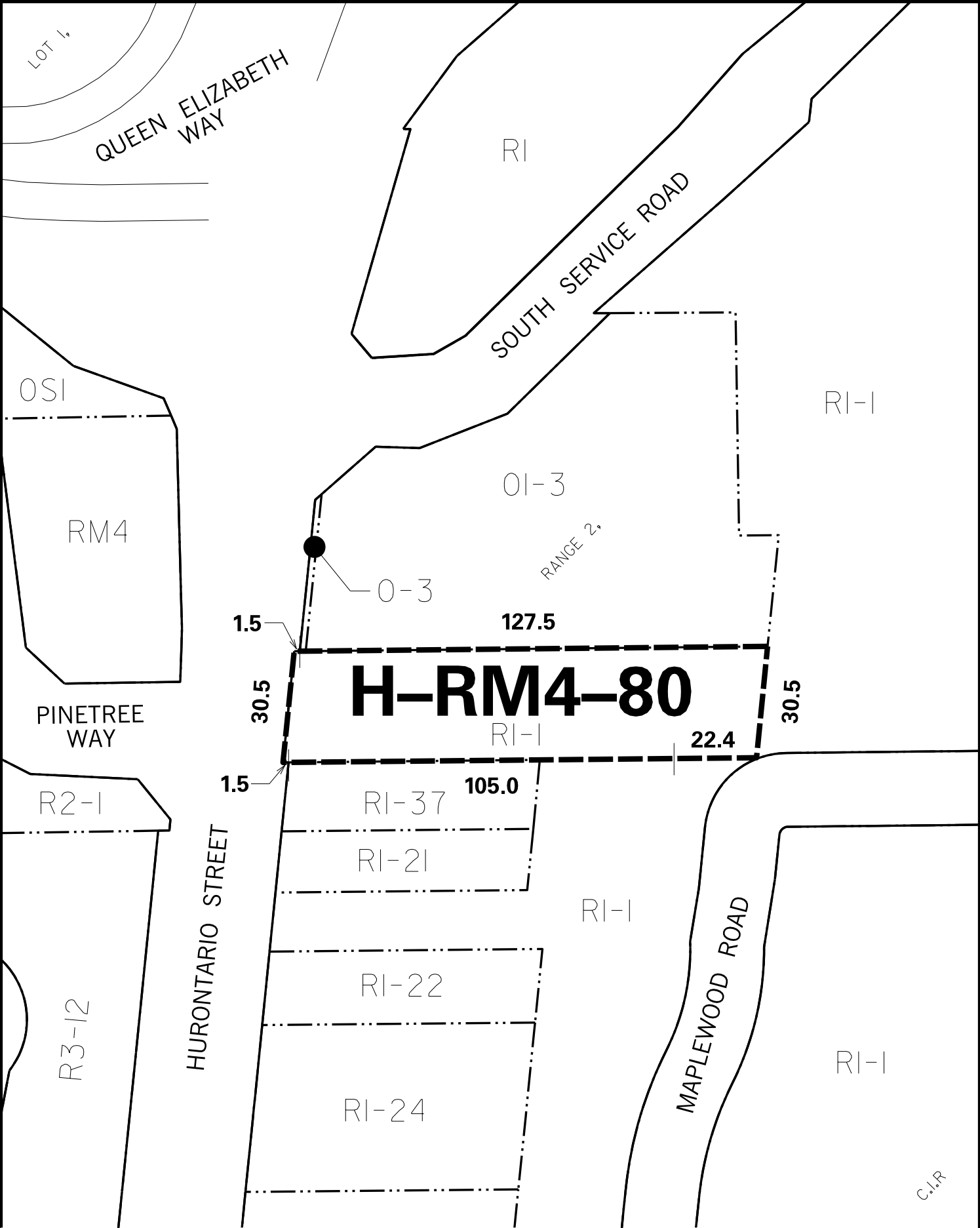
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan October 21, 2021.

INTERPRETATION

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

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

[http://teamsites.mississauga.ca/sites/18/mopa/oz 17 021 w1.mopa 150.lp.jmcc.docx](http://teamsites.mississauga.ca/sites/18/mopa/oz%2017%2021%20w1.mopa%20150.lp.jmcc.docx)



This is not a Plan of Survey. For accurate boundary information refer to Plan of Survey by Tom A. Senkus, O.L.S., dated June 8, 2015.

THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL ON

CITY OF MISSISSAUGA

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on December 6, 2021 in connection with this proposed Amendment.

One member of the public made a deputation and a number of residents submitted written correspondence. The main concerns were regarding a potential pedestrian connection from the subject lands to Glenview Drive/Maplewood Road, density, vegetation and traffic. The concerns have been addressed in the Planning and Building Department report dated July 15, 2022 attached to this Amendment as Appendix II.

City of Mississauga

Corporate Report



Date: July 15, 2022 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's file: OZ/OPA 17-021 W1
	Meeting date: August 8, 2022

Subject

RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit 18 townhomes on a common element condominium road

1575 Hurontario Street, east side of Hurontario Street, south of South Service Road

Owner: 10422967 Canada Corp. (Dream Maker Inc.)

File: OZ/OPA 17-021 W1

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ/OPA 17-021 W1, 10422967 Canada Corp., 1575 Hurontario Street to amend Mississauga Official Plan to **Residential Medium Density** and to change the zoning to **H-RM4-Exception** (Townhouse – Exception) to permit 18 townhomes be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated July 15, 2022 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the "H" holding symbol is to be removed from the H-RM4-Exception (Townhouse – Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated July 15, 2022, from the Commissioner of Planning and Building have been satisfactorily addressed

5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
6. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and number of townhomes shall not increase.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow 18 townhomes on a private condominium road
- The applicant has made revisions to the proposal including removal of the underground parking structure, reconfiguring the visitor parking spaces, increasing building setbacks, revising the design of the townhomes to include a garage, driveway, adding a fourth storey, and a landscaped buffer with vegetation along the rear lot line
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

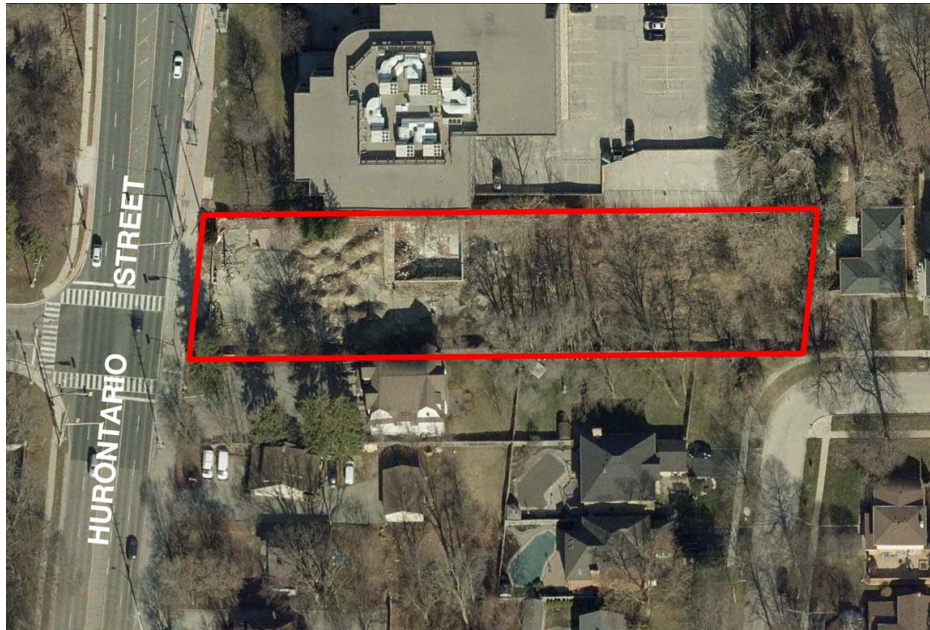
Background

A public meeting was held by the Planning and Development Committee on December 6, 2021, at which time an Information Report

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=17672h>

Recommendation PDC-0074-2021 was then adopted by Council on December 8, 2021.

1. That the report dated November 12, 2021 from the Commissioner of Planning and Building regarding the applications by 10422967 Canada Corp. to permit 18 townhomes with underground parking on a private condominium road, under File OZ 17-021 W1, 1575 Hurontario Street, be received for information.
2. That one oral submission be received.



Aerial Image of 1575 Hurontario Street

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Removing the underground parking structure and reconfiguring the visitor parking spaces
- Redesigning the townhomes to include garages and driveways, adding a fourth storey and removing the rooftop patio
- Increasing building setbacks to the front and rear property line
- Adding a landscape buffer at the rear of the property to provide screening

COMMUNITY ENGAGEMENT

A notice sign was placed on the subject lands advising of the proposed official plan and zoning change. A community meeting was held by Ward 1 Councillor, Stephen Dasko on March 2, 2020. Approximately 35 people attended the meeting and 5 written submissions were received. All property owners within 120 m (393 ft.) were notified of the applications on November 11, 2021 for the information meeting which was held on December 6, 2021. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on December 6, 2021. One member of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

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

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

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Residential Low Density I** to **Residential Medium Density** and to remove the site from Special Site 2 in the Mineola Neighbourhood Character Area. A zoning by-law amendment is required to change the zoning from **R1-1** (Detached Dwellings – Typical Lots – Exception) to **H-RM4-Exception** (Townhouse – Exception) to permit the proposal. The zoning requires an "H" Holding Provision that can be removed once a number of technical details have been resolved and are deemed satisfactory by staff.

The applications have been found to be acceptable based upon the following:

- The proposal is sensitive to and compatible with the surrounding area and represents appropriate growth within a neighbourhood that is adjacent to an intensification corridor
- The design and proposed setbacks ensure that there is an appropriate transition in height and built form to the adjacent properties
- The proposal adds to the range of housing in the Mineola Neighbourhood Character Area and makes more efficient use of the subject property, aligning with the goals and objectives of the *Provincial Policy Statement*, *Growth Plan*, as well as Mississauga Official Plan

Strategic Plan

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

Financial Impact

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

Conclusion

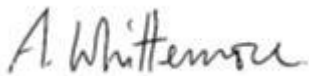
In summary, the proposed development has been designed to be compatible with the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposal directs growth to Hurontario Street which is an intensification corridor and where growth is anticipated, while maintaining appropriate design standards. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lucas Petricca, Development Planner

City of Mississauga Corporate Report



Date: November 12, 2021 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's file: OZ 17/021 W1
	Meeting date: December 6, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

**Official Plan Amendment and Rezoning applications to permit 18 townhomes
1575 Hurontario Street, east side of Hurontario Street, south of South Service Road**

Owner: 10422967 Canada Corp. (Dream Maker Inc.)

File: OZ 17-021 W1

Recommendation

That the report dated November 12, 2021 from the Commissioner of Planning and Building regarding the applications by 10422967 Canada Corp to permit 18 townhomes with underground parking on a private condominium road, under File OZ 17-021 W1, 1575 Hurontario Street, be received for information.

Background

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

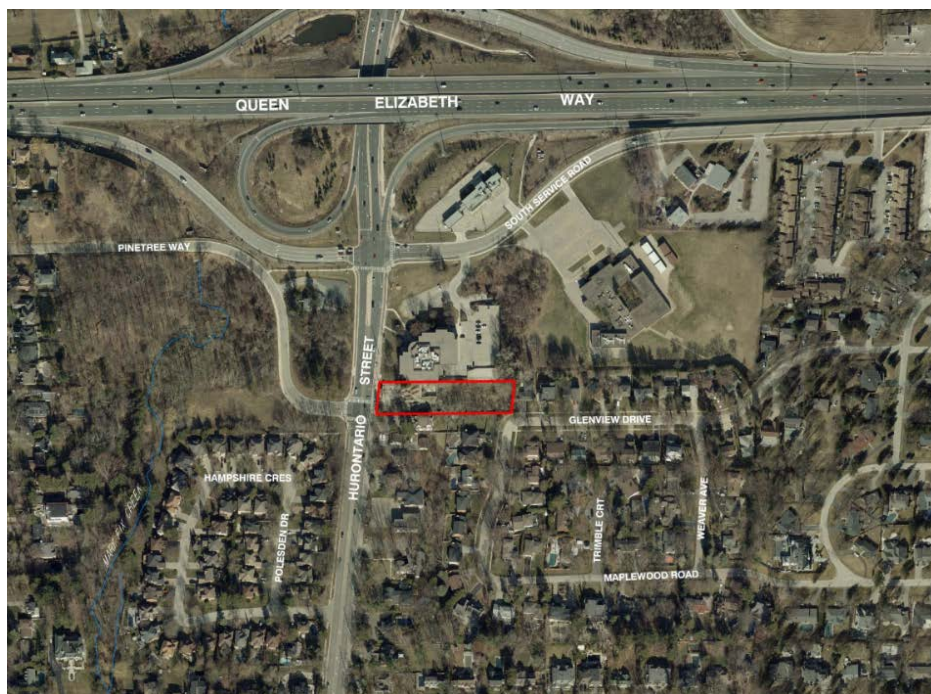
PROPOSAL

The official plan amendment and rezoning applications are required to permit 18 townhomes with underground parking on a private condominium road. The applicant is proposing to amend the Official Plan to Residential Medium Density. The zoning by-law will also need to be amended from **R1-1** (Detached Dwellings – Typical Lots – Exception) to **RM4-Exception** (Townhouses - Exception) to implement this development proposal.

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

Comments

The property is located on the east side of Hurontario Street, south of South Service Road within the Mineola Neighbourhood Character Area. The site is currently vacant.



Aerial image of 1575 Hurontario Street



Applicant's rendering of the proposed 18 townhomes

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional

technical information, review of reduced parking standards and rear yard setbacks, ensuring compatibility of new buildings and that waste collection meets Region of Peel standards.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lucas Petricca, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 10422967 Canada Corp. (Dream Maker Inc.)

1575 Hurontario Street

Table of Contents

1. Proposed Development..... 2

2. Site Description..... 7

3. Site Context 7

4. Summary of Applicable Policies, Regulations and Proposed Amendments..... 13

5. School Accommodation 27

6. Community Questions and Comments..... 27

7. Development Issues 28

8. Section 37 Community Benefits (Bonus Zoning) 32

9. Next Steps 32

1. Proposed Development

The applicant proposes to develop the property with 18 townhomes separated into two blocks on a private condominium road with underground parking. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal		
Applications submitted:	Received: December 21, 2017 Deemed complete: January 16, 2018 Revised: September 9, 2021	
Developer/ Owner:	10422967 Canada Corp (Dream Maker Inc.)	
Applicant:	Glen Schnarr and Associates	
Number of units:	18 units	
Proposed Gross Floor Area:	3 511.74 m ² (37,800 ft ²)	
Height:	3 storeys / 12.85 m (42.16 ft.)	
Lot Coverage:	29.92%	
Floor Space Index:	0.32	
Landscaped Area:	29.05%	
Road Type:	Private condominium road	
Anticipated Population:	56* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	36	36
visitor spaces	5	4
Total	41	40

Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

- Arborist Report
- Planning Justification Report
- Concept Plan and Elevations
- Noise Study
- Stage 1 and 2 Archaeological Assessment and Ministry Letter
- Draft Official Plan and Zoning By-law Amendments
- Functional Servicing Report
- Phase I and II Environmental Site Assessment
- Grading and Servicing Plans
- Landscape Plan
- Geotechnical Investigation
- Hydrogeological Investigation
- Traffic Impact Study and Parking Justification Study
- Tree Inventory Preservation Plan
- Underground Parking Plan

Application Status

Upon deeming the applications complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 7 of this appendix and are to be addressed in future resubmissions of the applications.

The previous submission proposed 42 back to back and stacked townhouse dwellings. A community meeting was held by Ward 1 Councillor Stephen Dasko regarding the previous proposal on March 2, 2020. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.

[illegible]

This drawing, as an instrument of service, is provided by and is the property of Contempo Studio. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Contempo Studio of any variations from the supplied information.

This drawing is not to be scaled.

The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing, refer to the appropriate consultants' drawings before proceeding with the work. The contractor must ensure that it is in full compliance with the requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for contractor must ensure that responsibility for any errors or omissions for any corrections or damages resulting from his work.

The copyright of this drawing is vested in Contempo Studio and it may not be reproduced in whole or part (or used for the manufacture of any article without the express written permission).

No. Issued for: Date
1 ISSUED FOR CLIENT REVIEW 9/08/19

SEARCH

contempostudio
1140 The Queensway, Toronto, Ontario M8Z 1P7
info@contempostudio.ca w. contempostudio.ca
t. (416) 770-0071 f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION

Required unless design is exempt under 2.2.4.3 (5) Division C of the Ontario Building Code.

MARIN ZABRINE	45259
NAME	SIGNATURE
	BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 2.2.4.7, Division C of the Ontario Building Code.

CONTEMPO STUDIO	44979
FIRM NAME	BCIN

PROPOSED NEW 18 UNIT
TOWN HOME COMPLEX AT
1575 HURONTARIO STREET
MISSISSAUGA, ON

SITE PLAN + STATISTICS

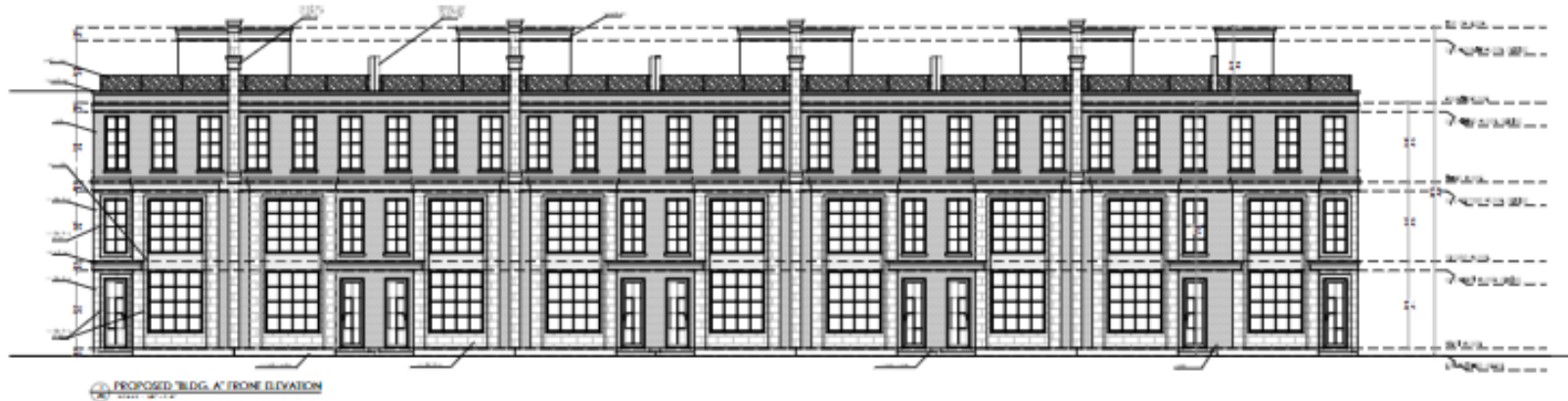


Project number:	2020-75
Rev. No.:	0
Scale:	AS NOTED
Date:	2020.12.18
Drawn by:	BM
Checked by:	MLZ

Drawing number:

A1

Site Plan



Elevations

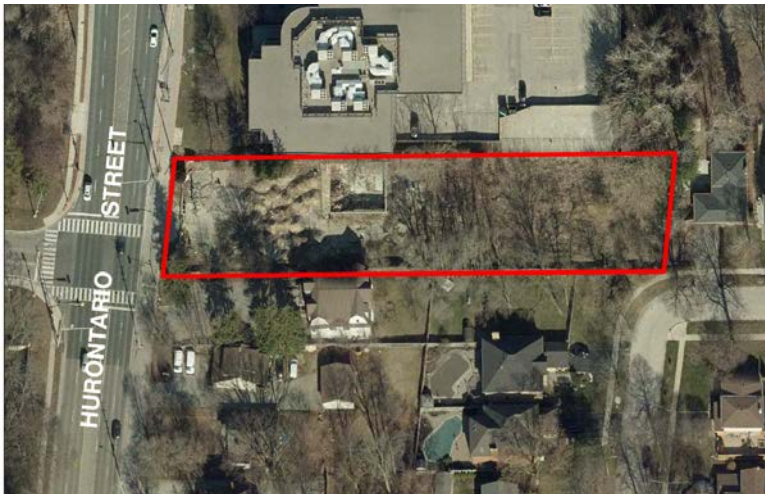


Applicant's Rendering

2. Site Description

Site Information

The property is located in the Mineola Neighbourhood Character Area, on the east side of Hurontario Street, south of South Service Road. With a depth of 129 m (423.2 ft.), the property extends to Maplewood Road/Glenview Drive at the rear. A McDonald's restaurant occupied the property from 1970 to 2009, when it was demolished. Apart from the remains of the concrete foundation of the restaurant and associated parking area, the subject lands are vacant. There are several mature trees that occupy the property, particularly around the perimeter and in the rear yard.



Aerial Photo of 1575 Hurontario Street

Property Size and Use	
Frontages:	30.50 m (100 ft.)
Depth:	129 m (423.2 ft.)
Gross Lot Area:	0.4 ha (0.9 ac.)
Existing Uses:	Vacant



Photo from Hurontario Street, facing east

Site History

- 1970 – A McDonald's restaurant was constructed on the property.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R1-1** (Detached Dwellings – Exception) from the previous zone **R1-1821** (Detached Dwellings – Exception) identified in By-law 5500.

- September 7, 2006 – Applications for Official Plan Amendment and Rezoning, under file OZ 06/018 W1, were received to permit the development of a two storey office building. The applications were ultimately cancelled as a result of inactivity
- November 2006 – the City initiated an Official Plan Amendment, under file OPA 06/062 W1, which resulted in Official Plan Amendment 62 (MOPA 62) to Mississauga Plan. MOPA 62 has the effect of providing greater clarity to the land use objectives for Special Site 2 policies of the Mineola Neighbourhood Character Area (refer to Section 5 of this appendix for additional details)
- April 2, 2008 – Site Plan Application, under file SP 08/073 W1, was received to permit the development of a two storey office building. The applications were ultimately cancelled as a result of inactivity
- 2009 – The McDonald's restaurant was demolished
- November 14, 2012 – Mississauga Official Plan came into force. The subject property is designated **Residential Low Density I** in the Mineola Neighbourhood Character Area
- December 21, 2017 – Submission of official plan amendment and rezoning application under OZ 17/021 W1 to permit 60 back to back and stacked townhomes

- October 30, 2019 – Resubmission to permit 42 back to back and stacked townhomes
- September 3, 2021 – Resubmission to permit 18 townhomes

3. Site Context

Surrounding Land Uses

The surrounding area is characterized by a mix of residential, office and community uses. Immediately north of the subject property is a three storey office building. The lands to the east contains one and two storey detached dwellings. Abutting the subject property to the south is an office use. There is a parking area west of the subject property.

The surrounding land uses are:

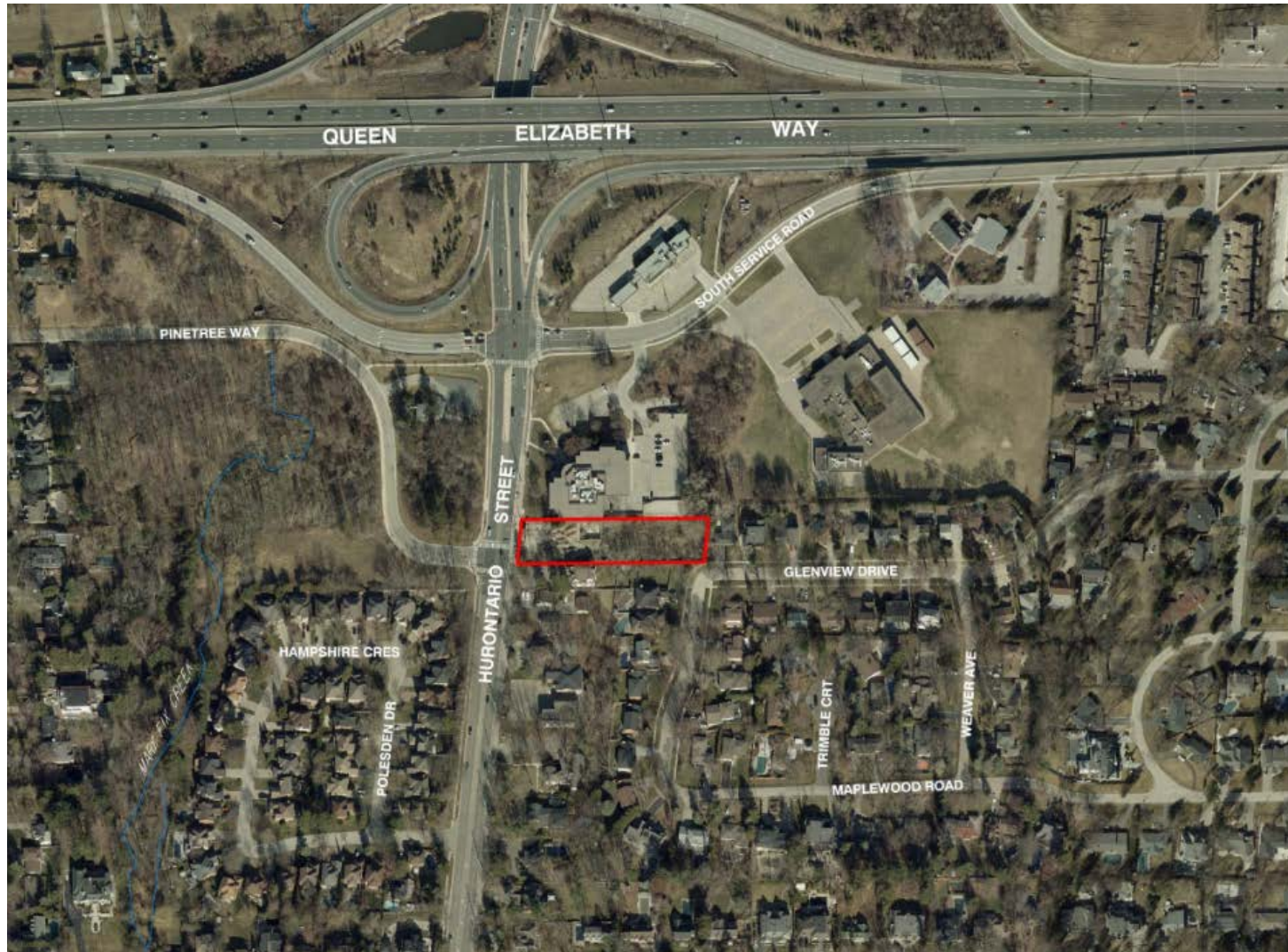
- North: Three storey office building, Queen Elizabeth Senior Public School, South Service Road, an Ontario Provincial Police (OPP) station, and the QEW
- East: Detached dwellings
- South: Office uses and detached dwellings
- West: Pinetree Way, vacant lands, and detached dwellings

Neighbourhood Context

The subject property is located in the Mineola Neighbourhood Character Area, which is an area that developed in the 1950s

and 1960s with predominantly detached dwellings on large lots with generous setbacks. Large replacement detached dwellings have become prevalent in the Mineola Neighbourhood over the past several years.

Hurontario Street is identified as an Intensification Corridor in Mississauga Official Plan and is planned to accommodate the Hurontario Light Rail Transit (HLRT) system. The properties fronting onto Hurontario Street between the QEW and the Canadian National Railway (CNR) are primarily occupied by detached homes, many of which have been converted to office uses. Further south on Hurontario Street, approaching the CN rail line, are townhomes and commercial uses, including Cousin's Market, Tim Horton's, a Petro Canada and other service commercial uses.



Aerial Photo of 1575 Hurontario Street

Demographics

Based on the 2016 census, the existing population of the Mineola Neighbourhood area is 9,590 with a median age being 44 (compared to the City's median age of 40). Sixty-six percent of the neighbourhood population are of working age (15 to 64 years of age), with 18% children (0-14 years) and 16% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 10,500 and 10,700 respectively. The average household size is 3 persons with none of the population living in apartments taller than 5 storeys, as that built form is not present in the Neighbourhood Character Area. The mix of housing tenure for the area is 2,990 units (91%) owned and 315 units (10%) rented with a vacancy rate of approximately 0.8%*. In addition, the number of jobs within this Character Area is 932. The combined employment and population number for the Mineola Neighbourhood is 20 people and jobs per hectare (8.1 people and jobs per acre).

*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the South geography. Please also note that the vacancy rate published by CMHC is only for apartments.

Other Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ 20/006 W1 – 42-46 Park Street East and 23 Elizabeth Street – development proposal for a 22 storey apartment building
- OZ 16/006 W1 – 1130, 1136, 1138 Mona Road – development proposal for 17 three storey homes and 1 three storey detached dwelling
- OZ 19/008 W1 – 78 Park Street East and 22-28 Ann Street – approval was obtained for a 22 storey apartment building with retail and office uses at grade, subject to "H" holding zone provisions in March 2020
- OZ 18/001 W1 – 200 South Service Road and 201 Radley Road – development proposal for 5 detached homes
- OZ 14/004 W1 and SP 17/158 W1 – 1630-1650 Crestview Avenue – approval was obtained for 20 three storey townhomes in December 2017 (Rezoning) and August 2019 (Site Plan)

These applications are well within the anticipated population forecasted for the Character Area.

Community and Transportation Services

These applications will have minimal impact on existing services in the community.

City owned parkland known as Mary Fix Park is located approximately 700 m (0.43 miles) west of the subject property,

which represents a 3 minute car ride / 6 minute walk. On a larger scale, the Port Credit Go Station is located approximately 1.6 km (0.99 miles) away from the subject property, representing an 8 minute car ride / 13 minute bus ride. The Port Credit Library and Port Credit Memorial Arena is also located approximately 3.3 km (2.05 miles) southwest of the subject property. This represents an approximate 8 minute car ride/17 minute bus ride.

In addition to the community facilities, there is an existing multi-use trail (MUT) on Hurontario Street that provides a paved path separate from the road and shared by pedestrians and cyclists. This MUT provides connections to other trails, bicycle routes and bicycle lanes throughout the broader community.

The following major MiWay bus route currently services the site:

- Route 2– Hurontario

The Hurontario Light Rail Transit (HLRT) will provide 18 km (11.2 miles) of rapid transit within a dedicated right-of-way along Hurontario Street, from the Port Credit GO Station to the Brampton Gateway Terminal. An HLRT station is proposed immediately north of the QEW. The station and the area surrounding it have been identified as a Major Transit Station Area (MTSAs). The Region of Peel is in the process of delineating the boundaries of MTSAs, which will be within an approximate 500 m to 800 m (1,640 ft. to 2,625 ft.) radius of the station.

4. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been included. The Greenbelt Plan and Parkway Belt West Plan are

not applicable in this instance. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV) Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1) The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)	Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1) Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a) Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3) Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3) A land use pattern, density and mix of uses should be promoted that minimize support current and future use of transit and active transportation. (PPS 1.6.7.4) New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities. (PPS 1.6.8.3) Sites with contaminants in land or water shall be assessed and remediated. (PPS 3.2.2)

Policy Document	Legislative Authority/Applicability	Key Policies
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)	Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c) Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4) The priority transit corridors shown in Schedule 5 will be identified in official plans. Planning will be prioritized for major transit station areas (MTSAs) on priority transit corridors, including zoning in a manner that implements the policies of this Plan. (Growth Plan 2.2.4.1) For MTSAs on priority transit corridors, upper-tier municipalities, in consultation with lower-tier municipalities, will delineate the boundaries of major transit station areas in a transit-supportive manner that maximizes the size of the area and the number of potential transit users that are within walking distance of the station. (Growth Plan 2.2.4.2) MTSAs on priority transit corridors will be planned for a minimum density target of 160 residents and jobs combined per hectare for those that are served by light rail transit. (Growth Plan 2.2.4.3) Within MTSAs on priority transit corridors, land uses and built form that would adversely affect the achievement of the minimum density targets in this Plan will be prohibited. (Growth Plan 2.2.4.6) Within all MTSAs, development will be supported by planning for a diverse mix of uses to support existing and planned transit service levels and providing alternative development standards, such as reduced parking standards. (Growth Plan 2.2.4.9) To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)
Region of Peel Official Plan (ROP)	The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed	The ROP identifies the subject lands as being located within Peel's Urban System.

Policy Document	Legislative Authority/Applicability	Key Policies
	development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.	General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

Existing Designation

The lands are located within the Mineola Neighbourhood Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits only detached dwellings in the Mineola Neighbourhood Character Area. The lands are also located within the Special Site 2 area of the Mineola Neighbourhood Character Area, which also

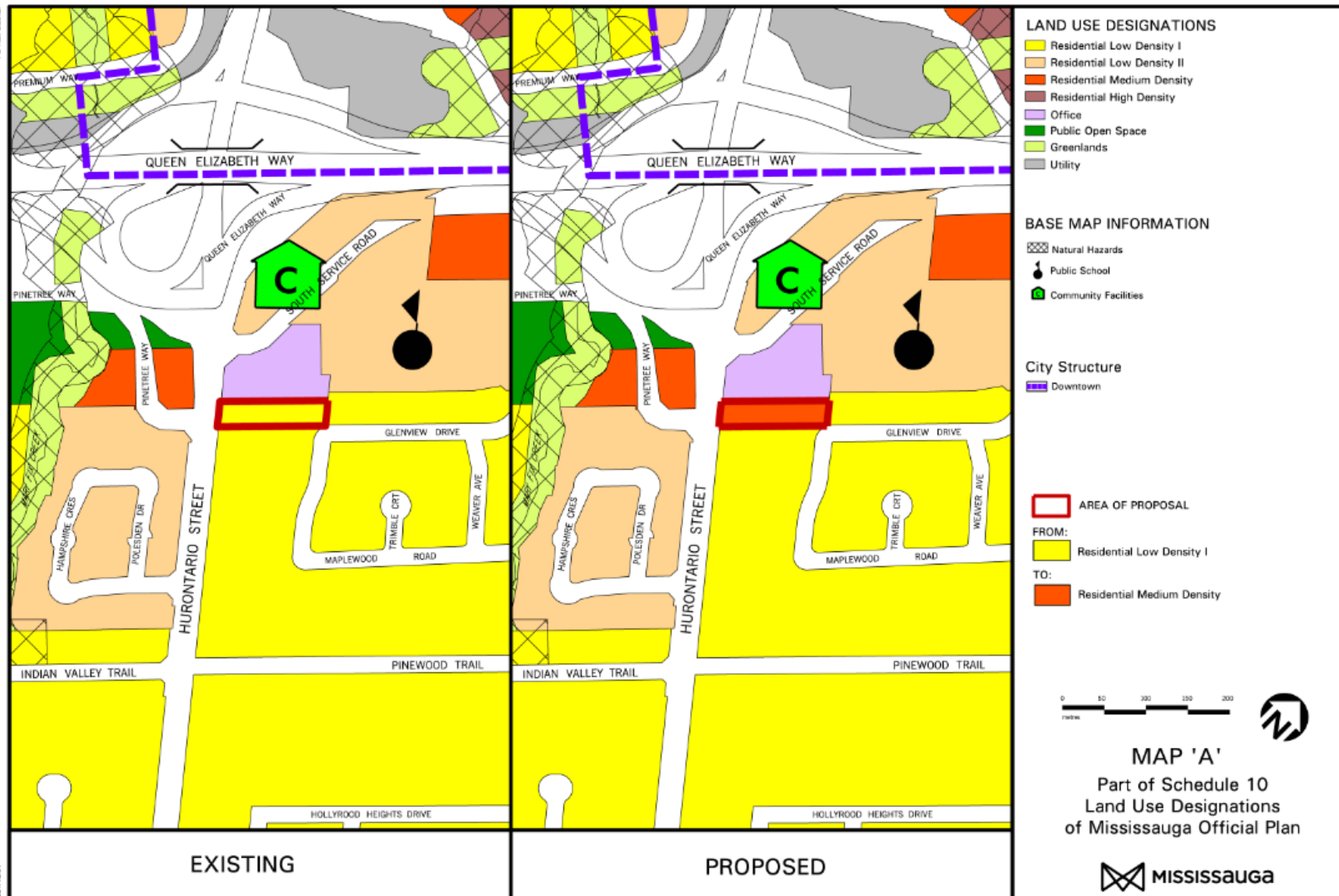
permits office and commercial uses, subject to specific requirements.

The subject property is located within a planned Major Transit Station Area (MTSA).

Proposed Designation

The applicant is proposing to change the designation to **Residential Medium Density** to permit 18 townhomes. The applicant will need to demonstrate consistency with the intent of MOP and shall have regard for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.



Excerpt of Mineola Neighbourhood Character Area

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 Direct Growth	Most of Mississauga's future growth will be directed to Intensification Areas. (Section 5.1.4) Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Section 5.1.6) Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7) Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1) Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. (Section 5.3.5.2) 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. (Section 5.3.5.3) 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. (Section 5.3.5.5) Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6) Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. (Section 5.4.4) Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands. (Section 5.4.5) Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element in which it is located, unless the Character Area policies specify alternative building height requirements. (Section 5.4.8) Hurontario Street and Dundas Street have been identified as Intensification Corridors. These are Intensification Areas. (Section 5.4.11) Not all segments of Intensification Corridors are appropriate for intensification. Planning studies for Intensification Corridors will identify

	General Intent appropriate locations for intensification and the appropriate densities, land uses and building heights. (Section 5.4.12) Low density residential development will be discouraged from locating within Intensification Corridors. (Section 5.4.13) A number of Light rail Transit Stations, which will be located along the Hurontario Street Intensification Corridor to serve the proposed light rail transit system area a form of Major Transit Station Areas. (Section 5.4.15) The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas, as shown on Schedule 2: Intensification Areas. (Section 5.5.1) Planning studies will delineate the boundaries of Intensification Corridors and Major Transit Station Areas and identify appropriate densities, land uses and building heights. (Section 5.5.3)
Chapter 6 Value The Environment	To ensure that contaminated sites are identified and appropriately addressed by the proponent of development, the following will be required: a. the owners of lands proposed for development will submit information as required by the City to identify the potential for contamination; c. the development approval or approval of amendments to this Plan for known or potentially contaminated sites will be deferred until the proponent of development undertakes a study assessing the potential for contamination in accordance with the Provincial Government regulations and standards and City policies. d. If the study indicates potential for soil or ground water contamination, an assessment of the soil and groundwater conditions will be required. If contamination is confirmed, a remedial action plan in accordance with Provincial Government regulations and standards appropriately addressing contaminated sites will be required. Recommendations contained within the plan will be implemented by way of conditions to development approval. (Section 6.7.1) Mississauga will actively promote the redevelopment and clean up, if necessary, of brownfield sites. (6.7.4)
Chapter 7 Complete Communities	Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6) 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. (Section 7.2.1) Mississauga will provide opportunities for: a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) 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. (Section 7.2.3)

	General Intent
Chapter 9 Build A Desirable Urban Form	Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1) Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3) Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (Section 9.1.5) Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas. (Section 9.2.1.4) Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2) While new development need not mirror existing development, new development in Neighbourhoods will: a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3) Development on Corridors will be encouraged to: a. Assemble small land parcels to create efficient development parcels; b. Face the street, except where predominate development patterns dictate otherwise; c. Not locate parking between the building and the street; d. Site buildings to frame the street; f. Support transit and active transportation modes; h. Provide concept plans that show how the site can be developed with surrounding lands. (Section 9.2.2.6) Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. (Section 9.5.1.1) Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5) Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)

	General Intent Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12) Development proponents will be required to demonstrate the successful application of universal design principles and compliance with legislated standards. (Section 9.5.2.6) Street facing facades should have the highest design quality. Materials used for the front façade should be carried around the building where any facades are exposed to the public view at the side or rear. (Section 9.5.3.6)
Chapter 11 General Land Use Designations	In addition to the Uses Permitted in all Designations, lands designated Residential Low Density I will also permit the following uses: • Detached dwelling; • Semi-detached dwelling; and • Duplex dwelling (Section 11.2.5.3) Lands designated Residential Medium Density will permit all forms of townhouse dwellings. (Section 11.2.5.5)
Chapter 16 Neighbourhoods	For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1) Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designations permit only detached dwellings. (Section 16.18.2.1) Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouse dwellings. (Section 16.18.2.2) Special Site 2 Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply: - The following uses will also be permitted: • Offices, provided that medical offices are used for the consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario. Medical offices may not include hospital or other accessory medical uses such as laboratories, diagnostic facilities for medical and dental purposes, a drug and optical dispensary, nor a medical supply and equipment store; and • A detached dwelling containing a maximum of one dwelling unit in combination with office uses; and, - Commercial uses, which include personal service uses, will not be permitted as a primary or as an accessory use; - All buildings used for office or residential-office purposes, whether new or modified, will have a residential appearance which is compatible with the form, design, and scale of the surrounding residential area. All development will be designed so that it does not negatively impact abutting properties used for residential purposes, in terms of light, privacy, noise and rear yard amenity;

	General Intent
	d. The use must be of a nature and intensity that results in a parking demand which does not negatively impact the function of Hurontario Street nor abutting local roads. In this regard, applicants for rezoning will be required to demonstrate, through the submission of traffic studies, parking justification studies and business operation information, that the proposed use is suitable for its location. Developments which result in a reduced parking demand are preferred; e. All office related parking will be accommodated within the front and side yards only, with a minimal loss of vegetation or in underground facilities. Rear yard parking, with the exception of parking for residential dwellings, is not permitted. Surface parking areas are permitted to be constructed of permeable materials in order to achieve sustainable and urban design objectives and reduce impacts on drainage and grading systems. The portion of the access driveway within the road allowance is to be constructed of hard surface pavement; f. Where appropriate, mutual driveway access will be permitted between abutting property owners provided this arrangement is registered on title; g. For developments located at intersections, access to the minor streets will be discouraged, and where technically feasible, access will be permitted on Hurontario Street; h. Street frontages are required to be enhanced with landscaping to reflect Hurontario Street's role as a gateway to the Mineola and Port Credit Character Areas. On-site parking areas should not dominate the streetscape and are required to be appropriately screened by vegetation and landscape treatments which are complementary to the character of the area. In this regard the following will also apply: • A minimum of 40% of the front yard of interior lots, will be landscaped open space. Landscaped open space may include pedestrian walkways but will exclude paved parking areas A landscape buffer ranging from 4.5 m (14.8 ft.) to 7.5 m (24.6 ft.) in depth will be provided along the Hurontario Street frontage (Section 16.18.5.2)
Chapter 19 Implementation	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • that a municipal comprehensive review of the land use designation or a five year review is not required; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1)

Mississauga Zoning By-law

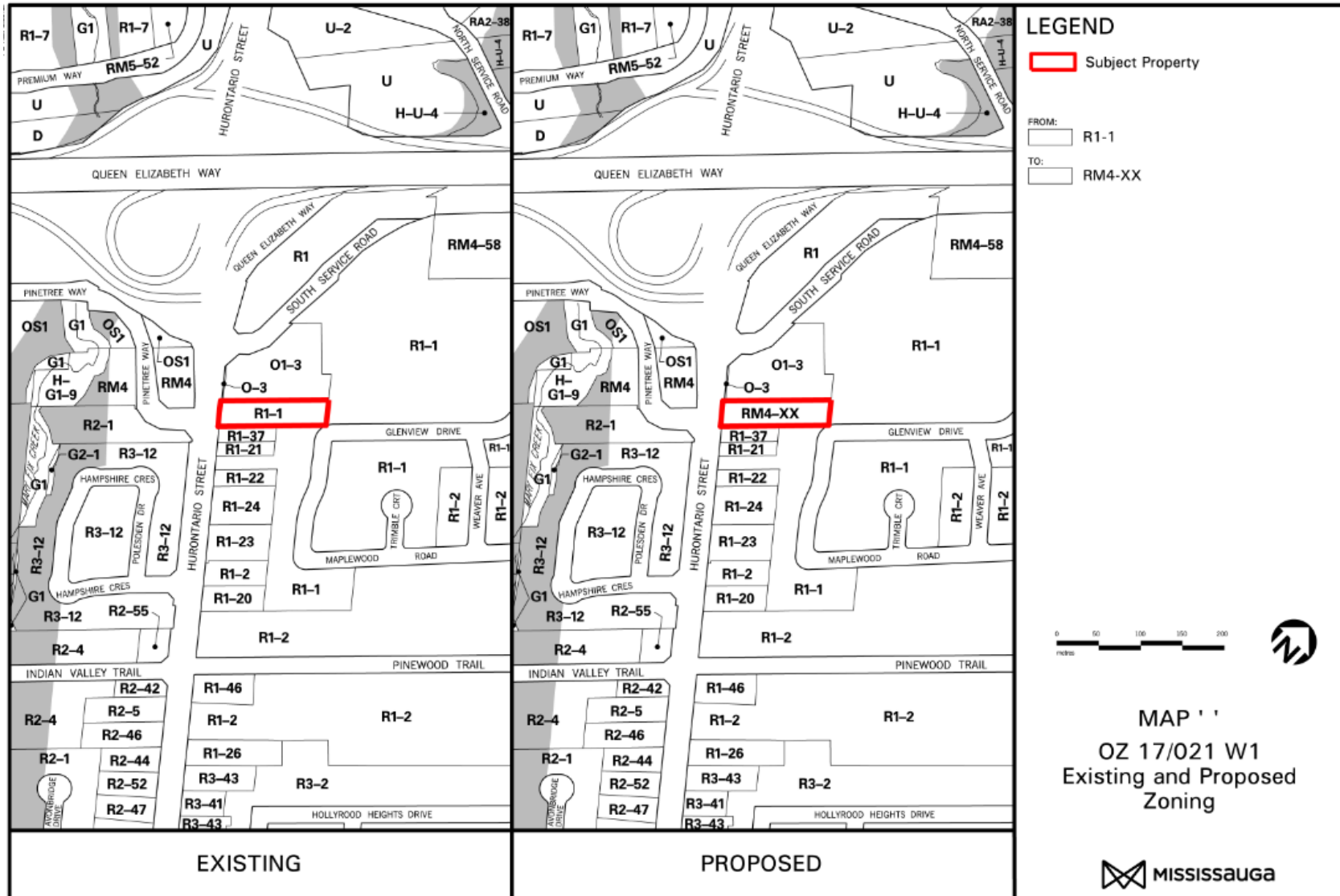
Existing Zoning

The subject property of the site proposed for redevelopment is currently zoned **R1-1** (Detached Dwellings – Typical Lots – Exception), which permits detached dwellings.

Proposed Zoning

The applicant is proposing to zone the property **RM4-Exception** (Townhouses – Exception) to permit 18 townhomes with underground parking on a private condominium road.

Through the processing of the applications staff may recommend a more appropriate zone category for the development in the Recommendation Report.



Excerpt of Zoning Map

Proposed Zoning Regulations

Zone Regulations	RM4 Zone Regulations	Proposed RM4-Exception Zone Regulations
Required Number of Parking Spaces for Residential Uses	0.25 visitor spaces per unit	0.2 visitor spaces per unit
Parking Space Dimensions	Parking spaces with a parking angle exceeding 15°, except those designated for persons with disabilities, shall have an unobstructed rectangular area with a minimum width of 2.6 m (8.53 ft.) and a minimum length of 5.2 m (17.06 ft.), exclusive of any aisle or driveway	Minimum parking space width of 2.5 m (8.2 ft.)
Minimum Landscaped Area	40% of lot area	30%
Minimum Lot Line Setback from the rear wall of a townhouse to a lot line that is not a street line	7.5 m (24.6 ft.)	6.5 m (21.32 ft.)
Minimum Internal Setback from a front and/or side wall of townhouse to a condominium road , sidewalk or visitor parking space	4.5 m (14.76 ft.)	0 m (0 ft.)
Minimum Internal Setback from a side wall of townhouse to an internal walkway	1.5 m (4.92 ft.)	0 m (0 ft.)
Maximum Height	10.7 m (35.1 ft.) and 3 storeys	12.85 m (42.16 ft.)

Zone Regulations	RM4 Zone Regulations	Proposed RM4-Exception Zone Regulations
Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	6 m (19.68 ft.)	0.3 m (0.98 ft.)
Minimum setback of a parking structure constructed completely below finished grade to any lot line	3 m (9.84 ft.)	1 m (3.28 ft.)
Minimum width of a sidewalk	2 m (6.56 ft.)	1.3 m (4.26 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments

incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

The strategy targets non-rental residential developments of 50 units or more, and seeks that 10% of new residential units after the initial 50 units be affordable. This development does not meet the threshold to require the provision of affordable housing.

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation			
2 Kindergarten to Grade 6	Mineola Public School	Forest Avenue Public School	Queen Elizabeth Senior Public School	Port Credit Secondary School
1 Grade 7 to Grade 8				
2 Grade 9 to Grade 12	Enrolment: 341 Capacity: 429 Portables: 0	Enrolment: 198 Capacity: 199 Portables: 0	Enrolment: 348 Capacity: 262 Portables: 4	Enrolment: 1,248 Capacity: 1,203 Portables: 1

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
2 Kindergarten to Grade 8	St. Dominic	St. Paul
1 Grade 9 to Grade 12	Enrolment: 311 Capacity: 271 Portables: 5	Enrolment: 533 Capacity: 807 Portables: 0

6. Community Questions and Comments

A community meeting was held by Ward 1 Councillor, Stephen Dasko, on March 2, 2020. Approximately 35 people attended and approximately 5 written submissions were received. This community meeting was held prior to the current development proposal. As such the comments below relate to the previous submission which proposed 42 back to back and stacked townhomes.

The following comments made by the community, if still

applicable to the new proposal, as well as any others raised at the public meeting will be addressed in the Recommendation Report.

- There is already too much traffic on Hurontario Street, the addition of the HLRT, increased densities in Port Credit and this application will make gridlock worse.
- The existing MiWay stop at Hurontario Street and Pinetree Way needs to be relocated further south to not interfere with the intersection.
- The proposed parking rates are insufficient. People have

more than one car and visitors will park on Glenview Drive/Maplewood Road.

- A solid wood fence should be provided along the property line to prevent visitors from parking on abutting local roads and accessing the property.
- A pedestrian access through the property from the abutting Glenview Drive/Maplewood Road would allow ease of access to the HLRT for residents of the adjacent subdivisions.
- The development is too dense.
- Existing mature trees should be preserved.

- The small amenity area will be in shadow from the buildings.
- Light pollution from these types of developments is an issue.

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (October 22, 2021)	The Functional Servicing Report (FSR) submitted has been deemed satisfactory and requires no additional revisions at this time. It should be noted that the FSR review fee is still outstanding. Additionally, as the proposal has been revised from 42 back to back and stacked townhomes to just 18 townhomes, the proposal is eligible for curbside waste collection for each unit. The application proposes to use the front-end collection point, which was previously proposed for the back to back and stacked townhomes. This will not allow the collection of organics, thereby reducing our level of service. The Region of Peel cannot support any development design that will result in a reduced level of service. As such, curbside cart based collection for this proposal will be required.
Dufferin-Peel Catholic District School Board and the Peel District School Board (October 18, 2021)	Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by the City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application. Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that

Agency / Comment Date	Comments
	some of the children from the development may have to be accommodated in temporary facilities or bused to schools. In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreements.
City Community Services Department – Park Planning Section (September 9, 2021)	In comments dated September 9, 2021, Community Services Department notes that the subject site is located within 135 m (443 ft.) of City owned lands identified as Mary Fix Park (P - 058) which is zoned Open Space - Community Park (OS1) on the north side and Greenbelt (G-1) on the south side and contains no park amenities. Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.
City Transportation and Works Department (October 25, 2021)	Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements. Based on a review of the materials submitted to date, prior to this department making a recommendation on the application, the owner has been requested to provide additional technical details and revisions as follows: <u>Stormwater</u> A Functional Servicing & Preliminary Stormwater Management Report (FS&SWM Report), prepared by Crozier Consulting Engineers, dated August 2021, was submitted in support of the proposed development. The purpose of the report is to evaluate the impact of the proposed development on the municipal drainage system (e.g. storm sewers, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls. The applicant is proposing to extend the storm sewer within the adjacent property to the south to service the development lands, manage the external drainage from the north through a proposed municipal easement on their site, and implement on-site stormwater management controls for the post development discharge. The FS&SWM Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving municipal drainage system, on-site stormwater management controls for the post development discharge is required. However, the applicant hasn't yet demonstrated a satisfactory stormwater servicing concept. The applicant is required to provide further technical information to demonstrate the feasibility of the proposed servicing concept, including: demonstrating the feasibility of the storm sewer outlet and sewer capacity ;

Agency / Comment Date	Comments
	• developing an acceptable strategy to accommodate external drainage from the adjacent property, if any; • providing a municipal storm easement from the adjacent land owner to the south, and • demonstrating that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site. An ECA will also be required from MECP for the proposed municipal storm sewer extension. <u>Environmental Compliance</u> Based on the review of the Phase One and Phase Two Environmental Site Assessment reports, prepared by Terraprobe and dated October 12, 2018, and June 13, 2019, respectively. The Environmental Site Assessments indicated that soil and/or groundwater quality at the site met the applicable Ministry of Environment, Conservation and Parks (MECP) standards. The following documents must be submitted prior to a Recommendation meeting: • Reliance letter for both reports, including any updates as may be required; • Confirmation that any land dedication to the City complies with the City's environmental requirements; • Dewatering commitment letter; • Monitoring well decommissioning letter Please note that a Record of Site Condition is required prior to By-law enactment. <u>Geotechnical</u> A Geotechnical Investigation and separate Hydrological Investigation, both prepared by Terraprobe and dated June 12, 2019, were submitted to assess the geotechnical suitability of the proposed development. The purpose of the reports is to determine the soil and groundwater conditions in order to provide recommendations for the design of foundations, basement drainage, pavement structure, groundwater control and installation of underground utilities. The above noted reports are to be updated to provide additional technical information to address all staff comments. <u>Traffic</u> A traffic impact study (TIS), prepared by Crozier & Associates Inc. and dated August 5 2021, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the assumptions provided.

Agency / Comment Date	Comments
	The applicant is required to provide the following information as part of subsequent submissions: • An updated Traffic Impact Study addressing all staff comments; • A review of the driveway access to ensure both Hurontario Street and the internal driveway can operate efficiently. • Approval from MTO and the HULRT office <u>Noise</u> The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic. Noise mitigation may be required, including sound barriers for outdoor living areas; the details of which will be confirmed through the Site Plan process. Potential noise sources that may be generated by the development, including mechanical equipment, will be mitigated through the detailed design of the building. The applicant has been requested to show the location of any required noise fences. <u>Engineering Plans/Drawings</u> The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards. All drawings and reports are to reflect the latest proposal and remove any aboveground and underground encroachment into any City right-of-way. Municipal infrastructure works will be required to support this development, namely the relocation of the municipal storm sewer. Further, works shall include, but not be limited to land dedications, design and construction of roads and boulevards, existing road and boulevard improvements/reinstatements, which shall have consideration for the proposed Hurontario Light Rail Transit (LRT) system design and impact on site grading, property access and turning movements. These works shall form part of the Development Agreement as part of a future Lifting of the 'H' application. Detailed design, securities and insurance will be addressed through the Development Agreement. However, the extent of the works must first be satisfactorily determined prior to making a recommendation on the application.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: - Community Services Department, Heritage Planning - Community Services Department, Arborist – City & Private Property - Community Services Department, Arborist – Public Art - Fire Prevention - Hurontario Light Rail Transit Office - MiWay

Agency / Comment Date	Comments
	- Canada Post - Alectra - Enbridge Gas - Enersource - Bell Canada - Greater Toronto Airport Authority - Metrolinx

Development Requirements

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

8. Section 37 Community Benefits (Bonus Zoning)

Section 37 community benefits (bonus zoning) may be applicable for the current proposal. The evaluation of bonus zoning will be determined in the recommendation report in accordance with Corporate Policy 07-03-01.

9. Next Steps

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

- Is the proposed development compatible with the existing and planned character of the area given the proposed massing, building height, setbacks and site access?
- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed zoning by-law exception standards appropriate?
- Can the proposed layout of the site accommodate curbside waste collection for each unit to meet Region of Peel design standards?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department

will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.

Recommendation Report Detailed Planning Analysis

Owner: 10422967 Canada Corp. (Dream Maker Inc.)

1575 Hurontario Street

Table of Contents

1.	Community Comments.....	2
2.	Updated Agency and City Department Comments	3
3.	<i>Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)</i>	5
4.	Consistency with PPS	6
5.	Conformity with Growth Plan	6
6.	Region of Peel Official Plan.....	7
7.	Mississauga Official Plan (MOP)	7
8.	Revised Site Plan and Elevations.....	11
9.	Zoning.....	14
10.	Community Benefits Charge	14
11.	"H" Holding Symbol.....	15
12.	Site Plan	15
13.	Conclusions	15

1. Community Comments

Comments from the public were generally directed towards traffic, pedestrian access, visitor parking, vegetation and the site design and density of the development. Below is a summary and response to the specific comments heard.

Comment

Concern was expressed about the amount of traffic on Hurontario Street and the impact of this development.

Response

A traffic impact study was prepared by Cole Engineering and reviewed by the Region of Peel and the City's Transportation and Works Department. It has been determined that the additional trips generated by the development will not impact the operations of the existing road network and intersections. Additionally, the previous application which proposed 42 back to back and stacked townhomes has been revised to 18 townhomes which is anticipated to have a lesser impact on the existing road network than the previous proposal.

Comment

The proposed parking rates are insufficient.

Response

The revised application for townhouses meets the zoning by-law requirement by providing two parking spaces per unit. A satisfactory parking justification study was submitted to reduce the visitor parking from 5 spaces to 4 spaces.

Comment

Concern was expressed about the potential for a pedestrian connection at the rear of the site to Glenview Drive/Maplewood Road. Some expressed that a pedestrian connection would facilitate access to the HLRT for residents of the adjacent subdivision, while many were concerned about the potential for additional on street parking on Glenview Drive/Maplewood Road that could result.

Response

A pedestrian connection is not provided in the proposal. Pedestrian access is provided through the Queen Elizabeth Public School lands to South Service Road.

While staff generally view pedestrian connectivity to Hurontario Street as desirable, there is limited policy support in Mississauga Official Plan to compel this connection in this instance. Further, residents have expressed opposition to this suggestion throughout the public consultation on these applications. These opportunities should be considered through broader community planning exercises and engagement.

Comment

The development is too dense.

Response

The application has been revised from the previously proposed 42 back to back and stacked townhomes to 18 townhomes. The revised proposal conforms to the Growth Plan, Provincial Policy Statement and municipal policies. The site is abuts an intensification corridor and is located within a Major Transit Station Area which is where intensification is directed. The proposal is sensitive to and compatible with the surrounding

area and maintains appropriate urban design standards, limiting the impact to the dwellings on Glenview Drive and Maplewood Road.

Comment

Existing mature trees should be preserved.

Response

The proposed development preserves some existing vegetation on the northeast portion of the site as well as along the northerly and southerly property lines. New trees will be planted between the townhomes and along the rear property line to help screen the proposed development to the dwellings on Glenview Drive and Maplewood Road.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on September 9, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

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

Stormwater

A Functional Servicing & Preliminary Stormwater Management Report (FS&SWM Report), prepared by Crozier Consulting Engineers, dated August 2021 was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. The applicant is proposing to extend the storm sewer within the adjacent property to the south to service the development lands, manage the external drainage from the north through a proposed municipal easement on their site, and implement on-site stormwater management controls for the post development discharge.

The FS&SWM Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving Municipal drainage system, on-site stormwater management controls for the post development discharge are required. The applicant has demonstrated a satisfactory stormwater servicing concept.

The feasibility of the storm sewer outlet and sewer capacity has been demonstrated and an acceptable strategy has been proposed to accommodate for external drainage from the adjacent property. A municipal storm easement will be required from the adjacent land owner to the south. More information on how groundwater will be treated prior to entering the storm system can be provided at the Site Plan stage. An ECA will also

be required from MECP for the proposed municipal storm sewer extension.

Environmental Compliance

A Phase One Environmental Site Assessment report, dated October 12, 2018, and a Phase Two ESA report, dated June 13, 2019, both prepared by Terraprobe, have been received. The ESA reports indicated that the soil and groundwater quality at the site met the applicable Ministry of Environment, Conservation and, Parks (MECP) generic standards.

The following documents will be required as part of the future removal of the hold (H) application:

- Reliance letter for both ESA reports, including any updated reports to support the Record of Site Condition filing;
- A copy of the Record of Site Condition, including all supporting documents once it has been filed and acknowledged by the MECP; and
- A letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the intended use

Traffic

A total of two (2) traffic impact study (TIS) submissions and two (2) transportation update letters were provided by C.F. Crozier & Associates Inc. in support of the proposed development. Based on the latest submission, dated June 2022, the study complied with the City's TIS Guidelines and is deemed satisfactory. The study concluded that the proposed

development is anticipated to generate 6 (2 in, 4 out) and 7 (4 in, 3 out) two-way site trips, respectively, during the weekday AM and PM peak hours (by 2023).

With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic operations.

The following is to be added to the list of Holding Provision requirements:

- Delivery of an executed Development Agreement including Municipal Infrastructure schedules in a form satisfactory to the City of Mississauga, Region or any other appropriate authority, prior to any development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widening's, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, easements, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation.
- Delivery of an executed Shared Mutual Access Agreement with the adjacent land municipally described as 1569 Hurontario Street, to the satisfaction of the City of Mississauga.

Noise

The Noise Study prepared by HGC Engineering evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic on Hurontario Street and the Queen Elizabeth Way (QEW). Noise mitigation will be required, the details of which will be confirmed through the Site Plan process

Other Engineering Matters

The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which will be further addressed as part of the future 'H' application as well as a Development Agreement which will be required to capture any municipal infrastructure works, land dedication and easements as well as additional requirements, provisions and clauses related with the development of the lands.

"H" Holding Category

It is our understanding that an 'H' holding zone category will be recommended and placed on the subject lands as part of the zoning by-law. Should the Rezoning application be approved in principle, the outstanding technical matters noted above, including a Development Agreement are to form part of the conditions to lift the 'H' holding symbol as part of the Recommendation Report to Council.

Region of Peel

The revised proposal meets the Region of Peel waste collection guidelines. Through the site plan process, safety and traffic control measures will be implemented to be in line with the Region's safety requirements. The Region will require an easement agreement for sanitary servicing as a condition of removing the holding provision.

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

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

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

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

4. Consistency with PPS

The Public Meeting Report dated November 12, 2021 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development

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

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

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

Section 1.4.3 states of the PPS states planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area

Section 1.6.8.3 of the PPS states that new development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities

The proposal is compatible with the neighbourhood and gently intensifies a vacant site that is within a Major Transit Station Area (MTSA), while promoting the long-term purpose of Hurontario Street. The proposed development represents an efficient land use pattern that avoids environmental, health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage

intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.

- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.
- Section 2.2.4.9 states that within MTSAs, development will be supported by planning for a diverse mix of uses to support existing and planned transit service levels and providing alternative development standards, such as reduced parking standards.

The proposed development conforms to the Growth Plan as it efficiently utilizes a vacant site and promotes appropriate residential intensification in an area that is adjacent to an intensification corridor and is located within an MTSA. Further, the proposed development is compatible with the surrounding area and minimizes impacts to the existing residential dwellings to the east.

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

6. Region of Peel Official Plan

As summarized in the public meeting report dated November 12, 2021 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official

Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and redevelopment to the Urban System 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.

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

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Mineola Neighbourhood Character Area, to permit 18 townhomes on a private condominium road. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***

- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

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

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

Directing Growth

The subject site is located in the Mineola Neighbourhood Character Area, which is characterized by a mix of uses such as low rise residential, office and community uses. The lands fronting onto Hurontario Street generally consist of one and two storey dwellings that are used for residential and/or office purposes. A McDonald's restaurant previously occupied the site which now contains only the remains of the concrete foundation and associated parking area. The subject site is designated **Residential Low Density I**, which permits detached, semi-detached and duplex dwellings. The lands are also located within Special Site 2 area of the Mineola Neighbourhood Character Area, which also permits office and commercial uses, subject to specific requirements.

While neighbourhoods are not intended to accommodate significant intensification, the policies within MOP state that neighbourhoods aren't meant to remain static and do not have to imitate previous development patterns, however, when development does occur, it should be sensitive to the existing and planned character of the neighbourhood. The policies also direct growth to intensification corridors and discourage low density development, while maintaining compatibility in built form and density that is sensitive to the existing and planned context of the neighbourhood. The proposed development is adjacent to a 4 storey office building, is located within an MTSA and towards the edge of the Mineola Neighbourhood Character Area. It represents an appropriate area for intensification while minimizing impacts to residential dwellings located east of the subject site.

The proposed townhomes are located on the northern portion of the site, thereby reducing the impact to the detached dwellings to the east. The proposal is sensitive to and compatible with the surrounding area and represents appropriate growth within the neighbourhood as it is located along an intensification corridor. The development is compatible in built form and scale to surrounding development and enhances the existing and planned context of the neighbourhood. The design of the townhomes ensure that there is an appropriate transition in height and built form, while maintaining adequate setbacks to adjacent properties. As such, the proposed development conforms to directive of the policies regarding intensification within the Mineola Neighbourhood Character Area.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The proposed amendment to **Medium Density** would result in 18 townhomes.

The neighbourhood is characterized mostly by low density detached dwellings that range between one and two storeys. There are also residential dwellings that front onto Hurontario Street that are used primarily for office space. Immediately north of the subject site is a four storey office building. Further south of the site are townhomes. The lands that front Hurontario Street do not maintain the same consistency as the interior neighbourhoods that are mostly one and two storey detached dwellings with mature vegetation. Additionally, Hurontario Street is an intensification corridor where growth is directed. Where intensification is anticipated, appropriate transitions to adjoining areas is required. Furthermore, buildings and site design will be compatible with site conditions, the surrounding context and landscape of the existing and planned character. The proposed development is designed in a manner that co-exists with the existing character of the neighbourhood. The development incorporates appropriate design standards which provides a transition between the townhomes and existing detached dwellings. The proposed location and setbacks of the townhomes reduce the massing impact to the residential dwellings to the rear and minimize any potential adverse impacts from the height of the proposed townhomes. Furthermore, there is a landscape buffer that will contain vegetation at the rear of the site which provides for separation

and screening from the visitor parking spaces and the proposed development to the residential neighbourhood.

MOP defines compatibility 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.” While the townhomes are a different built form and represent a higher density than detached dwellings, the overall design enhances and is compatible with the neighbourhood. The proposed development represents an appropriate level of intensification where growth is anticipated. As such, the proposed applications meet the directives of MOP regarding compatibility with the Mineola Neighbourhood Character Area.

Services and Infrastructure

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

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

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

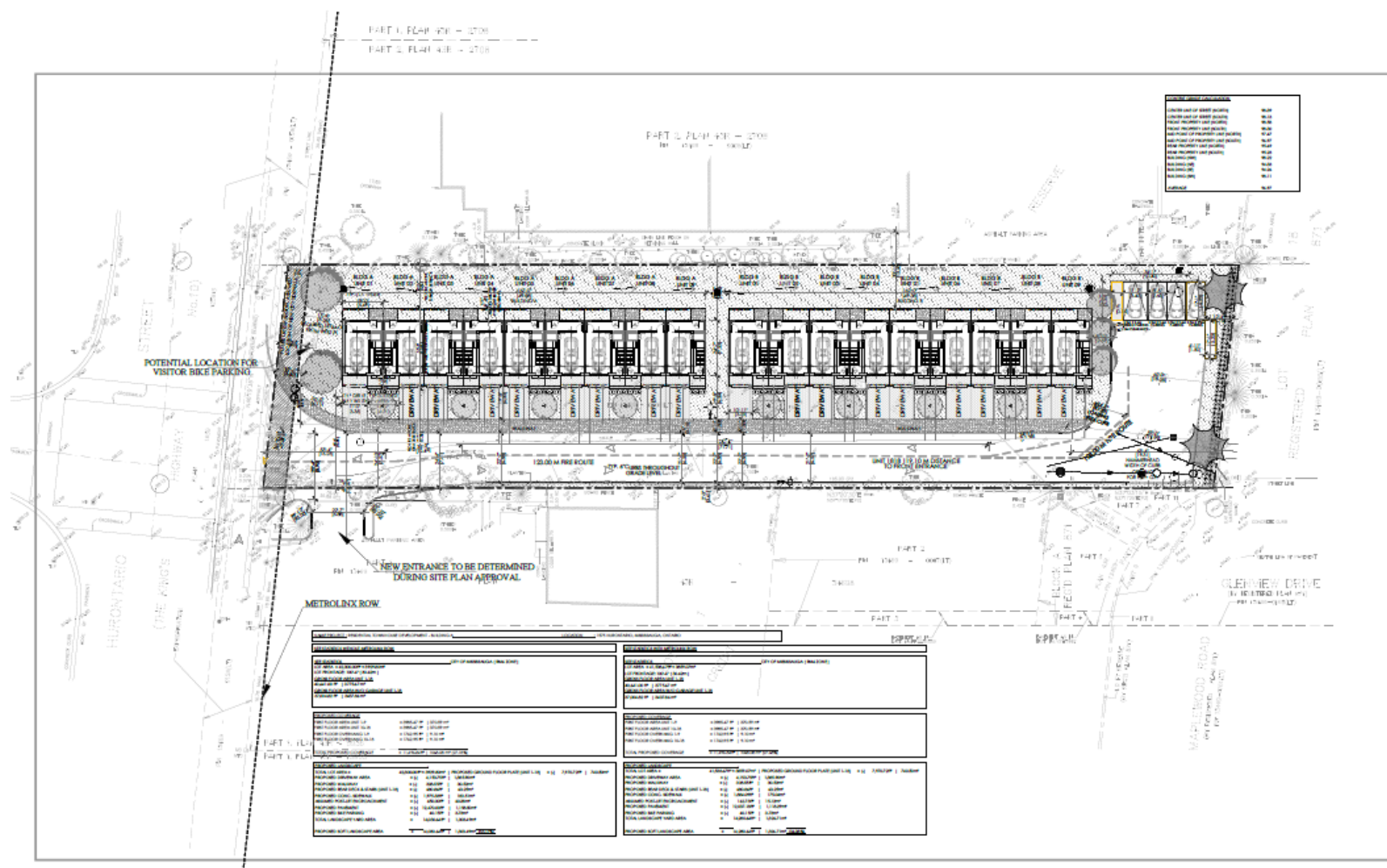
- Number 2 on Hurontario Street having direct access to the Port Credit Go Station and City Centre Transit Terminal

There is a transit stop on Hurontario Street within 50 m (164 ft.) of the site.

A range of community infrastructure and facilities including Mary Fix Park, Queen Elizabeth Senior Public School, Port Credit Secondary School, Port Credit GO Station, Port Credit Library and Port Credit Memorial Arena serve the area.

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

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







9. Zoning

The proposed **H-RM4-Exception** (Townhouses – Exception) is appropriate to accommodate the 18 proposed townhomes.

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

Proposed Zoning Regulations

Zone Regulations	RM4 Zone Regulations	H-RM4 – Exception Zone Regulations
Minimum Landscaped Area	40%	33%
Minimum setback from the front, side and/or rear wall of a townhouse inclusive of stairs to a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law	7.5 m (24.6 ft.)	5.2 m (17.06 ft.)
Minimum setback from the rear wall of a townhouse to a lot line that is not a street line	7.5 m (24.6 ft.)	5.8 m (19.03 ft.)
Minimum setback from a front and/or side wall of townhouse to a condominium road , sidewalk or visitor parking space	4.5 m (14.76 ft.)	2.6 m (8.53 ft.)

Zone Regulations	RM4 Zone Regulations	H-RM4 – Exception Zone Regulations
Maximum Height	10.7 m (35.1 ft.) and 3 storeys	13.3 m (43.64 ft.) and 4 storeys
Maximum driveway width	3 m (9.84 ft.)	3.4 m (11.15 ft.)
Minimum width of a condominium road/aisle	7 m (22.97 ft.)	6.5 m (21.33 ft.)
Minimum width of a sidewalk	2 m (6.56 ft.)	1.8 m (5.9 ft.)
Visitor Parking Space per unit	0.25	0.2
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

10. Community Benefits Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act, 2020*, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the *Planning Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend of allocate CBC funds to specific

projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

As the subject proposal is less than 5 storeys in height, the CBC will not be applicable.

11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- Receipt of a signed Development Agreement
- Executed shared access agreement to the satisfaction of the City
- Executed registered municipal and regional easements for stormwater and sanitary services
- Completion and filing of a Record of Site Condition (RSC)
- Reliance letters for Phase One and Two Environmental Site Assessments
- A certified letter stating land to be dedicated to the City is environmentally suitable

12. Site Plan

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

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address technical matters as part of the site plan approval process.

13. Conclusions

In conclusion, City staff has evaluated the applications to permit 18 townhomes on a private condominium road against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed development is directing growth to Hurontario Street, which is an intensification corridor and where growth is anticipated. The proposed townhomes modestly intensify the site while maintaining appropriate design standards such as adequate setbacks and the positioning of the townhomes in relation to residential neighbourhood to the rear. The proposal provides for an appropriate transition to the surrounding land uses and is compatible with the Mineola Neighbourhood Character Area. Therefore, staff is of the opinion that the applications conform to and maintain the goals and general

objectives of the *Provincial Policy Statement, Growth Plan*, and Mississauga Official Plan.