



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: IBI Group
Municipality City of Mississauga
Our File: OPA 158

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 14, 2023 when By-law Number 0104-2023 was enacted and that notice as required by Section 17 of the Planning Act was given on June 22, 2023.
2. That no appeal to the Ontario Land Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 13th day of July, 2023.

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga
Expires September 14, 2025.

Commissioner of Oaths

Declarant
Sacha Smith



MISSISSAUGA

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

DATE OF NOTICE	June 22, 2023	
OPA NUMBER	OPA 158 (By-law 0104-2023)	
ZONING BY-LAW NUMBER	0105-2023	
DATE PASSED BY COUNCIL	June 14, 2023	
LAST DATE TO FILE APPEAL	July 12, 2023	
FILE NUMBER	OZ-OPA 22-7	Ward 9
APPLICANT	IBI Group	
PROPERTY LOCATION	The lands affected by this Amendment are located at the northwest corner of Winston Churchill Boulevard and Britannia Road West. The subject lands are located in the Meadowvale Neighbourhood Character Area, as identified in Mississauga Official Plan.	

TAKE NOTICE that on June 14, 2023 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 158 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 II to Residential Medium Density to permit a four storey apartment dwelling containing 20 units.

The purpose of the Zoning By-law is to permit a four storey apartment containing 20 dwelling units. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwellings - Typical Lots) to "RA1-34" (Apartments - Exception). 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 158 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 in person, by email: city.clerk@mississauga.ca, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario L5B 3C1 no later than **July 12, 2023**. **An appeal filed by email will be accepted once the appeal fees are received.**

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 \$310.00 per application, 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 **Jaspreet Sidhu** of the City of Mississauga, Planning and Building Department at (905) 615-3200 x **5061**.

Sacha Smith
 Manager, Secretariat and Access & Privacy
 City of Mississauga
 300 City Centre Drive
 Mississauga, ON L5B 3C1

Amendment No. 158

to

Mississauga Official Plan

By-law No. 0104-2023

A by-law to Adopt Mississauga Official Plan Amendment No. 158

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. 158, 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 II to Residential Medium Density within the Meadowvale 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. 158 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 14th day of June, 2023.

Signed Bonnie Crombie

MAYOR

Signed W. P. [Signature]

CLERK

Amendment No. 158
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 158.

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 April 14, 2023, 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 II to Residential Medium Density to permit a four storey apartment dwelling containing 20 units.

LOCATION

The lands affected by this Amendment are located at the northwest corner of Winston Churchill Boulevard and Britannia Road West. The subject lands are located in the Meadowvale 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 II which permits detached dwellings, semi-detached dwellings, duplex dwellings, and triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

An official plan amendment is required to change the land use designation of the subject lands from Residential Low Density II to Residential Medium Density to permit a four storey apartment dwelling containing 20 units.

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

1. The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area.
2. Britannia Road West and Winston Churchill Boulevard are designated Corridors in Mississauga Official Plan (MOP) and higher density uses are to be directed to Corridors in Neighbourhoods.
3. The proposal introduces a new built form, increasing the variety of housing options in the Meadowvale Neighborhood Character Area and aligning with the goals and objectives of the Mississauga Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. 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 II 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.

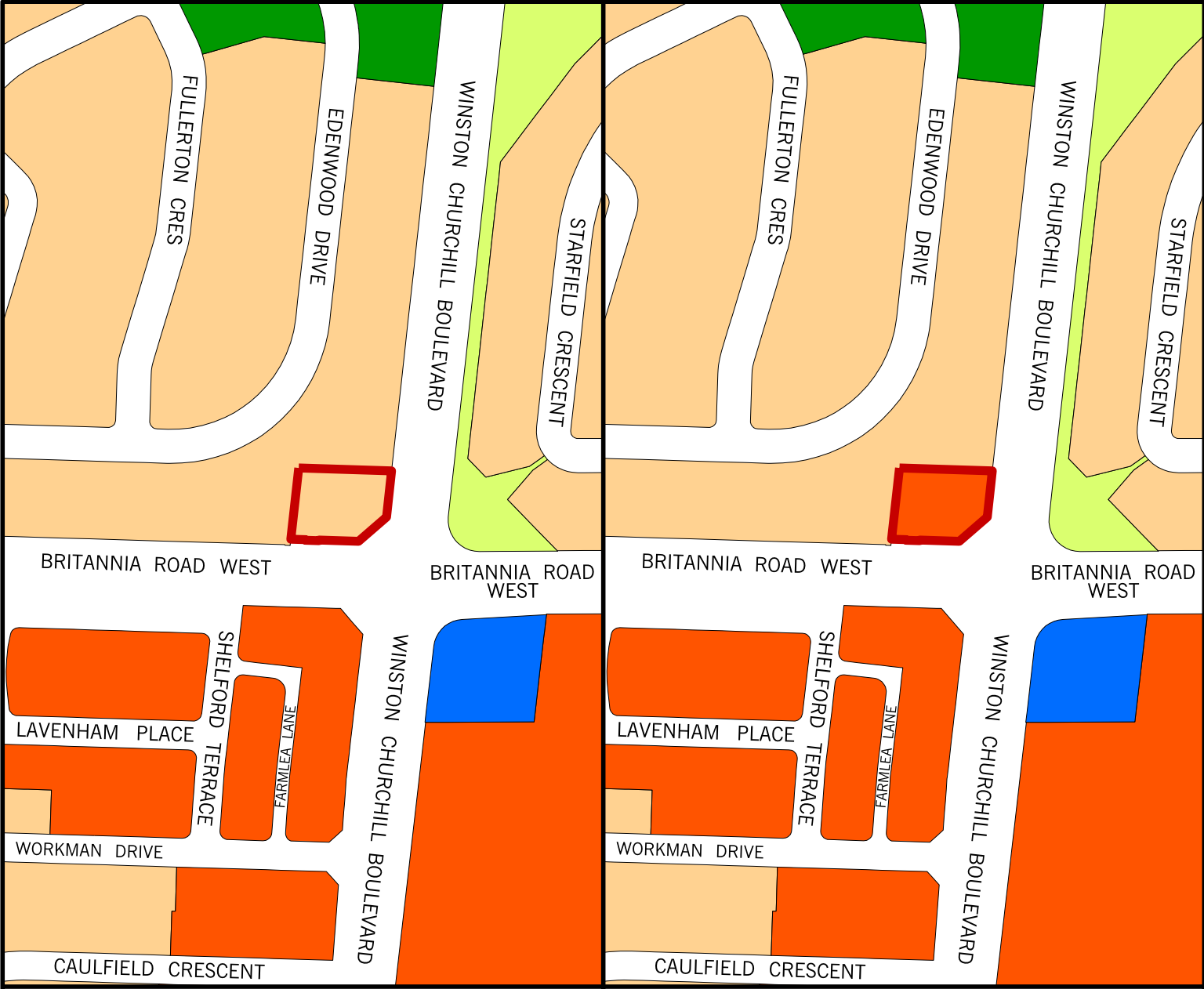
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 3, 2023.

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.



LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

AREA OF AMENDMENT

FROM:
 RESIDENTIAL LOW DENSITY II

TO:
 RESIDENTIAL MEDIUM DENSITY



MAP 'A'

Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

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 July 5, 2022 in connection with this proposed Amendment.

Two members of the public made depositions. Comments from the public were generally directed towards the appropriateness and compatibility of the proposed apartment dwelling as it relates to the surrounding neighbourhood. These concerns have been addressed at the meeting and in the Planning and Building Department report dated April 14, 2023 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: April 14, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 22-7 W9</p>
	<p>Meeting date: May 8, 2023</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a four storey rental apartment building containing 20 rental units

6020 Winston Churchill Blvd., northwest corner of Winston Churchill Blvd. and Britannia Road West

Owner: 2421845 Ontario Inc.

File: OZ/OPA 22-7 W9

Pre-Bill 109

Recommendation

1. That the applications under File OZ/OPA 22-7 W9, 2421845 Ontario Inc., 6020 Winston Churchill Blvd. to amend Mississauga Official Plan to **Residential Medium Density**; to change the zoning to **RA1 – Exception** (Apartments – Exception) to permit a four storey rental apartment building containing 20 rental units be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated April 14, 2023 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.

Executive Summary

- The applications are to amend the policies of the official plan and to change the zoning by-law to allow a four storey rental apartment building containing 20 rental units
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including reconfiguring the waste/garbage storage area internal to the building, increasing the amount of landscaping between the proposed building and the Winston Churchill Blvd. and Britannia Road West rights-of-way and adding a rooftop amenity space
- 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 July 5, 2022, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=29871>) was received for information. Recommendation PDC-0066-2022 was then adopted by Council on July 6, 2022.

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 2421845 Ontario Inc. to permit a four storey rental apartment building containing 20 rental units, under File OZ/OPA 22-007 W9, 6020 Winston Churchill Blvd, be received for information.
2. That two (2) oral submissions be received.

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



Aerial image of 6020 Winston Churchill Blvd.

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Adding rooftop amenity space
- Replacing the extensive hard surface between the proposed building and the Winston Churchill Blvd. and Britannia Road West rights-of-way with landscaping
- Reconfiguring the internal garbage storage area and formalizing a waste collection arrangement with the Region of Peel

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on March 18, 2022. A community meeting was held by Ward 9 Councillor, Pat Saito, on April 25, 2022. Fourteen people attended the meeting. Fifteen written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on June 5, 2022. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

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

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

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Residential Low Density I** to **Residential Medium Density**. A zoning by-law amendment is required to change the zoning from **R3** (Detached Dwellings – Typical Lots) to **RA1 – Exception** (Apartments – Exception) to permit the proposal.

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

- The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area
- Britannia Road West and Winston Churchill Blvd. are designated Corridors in Mississauga Official Plan (MOP) and higher density uses are to be directed to Corridors in Neighbourhoods
- The proposal introduces a new built form, increasing the variety of housing options in the Meadowvale Neighbourhood Character Area and aligns with the goals and objectives of the Provincial Policy Statement, Growth Plan, and MOP

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

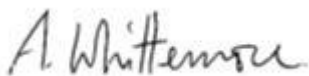
In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved, subject to the conditions contained in this report.

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: Jaspreet Sidhu, Development Planner

<p>Date: June 10, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: OZ/OPA 22-007 W9</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: July 5, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a four storey rental apartment building with 20 units

6020 Winston Churchill Blvd, Northwest corner of Winston Churchill Blvd and Britannia Road West

Owner: 2421845 Ontario Inc.

File: OZ/OPA 22-007 W9

Recommendation

That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 2421845 Ontario Inc. to permit a four storey rental apartment building with 20 units, under File OZ/OPA 22-007 W9, 6020 Winston Churchill Blvd, 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).

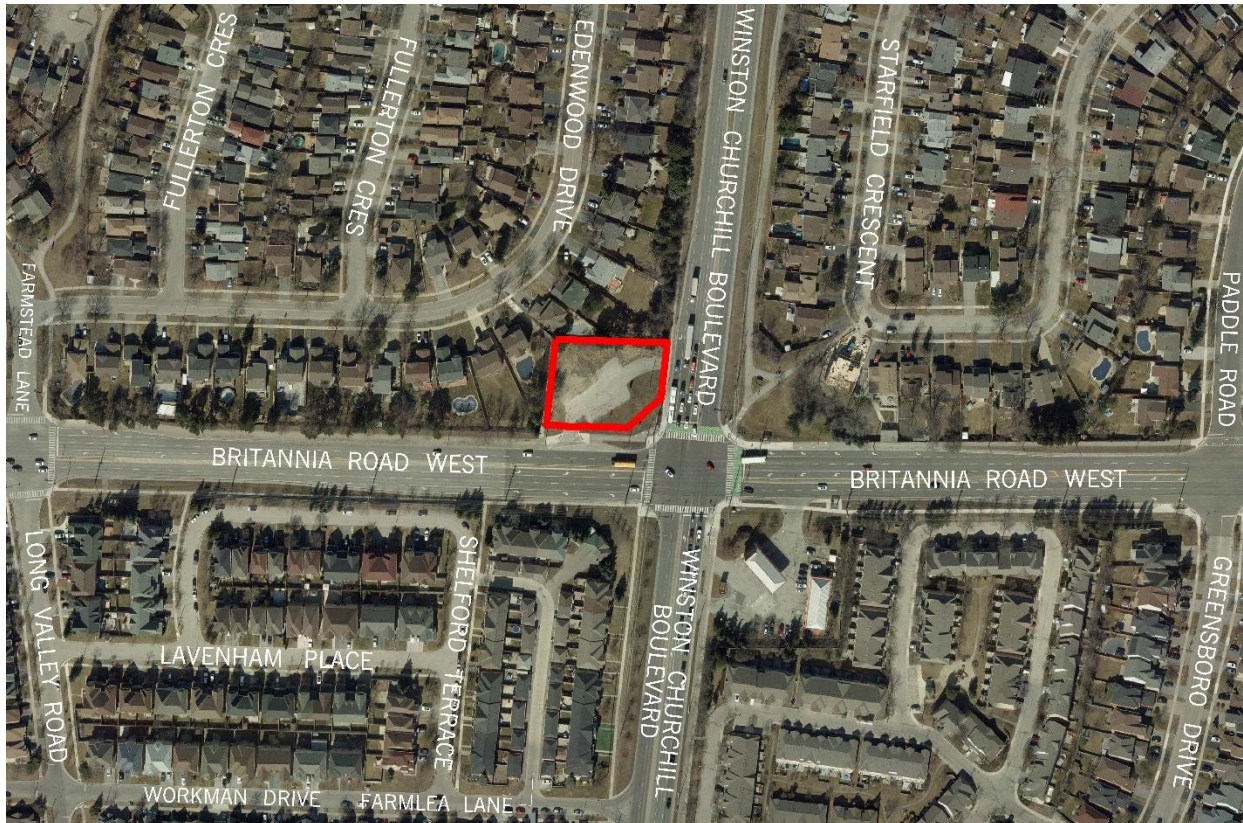
PROPOSAL

The official plan amendment and rezoning applications are required to permit a four storey rental apartment building with 20 units. The applicant is proposing to amend the official plan from **Residential Low Density II** to **Residential Medium Density** to permit a four storey apartment building. The zoning by-law will also need to be amended from **R3** (Detached Dwellings – Typical Lots) to **RA1 - Exception** (Apartments - 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 at the northwest corner of Winston Churchill Blvd and Britannia Road West, within the Meadowvale Neighbourhood Character Area. The site is currently vacant.



Aerial image of 6020 Winston Churchill Blvd



Applicant's rendering of the proposed four storey rental apartment building (view from intersection of Winston Churchill Blvd. and Britannia Road West)

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.

COMMUNITY, AGENCY AND CITY DEPARTMENT COMMENTS

Community comments are summarized in Appendix 1, Section 6.

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

Financial Impact

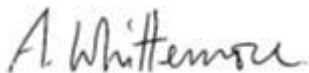
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, ensuring compatibility of new buildings, review of location of certain site features (i.e. garbage storage) and determination as to whether the proposed zone standards are appropriate.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Ashlee Rivet-Boyle, MCIP, RPP, Development Manager, North

Detailed Information and Preliminary Planning Analysis

Owner: 2421845 Ontario Inc.

6020 Winston Churchill Blvd

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1. Proposed Development

The applicant proposes to develop the property with a four storey rental apartment building with 20 units. 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: February 11, 2022 Deemed complete: March 10, 2022	
Developer/ Owner:	2421845 Ontario Inc.	
Applicant:	IBI Group	
Number of units:	20 units	
Existing Gross Floor Area:	N/A	
Proposed Gross Floor Area:	1 815.8 m ² (19,545.1 ft ²)	
Height:	4 storeys / 14.0 m (45.9 ft.)	
Lot Coverage:	33.3%	
Floor Space Index:	0.83	
Landscaped Area:	27.3%	
Anticipated Population:	44* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	18	
visitor spaces	4	
Total	22	30
Green Initiatives:	<ul style="list-style-type: none"> • Permeable pavers • Green roof • Native plantings • Bicycle parking 	

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>:

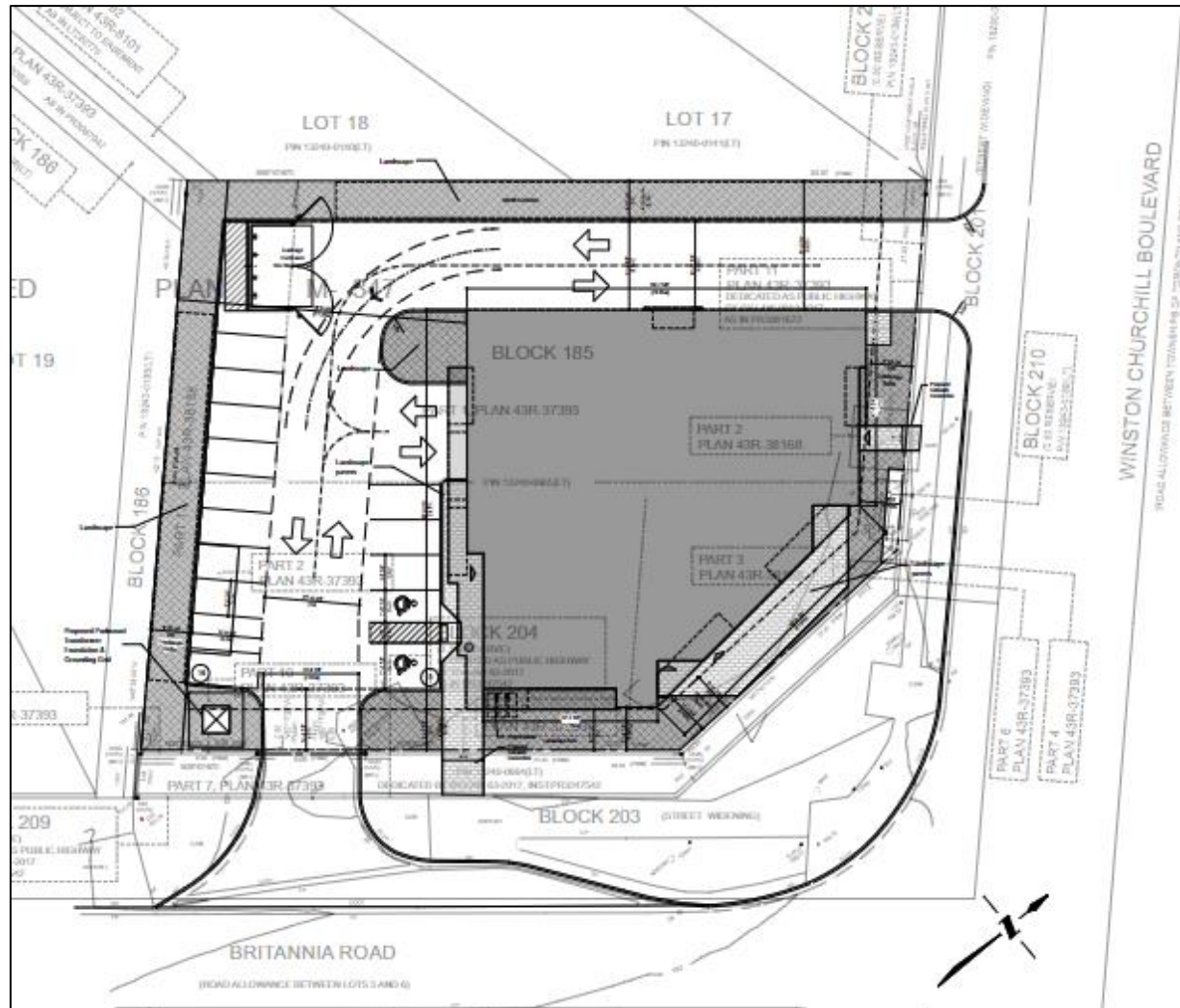
- Site Plan, Elevations, Floor Plans and Renderings
- Arborist Report
- Landscape Drawings
- Planning Justification Report
- Draft Official Plan and Zoning By-law Amendments
- Functional Servicing and Stormwater Management Report
- Site Grading and Servicing Plans
- Phases 1 and 2 Environmental Site Assessment
- Record of Site Condition
- Soil Report
- Noise Study
- Traffic Brief
- Sun/Shadow Study

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.

A community meeting was held by Ward 9 Councillor, Pat Saito, on April 25, 2022. 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.

Concept Plan, Elevations and Renderings



Site Plan



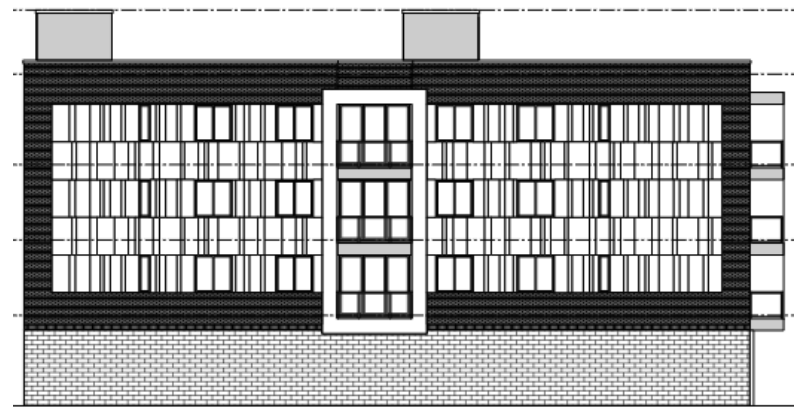
East Elevation (From Winston Churchill Blvd.)



South Elevation (From Britannia Road West)



West Elevation



North Elevation

Elevations



Looking northwest from the intersection of Winston Churchill Blvd. and Britannia Road West



Looking west



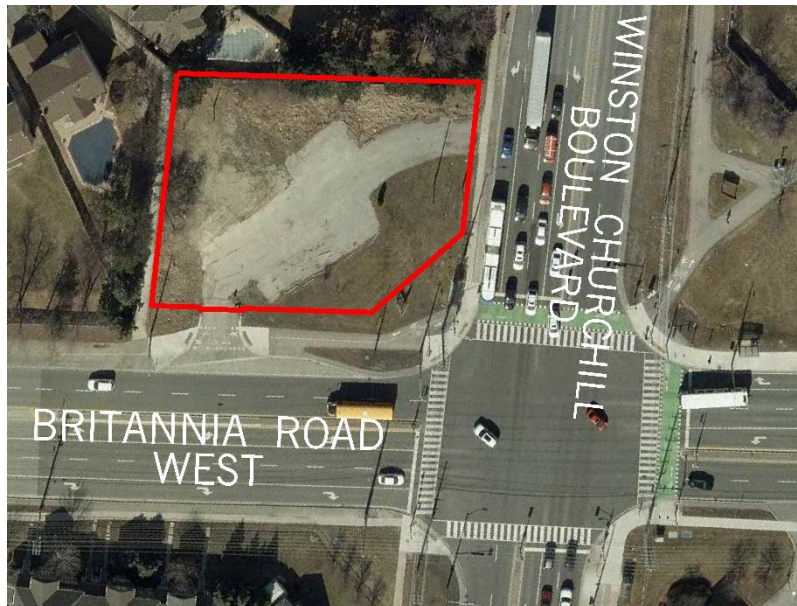
Looking south

Applicant's Renderings

2. Site Description

Site Information

The property is located in the Meadowvale Neighbourhood Character Area, at the northwest corner of Winston Churchill Blvd. and Britannia Road West. The property is relatively flat, with some existing vegetation in the northwest corner and is currently vacant.



Aerial Photo of 6020 Winston Churchill Blvd.

Property Size and Use	
Frontages:	39.7 m (130.2 ft.) on Britannia Road West 27.3 m (89.6 ft.) on Winston Churchill Blvd.
Depth:	54 m (177.2 ft.)
Gross Lot Area:	2 186.6 m ² (0.54 ac.)
Existing Uses:	Vacant



Image of existing conditions looking north from Britannia Road West

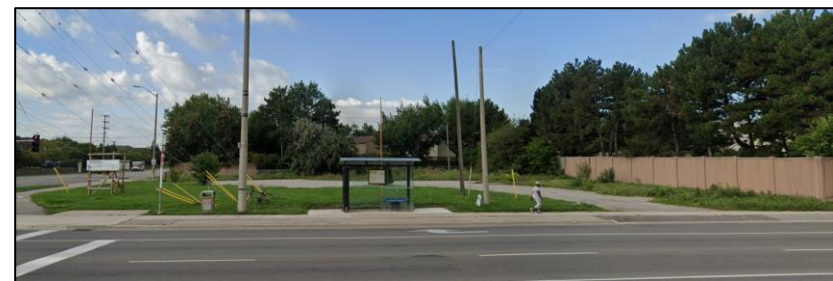


Image of existing conditions looking west from Winston Churchill Blvd.

Site History

- June 22, 1999 – Minor Variance application submitted to allow for the construction of a new homes sales centre on a lot with no frontage on a public road under file “A” 390/99. The application received temporary approval for a period of five years
- February 13, 2001 – Official Plan Amendment, Zoning By-law Amendment and Site Plan applications submitted for six townhomes, under applications OZ/OPA 01/015 W9 and SP 01/056 W9. These applications were canceled
- June 20, 2005 – Minor Variance application submitted to continue to permit a new homes sales centre on a lot with no frontage on a public road under file “A” 268/05. The application received temporary approval for a period of three years
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Detached Dwellings)
- December 16, 2008 – Minor Variance application submitted to continue to permit a new homes sales centre on a lot with no frontage on a public road under file “A” 028/08. The application received temporary approval for a period of three years
- November 14, 2012 – Mississauga Official Plan came into force. The subject property is designated **Residential Low Density II**
- December 1, 2014 – Site Plan application submitted for a daycare centre under file SP 14/164 W9. The application was canceled
- April 22, 2016 – Minor Variance application submitted to permit the construction of a new building and the establishment of a daycare centre use on the property under file “A” 210/16. The application was approved
- September 16, 2016 – Minor Variance application submitted to permit the establishment of a daycare centre on the property under file “A” 425/16. Additional variances were identified through the processing of the Site Plan application under file SP 14/164 W9. The application was approved but construction was never begun

3. Site Context

Surrounding Land Uses

The surrounding area is characterized by mostly residential uses. There are also some commercial uses within the vicinity of the site. Immediately north and west of the subject property are two storey detached homes. On the south side of Britannia Road West are semi-detached and townhomes. East of the site, at the northeast corner of Winston Churchill Blvd. and Britannia Road West is a small parkette, further east are one to two storey detached homes. On the southeast corner of Winston Churchill Blvd. and Britannia Road West is a Petro Canada gas station.

The surrounding land uses are:

North: Detached homes

East: Winston Churchill Blvd, parkette and detached homes

South: Britannia Road and semi-detached and townhomes

West: Detached homes

Neighbourhood Context

The subject property is located in the Meadowvale Neighbourhood Character Area, a well-established community containing a mix of predominantly detached, semi-detached and townhomes. There are also apartment buildings within the Neighbourhood, mainly surrounding the Meadowvale Community Node at Meadowvale Town Centre and along Glen Erin Drive. Construction of the residential subdivisions on the east side of Winston Churchill started in the 1970s. The west side of Winston Churchill started to develop in the early 1980s. The lands south of Britannia Road West started to develop in the late 1990s to early 2000s.



Aerial Photo of 6020 Winston Churchill Blvd.

Demographics

Based on the 2016 census, the existing population of the Meadowvale Neighbourhood area is 36,865 with a median age of this area being 41 (compared to the City's median age of 40). 70% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 13% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 38,800 and 39,100 respectively. The average household size is 3 persons with 16% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 10,080 units (80%) owned and 2,580 units (20%) rented with a vacancy rate of approximately 0.7%*. In addition, the number of jobs within this Character Area is 1,180. Total employment combined with the population results in a PPJ for Meadowvale Neighbourhood of 50 persons plus jobs per ha.

*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 Northwest geography. Please also note that the vacancy rate published by CMHC is only for apartments.

Other Development Applications

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

Community and Transportation Services

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

This area is well served by City of Mississauga facilities such as Charles "Bud" Brennan Park, Windwood Park, Castlegreen Meadows and Trafalgar Common all of which are located within a 750 m (0.5 mi.) radius of the site.

The following major MiWay bus routes currently service the site and connect to Meadowvale Town Centre, which allows for further connections to routes that access other parts of the City:

- Route 39: Britannia
- Route 45: Winston Churchill
- Route 45A: Winston Churchill - Speakman
- Route 87: Meadowvale Skymark
- Route 109: Meadowvale Express

The Meadowvale Neighbourhood Character Area is well served by multi-use trails and on-road bike lanes, which provide connections to numerous park trails in the community.

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 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)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>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)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>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)</p> <p>Sites with contaminants in land or water shall be assessed and remediated. (PPS 3.2.2)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>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)</p>	<p>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)</p> <p>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)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		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 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.	The ROP identifies the subject lands as being located within Peel's Urban System. 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 Growth Plan, 2019 and Amendment No. 1 (2020).

Existing Designation

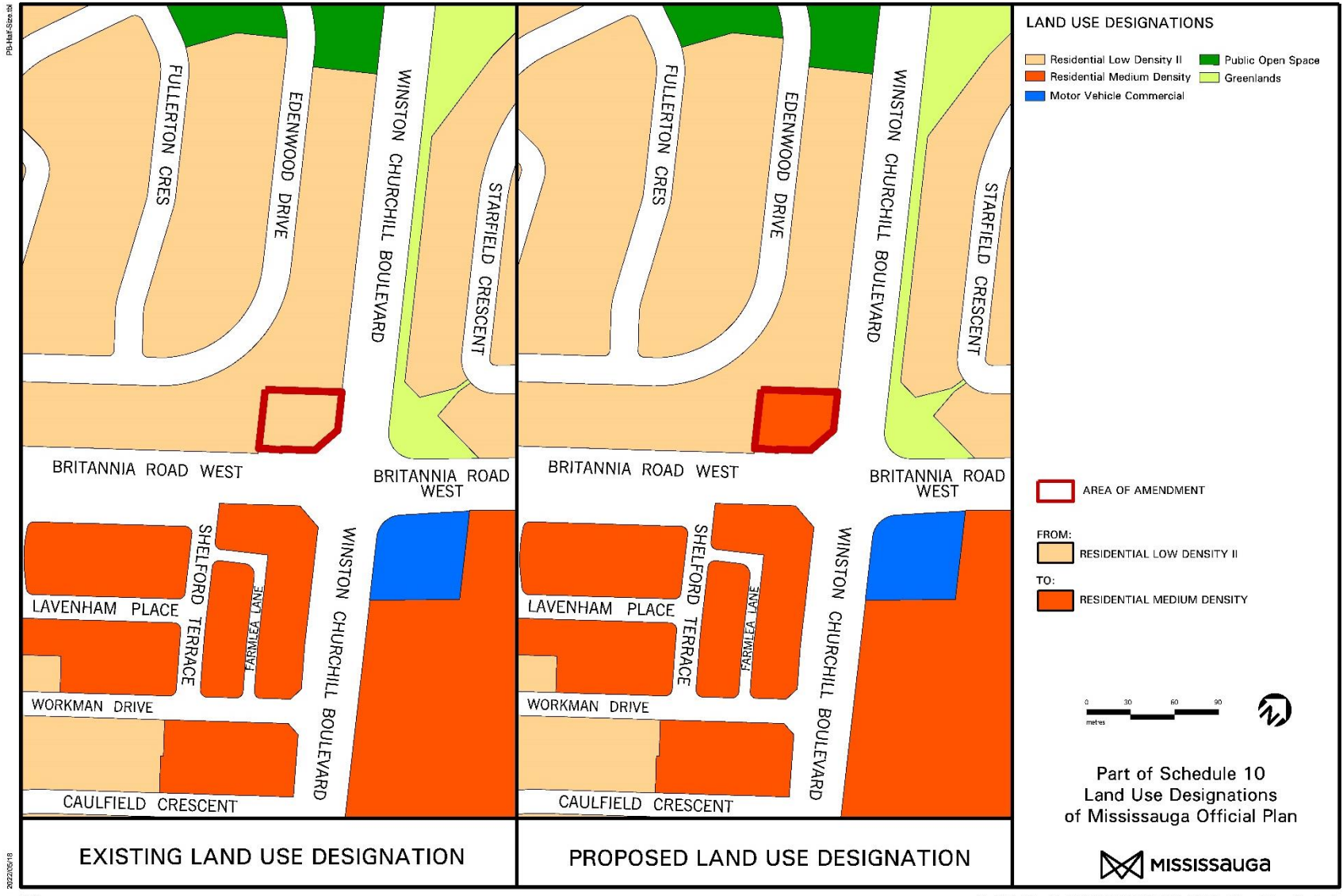
The lands are located within the Meadowvale Neighbourhood Character Area and are designated **Residential Low Density II**. The **Residential Low Density II** designation permits detached, semi-detached, and duplex homes.

The subject property is not located within a Major Transit Station Area (MTSA).

Proposed Designation

The applicant is proposing to change the designation to **Residential Medium Density** to permit a four storey rental apartment building with 20 units. The applicant will need to demonstrate consistency with the intent of MOP shall have regards 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.



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Excerpt of Meadowvale Neighbourhood Character Area

Relevant Mississauga Official Plan Policies

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

	General Intent
Chapter 5 Direct Growth	<p>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)</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>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)</p> <p>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)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>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)</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. (Section 5.4.4)</p> <p>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)</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit. (Section 5.4.7)</p>
Chapter 7 Complete Communities	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p>

	<p>General Intent</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> the development of a range of housing choices in terms of type, tenure and price; the production of a variety of affordable dwelling types for both the ownership and rental markets; and the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) <p>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)</p>
<p>Chapter 9 Build A Desirable Urban Form</p>	<p>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)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (Section 9.1.5)</p> <p>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)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> Respect existing lotting patterns; Respect the continuity of front, rear and side yard setbacks; Respect the scale and character of the surrounding area; Minimize overshadowing and overlook on adjacent neighbours; Incorporate stormwater best management practices; Preserve mature high quality trees and ensure replacement of the tree canopy; and Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3) <p>Development on Corridors will be encouraged to:</p> <ol style="list-style-type: none"> Assemble small land parcels to create efficient development parcels; Face the street, except where predominate development patterns dictate otherwise; Not locate parking between the building and the street; Site buildings to frame the street; Support transit and active transportation modes; Provide concept plans that show how the site can be developed with surrounding lands. (Section 9.2.2.6) <p>Where cul-de-sac and dead end streets exist, accessible paths that provide shortcuts for walking and cycling and vehicular access should be created, where possible. (Section 9.3.1.6)</p> <p>The design of developments at intersections and along major streets should be of a highly attractive urban quality, recognizing that streets are important civic spaces and linkages. (Section 9.3.1.8)</p>

	General Intent
	<p>Private open space and/or amenity areas will be required for all development. (Section 9.3.5.5)</p> <p>Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (Section 9.3.5.6)</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. (Section 9.3.5.7)</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> d. Street and block patterns; e. The size and configuration of properties along a street, including lot frontages and areas; f. Continuity and enhancements of streetscapes; g. The size and distribution of building mass and height; h. Front, side and rear yards; i. The orientation of buildings, structures and landscapes on a property; j. Views, sunlight and wind conditions; l. Privacy and overlook; and m. The function and use of buildings, structures and landscapes. (Section 9.5.1.2) <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context. (Section 9.5.1.3)</p> <p>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)</p> <p>New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures the attractiveness of the thoroughfare. (Section 9.5.1.11)</p> <p>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)</p> <p>External lighting for site development should:</p> <ul style="list-style-type: none"> a. be energy efficient; b. utilize dark skylight fixtures; and c. not infringe on adjacent properties. (Section 9.5.2.13) <p>Parking should be located underground, internal to the building or to the rear of buildings. (Section 9.5.5.1)</p>
Chapter 11 General Land Use Designations	<p>In addition to the Uses Permitted in all Designations, lands designated Residential Low Density II will also permit the following uses:</p> <ul style="list-style-type: none"> • Detached dwelling; • Semi-detached dwelling;

	<p>General Intent</p> <ul style="list-style-type: none"> • Duplex dwelling; and • Triplexes, street townhouses and other forms of low-rise dwellings with individual frontages (Section 11.2.5.4) <p>In addition to the Uses Permitted in all Designations, Lands designated Residential Medium Density will permit the following uses:</p> <ol style="list-style-type: none"> a. all forms of townhouse dwellings. (Section 11.2.5.5)
<p>Chapter 16 Neighbourhoods</p>	<p>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)</p> <p>Where the Residential Medium Density policies of this Plan permit low-rise apartment dwellings, they will be encouraged to locate on Corridors. (Section 16.1.2.2)</p> <p>In addition to the general Residential Medium and High Density development policies of this Plan, the following additional policy applies specifically to this Character Area:</p> <ol style="list-style-type: none"> a. in order to create acceptable built form transitions, buildings should be limited in height when adjacent to low density residential neighbourhoods. Buildings immediately adjacent to low density housing forms should be limited to three storeys. In situations where the low density housing forms are separated from high density development by a public road or other permanent open space feature, a height of four to five storeys may be compatible. (Section 16.16.1.1) <p>Lands designated Residential Low Density II will not permit the following uses:</p> <ol style="list-style-type: none"> a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.16.1.2) <p>Lands designated Residential Medium Density will also permit low-rise apartment dwellings. (Section 16.16.1.3)</p>
<p>Chapter 19 Implementation</p>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • 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

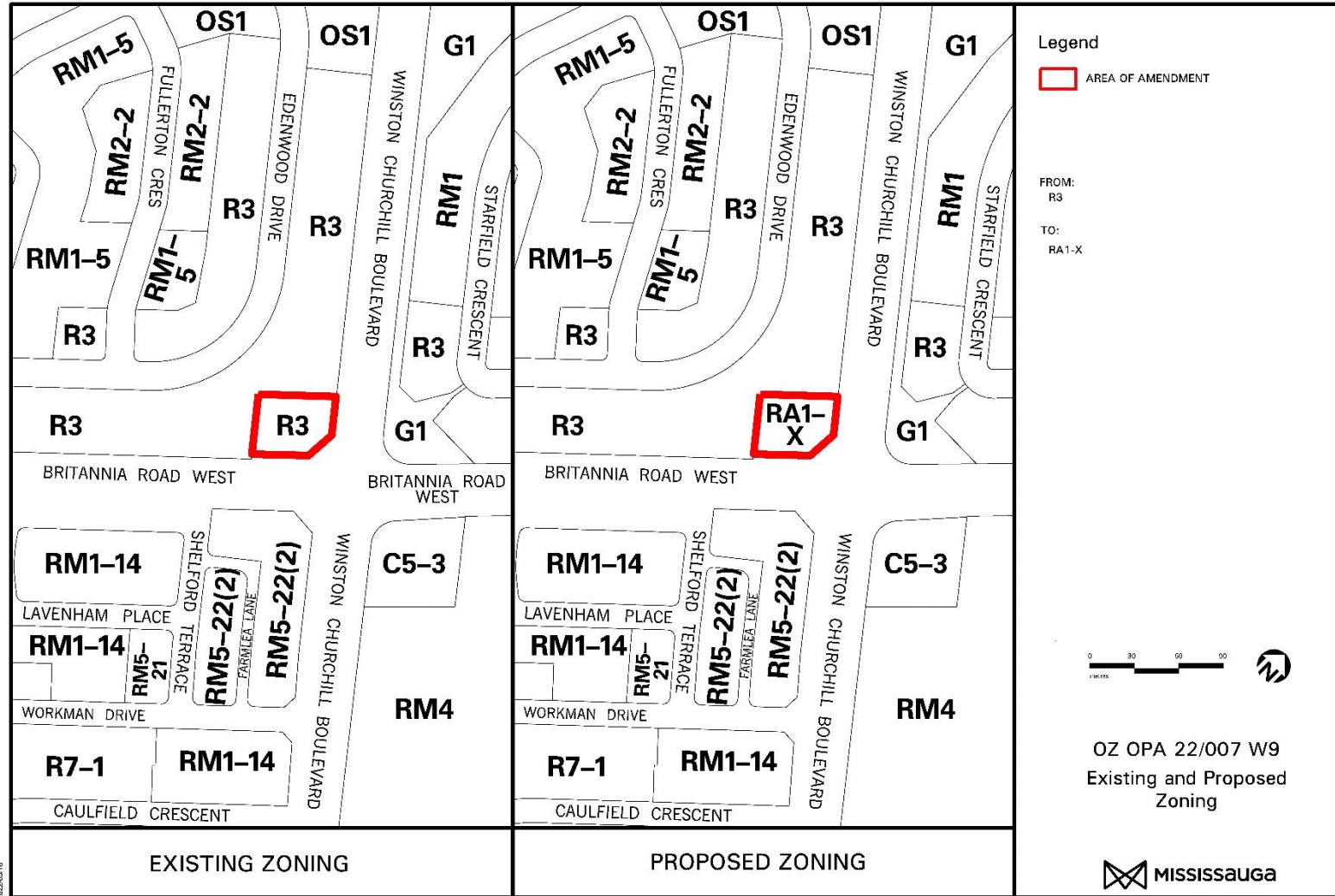
Existing Zoning

The subject property is currently zoned **R3** (Detached Dwellings – Typical Lots), which permits detached dwellings.

Proposed Zoning

The applicant is proposing to zone the property **RA1 – Exception** (Apartments – Exception) to permit a four storey rental apartment building with 20 units.

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



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ashali

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Excerpt of Zoning Map 56

Proposed Zoning Regulations

Zone Regulations	Existing R3 Zone Regulations	RA1 Base Zone Regulations	Proposed RA1-Exception Zone Regulations
Minimum Lot Area – Corner Lot	720 m ² (7,750 ft ²)	N/A	N/A
Minimum Lot Frontage	Corner Lot: 19.5 m (64 ft.)	30.0 m (98.4 ft.)	27.0 m (88.6 ft.)
Maximum Height	10.7 m (35.1 ft.)	13.0 m (42.7 ft.) and 4 storeys	14.0 m (45.9 ft.) and 4 storeys
Maximum Lot Coverage	35%	N/A	N/A
Minimum Front Yard	Corner Lot: 6.0 m (19.7 ft.)	<p>For that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.):</p> <p style="text-align: right;">7.5 m (24.6 ft.)</p> <p>For that portion of the dwelling with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.):</p> <p style="text-align: right;">8.5 m (27.9 ft.)</p>	<p>For that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.):</p> <p style="text-align: right;">3.0 m (9.8 ft.)</p> <p>For that portion of the dwelling with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.):</p> <p style="text-align: right;">3.0 m (9.8 ft.)</p>
Minimum Exterior Side Yard	6.0 m (19.7 ft.)	<p>For that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.):</p> <p style="text-align: right;">7.5 m (24.6 ft.)</p> <p>For that portion of the dwelling</p> <p style="text-align: right;">8.5 m (27.9 ft.)</p>	<p>For that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.):</p> <p style="text-align: right;">3.0 m (9.8 ft.)</p> <p>For that portion of the dwelling</p> <p style="text-align: right;">3.0 m (9.8 ft.)</p>

Zone Regulations	Existing R3 Zone Regulations	RA1 Base Zone Regulations	Proposed RA1-Exception Zone Regulations
		with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.):	with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.):
Minimum Interior Side Yard	Corner Lot: 1.2 m (3.9 ft.) + 0.61 m (2 ft.) for each additional storey above one storey	Where an interior lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached: 7.5 m (24.6 ft.) plus 1.0 m (3.3 ft.) for each additional 1.0 m (3.3 ft.) of dwelling height , or portion thereof, exceeding 10.0 m (32.8 ft.) to a maximum setback requirement of 25.5 m (83.7 ft.)	Where an interior lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached: 9.5 m (31.2 ft.)
Minimum setback from a waste enclosure/loading area to a zone permitting detached dwelling and/or semi-detached	N/A	10.0 m (32.8 ft.)	3.0 m (9.8 ft.)
Minimum landscaped area	N/A	40% of the lot area	27% of the lot area
Minimum depth of a landscaped buffer abutting a	N/A	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)

Zone Regulations	Existing R3 Zone Regulations	RA1 Base Zone Regulations	Proposed RA1-Exception Zone Regulations
lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone			
Minimum number of residential parking spaces per unit	N/A	1.00 space per studio unit 1.18 spaces per one-bedroom unit 1.36 spaces per two-bedroom unit 1.5 spaces per three-bedroom unit 0.20 visitor spaces per unit Total required: 31 spaces	1.10 spaces per unit 0.20 visitor spaces per unit Total provided: 30 spaces (including accessible space)
	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.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning

for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

Since the proposed development is for fewer than 50 units, an affordable housing contribution is not being sought.

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation		
3 Kindergarten to Grade 6	Millers Grove P.S.	Edenwood Middle P.S.	Meadowvale S.S.
1 Grade 7 to Grade 8	Enrolment: 200	Enrolment: 498	Enrolment: 1,065
1 Grade 9 to Grade 12	Capacity: 309 Portables: 0	Capacity: 504 Portables: 2	Capacity: 1,353 Portables: 0

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 Kindergarten to Grade 8	St. John of the Cross	Our Lady of Mount Carmel
1 Grade 9 to Grade 12	Enrolment: 286 Capacity: 185 Portables: 10	Enrolment: 1,294 Capacity: 1,320 Portables: 16

6. Community Questions and Comments

A community meeting was held by Ward 9 Councillor, Pat Saito, on April 25, 2022 and was attended by 14 residents. A total of 13 letters/emails were also received.

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

- The proposed four storey building is out of character for the neighbourhood and should be restricted to two storeys
- The proposal would result in no privacy for the abutting backyards
- The four storey building will block sunlight into the rear yards of the adjacent residential properties
- The traffic at the intersection of Winston Churchill and Britannia Road W is already significant and dangerous and this proposal will increase traffic volume and exacerbate the traffic safety issue
- Insufficient parking is proposed. Visitors will park on Edenwood Drive and walk to the site using the existing pedestrian connection from Edenwood Drive to Winston

Churchill Blvd. This will increase traffic on Edenwood Drive

- The proposed building is too close to the intersection
- Garbage storage area is too close to abutting residential dwellings and will be a nuisance for adjacent properties
- The proposal has insufficient access for emergency services
- The noise and light pollution from the development will be a nuisance for adjacent properties

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (April 21, 2022)	<p>This application will not require a Regional Official Plan Amendment.</p> <p>The Stormwater Management Report and Functional Servicing Report are satisfactory.</p> <p>The Region of Peel will provide front-end collection of garbage and semi-automated collection of recyclable materials, subject to meeting the requirements of the Region's Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 28, 2022 and April 5, 2022)	<p>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.</p> <p>Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools.</p> <p>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.</p>
City Community Services Department – Park Planning Section (April 12, 2022)	<p>In comments dated December 2021, this Department notes that the subject property is near City owned lands identified as Charles Bud Brennan Park (P-204), which is zoned Open Space. This park is approximately 0.97 hectares (2.39 acres) in size and within 250 m (820.2 ft.) of the proposed development. Charles Bud Brennan Park provides a variety of open space opportunities such as a community playground, picnic area, and trails. 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 and in accordance with the City's Policies and By-laws.</p>
City Transportation and Works Department (May 27, 2022)	<p>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.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p>

Agency / Comment Date	Comments
	<p data-bbox="577 293 714 318"><u>Stormwater</u></p> <p data-bbox="577 326 1890 472">A Functional Servicing & Stormwater Management Report prepared by Skira & Associates Ltd. and dated December 17, 2021, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls.</p> <p data-bbox="577 513 1890 599">The applicant is proposing to construct a new storm sewer to service the development lands, with an outlet to the storm sewer on Winston Churchill Blvd, as well as on-site stormwater management controls for the post development discharge. Approval of the proposed plan is also required from The Region of Peel.</p> <p data-bbox="577 639 1289 664">The applicant is required to provide further technical information to:</p> <ul data-bbox="627 672 1890 758" style="list-style-type: none"> <li data-bbox="627 672 1314 696">• demonstrate the feasibility of the proposed storm sewer; and <li data-bbox="627 704 1890 758">• demonstrate that there will be no impact to the City's existing drainage system, including how groundwater will be managed on-site. <p data-bbox="577 799 655 823"><u>Traffic</u></p> <p data-bbox="577 831 1890 917">A Traffic Brief prepared by IBI Group dated January 2022, 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 information provided.</p> <p data-bbox="577 958 1732 1011">The applicant is required to provide the following as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul data-bbox="627 1019 1856 1180" style="list-style-type: none"> <li data-bbox="627 1019 1251 1044">• an updated Traffic Brief addressing all staff comments; <li data-bbox="627 1052 1690 1076">• additional turning movement diagrams to evaluate the internal site circulation and access points; <li data-bbox="627 1084 1856 1138">• review of the driveway accesses to ensure the adjacent public roadways and the internal driveways can operate efficiently; and <li data-bbox="627 1146 1598 1180">• address any traffic concerns from the Community related to the proposed development.

Agency / Comment Date	Comments
	<p><u>Environmental Compliance</u></p> <p>A Phase I Environmental Site Assessment (ESA) report, dated June 15, 2015, and a Phase II Environmental Site Assessment (ESA) report dated June 30, 2015, both prepared by RiskCheck Environmental Ltd.; and a Record of Site Condition 218606 dated July 6, 2015 have been submitted in support of the proposed development.</p> <p>The applicant is required to submit the following information for review as part of a subsequent submission:</p> <ul style="list-style-type: none"> • a letter of reliance for the Phase I ESA report; • a letter of reliance for the Phase II ESA report; • if lands are to be dedicated to the City, a letter certified by a Qualified Person, stating that the land to be dedicated to the City is environmentally suitable for the proposed use; and • as the Phase I ESA report was prepared more than 3 years before the date of submission to the City, a new Phase I ESA must be prepared and submitted to the City for review, to be accompanied by a letter of reliance. <p><u>Noise</u></p> <p>A Noise Feasibility Study prepared by HGC Engineering dated January 4, 2022, was received for review. The study evaluates the potential impact of environmental noise 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 and a nearby commercial property. Noise mitigation will be required in the form of upgraded building components and air conditioning in units. A revised noise study is required as part of the next submission, to address staff comments.</p> <p><u>Engineering Plans/Drawings</u></p> <p>The applicant has submitted a number of technical plans and drawings (i.e. grading and servicing plans), which are to be revised as part of subsequent submissions, in accordance with City standards.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - City of Mississauga – Arborist, City Property - City of Mississauga – Arborist, Streetscape - City of Mississauga – Fire & Emergency Services - City of Mississauga – MiWay - Trillium Health Partners - Alectra Utilities - Enbridge

Agency / Comment Date	Comments
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - City of Mississauga – Heritage Planning - City of Mississauga – Public Art - Bell Canada - Conseil Scolaire Viamonde - Enbridge Pipeline Inc. - Greater Toronto Airport Authority - Rogers Cable

Development Requirements

There are engineering matters including: grading, environmental, 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. 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 collected to fund projects City-wide and Council will be requested at budget time each year to spend or 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 not more than 5 storeys, the CBC is not applicable.

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, and built form?
- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed zoning by-law exception standards appropriate?

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: 2421845 Ontario Inc.

6020 Winston Churchill Blvd.

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1. Community Comments

Comments from the public were generally directed towards the appropriateness of the built form as it relates to the surrounding neighbourhood, loss of privacy due to overlook, height, shadow and noise impacts, spillover parking on surrounding local streets, traffic concerns related to the right-in/right-out accesses, lack of amenity space, waste storage, and anticipated disruption/nuisance from construction. Below is a summary and response to the comments.

Comment

The proposed four storey apartment building is out of character with the surrounding neighbourhood and will create unacceptable shadows and overlook conditions on the adjacent residential properties.

Response

Mississauga Official Plan (MOP) permits maximum building heights of four storeys in Neighbourhoods and encourages higher density uses to locate along designated Corridors such as Winston Churchill Boulevard and Britannia Road West. Intensification within Neighbourhood Character Areas is to be compatible with and sensitive to the existing and planned context by incorporating appropriate transitions in use, built form, density and scale.

The proposed four storey apartment building has been designed to be sensitive to the existing and planned context. By locating the building as close as possible to the intersection, the building setback to adjacent properties has been maximized.

Furthermore, balconies have been recessed into the building façade and tree plantings have been proposed along the north property boundary in an effort to mitigate potential overlook conditions.

The Sun Shadow Study submitted with the applications has been reviewed by City staff and the proposed development complies with the sun and daylight access requirements established in the City's Standards for Sun Shadow Studies.

Comment

Vehicles visiting the site will create noise and light pollution affecting the abutting residential properties.

Response

A Noise Feasibility Study prepared by HGC Engineering Limited, dated January 4, 2022 was submitted in support of the proposed development to assess the potential impact both to and from the proposed development. The study evaluated the potential for increased noise resulting from vehicles using conservative on-site traffic volumes, and concluded that on-site traffic is not expected to affect the noise levels at the abutting properties.

The existing board on board fences and existing and proposed tree plantings are anticipated to mitigate concerns with respect to light pollution from vehicles attending the site. The detailed design of the height and type of fencing required around the perimeter of the site will be determined through the Site Plan process. The proposed garbage staging area will also require

an enclosure, which will serve to further screen vehicle lights entering the site from Winston Churchill Blvd.

Comment

Insufficient parking is proposed and will result in visitors parking on local roads within the abutting subdivision.

Response

The City of Mississauga Zoning By-law standard requires 1.0 resident parking space and 0.2 visitor space per residential apartment unit. The proposed development requires 20 resident parking spaces with 4 visitor parking spaces for a total of 24 required parking spaces. The applicant is proposing a total of 30 parking spaces. Staff are satisfied with the amount of parking provided.

Comment

The proposed development will generate additional traffic at an intersection that is already very busy. The right-in right-out only driveways will cause vehicles to use local roads in the adjacent subdivisions, which will worsen area traffic.

Response

Three Traffic Impact Studies prepared by IBI Group, dated January 4, 2022; September 20, 2022; and December 2022; were submitted in support of the proposed development. The proposed development is anticipated to generate 8 two-way AM peak period and 10 two-way PM peak period trips. It has been determined that the study area intersections and proposed vehicular accesses are expected to operate at an acceptable

level of service with minimal impact to the surrounding transportation network.

Comment

There is no amenity area designated for the future residents.

Response

The City of Mississauga's Zoning By-law requires a minimum overall amenity area of 219 m² (2,353 ft²) of which a minimum of 55 m² (538 ft²) is to be provided outside at grade. The proposed development has provided 266 m² (2,863 ft²) of rooftop amenity area. No at grade amenity space is proposed.

The site is located in a neighbourhood that provides generous and well connected open spaces. The Lake Wabukayne Trail is located directly east of the site and provides access to multiple parks and greens spaces, including Charles "Bud" Brennan Memorial Park, Windwood Park, and Lake Wabukanye. Due to the site constraints, the amenity space has been provided in one continuous area and exceeds the overall amenity area requirements. In staff's opinion, adequate amenity area has been provided.

Comment

The proposed waste storage area in the northeast corner of the site abuts the rear yards of the adjacent detached homes and will negatively impact the enjoyment of these properties.

Response

All waste is proposed to be stored internally within the building. The proposed concrete staging area in the northeast corner of

the site is to be used for staging and pick-up only; the waste will be brought to this location on the morning of collection day and bins will be returned to the garbage room internal to the building after pick-up. A Waste Management Plan has been provided by the applicant and illustrates that the waste truck is able to access the pick-up staging area in a forward motion from Winston Churchill Blvd. and exit the site onto Britannia Road West, minimizing the reverse motion of the truck. Detailed design of the waste staging area enclosure will be determined through the Site Plan application process.

Comment

Noise and dust resulting from the construction of the proposed development will negatively impact the adjacent properties.

Response

It is anticipated that there will be some level of disruption to the area as a result of construction activity on the subject property. Mud tracking will be managed through the City's Lot Grading and Municipal Services Protection By-law, and construction will be subject to the City's Noise Control By-law, which regulates the period of time when construction equipment can operate in residential areas.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on March 14, 2022, October 2022, and

January, 2023. A summary of the comments is contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

Technical reports and drawings have been submitted 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.

Stormwater

A Functional Servicing & Stormwater Management Report (FSR & SWM), prepared by Skira & Associates Ltd., dated December 21, 2022, was submitted in support of the proposed development. The report indicates that an increase in stormwater runoff will occur with the development of the site. In order to mitigate the change in impervious areas 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. The applicant is proposing to construct a storm system to service the development lands, with an outlet to existing municipal storm infrastructure located on Winston Churchill Blvd. and has demonstrated a satisfactory stormwater servicing concept. Infiltration on site is being pursued. Further details related to the infiltration to meet the water balance requirement, as well as the overall refinement of the stormwater management report, can be addressed prior to Site Plan approval.

Traffic

Three iterations of the Traffic Impact Study were provided by IBI Group in support of the proposed development. Each submission was reviewed and audited by the City's Transportation and Works Department. Based on the third submission, dated September 2022, the study complied with the City's Transportation Impact Study guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 8 and 10 two-way site trips for the weekday AM and PM peak hours, respectively.

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

Environmental Compliance

A Phase I Environmental Site Assessment (ESA) report, dated June 15, 2015, a Phase II ESA report, dated June 30, 2015 both prepared by RiskCheck Environmental Ltd., and a Record of Site Condition 218606, dated July 6, 2015 were submitted in support of the proposed development. No further action is required.

Noise

A Noise Feasibility Study prepared by HGC Engineering, dated January 4, 2022, was submitted for review. The study evaluates the potential impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this

development include road traffic and a nearby commercial property. Noise mitigation will be through the inclusion of upgraded building components and air conditioning units, the details of which, will be confirmed through the Site Plan and Building Permit processes.

Engineering Plans/Drawings

The applicant has submitted a number of technical plans and drawings. Transportation and Works confirms that the information reviewed to date is satisfactory and in accordance with the City requirements. No new municipal infrastructure (roads or services) are required as a result of this development.

Community Services

The subject property is located near City owned lands identified as Charles "Bud" Brennan Park (P-204), which is zoned Open Space. This park is approximately 0.97 hectares (2.39 acres) in size and within 250 m (820 ft.) of the proposed development. Charles "Bud" Brennan Park provides a variety of open space opportunities such as a community playground, picnic area, and trails.

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* and in accordance with the City's Policies and By-laws.

Region of Peel

The Region of Peel has confirmed that this proposal does not require a Regional official plan amendment and that the local

official plan amendment is exempt from Region of Peel approval.

Water Servicing and Sanitary Sewer Capacity

Region of Peel Servicing staff have confirmed there is adequate water and wastewater capacity to accommodate the proposed development.

Waste Collection

All the waste collection requirements have been satisfied in accordance with the Region's Waste Collection Design Standards Manual. The Region of Peel will provide front-end collection of garbage and semi-automated collection of recyclable materials.

Traffic Development

Regional Traffic staff have no comments on the subject development applications. Further comments and requirements may apply once they are in receipt of a Site Plan Approval application.

School Boards

In comments, dated April 5, 2022, the Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision

and distribution of educational facilities need not be applied for this development application.

In comments, dated March 21, 2023, the Peel District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application

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 June 10, 2022 (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 1.1.33.1 of the PPS states settlement areas shall be the source 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 1.4.3 of the PPS states that 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.

The site and proposal represent an opportunity to intensify an underutilized parcel on designated Corridors, increase the

range of housing in the area and provide needed rental housing options. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development and zoning standards support 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.

Policies relevant to the applications include the following:

- 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 2.2.1.2 c) directs that within settlement areas, growth 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.
- Section 2.2.1.4 states that 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; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure.

- Section 2.2.2.3 c) encourages intensification generally throughout the delineated built-up area

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

The proposed development conforms to the Growth Plan, as it represents intensification of a vacant site within the built-up area that has access to existing transit service and public service facilities, while also contributing to the range of housing options in the community.

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

6. Region of Peel Official Plan

As summarized in the Public Meeting Report dated June 10, 2022 (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 encourage the establishment of 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.

The proposed development conforms to the ROP as it is an appropriate form of 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 Meadowvale Neighbourhood Character Area, to permit a four storey rental apartment building containing 20 rental units. 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 subject site is designated **Residential Low Density II**, which permits detached, semi-detached, duplex dwelling, triplexes, street townhomes and other forms of low-rise dwellings with individual frontages. The applicant is proposing to designate the site **Residential Medium Density** to permit the proposed four storey apartment.

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

Directing Growth

The site is located in the Meadowvale Neighbourhood Character Area. South of Britannia Road West are the Churchill Meadows and Central Erin Mills Neighbourhood Character Areas, located west and east of Winston Churchill Blvd. respectively. Winston Churchill Blvd. and Britannia Road West are both designated Corridors in Mississauga Official Plan.

Although Neighbourhoods are not intended to be the focus of growth within the City, MOP acknowledges that Neighbourhoods will not remain static and that new development must not imitate previous development patterns. Intensification within Neighbourhoods is to be compatible in built

form and scale to surrounding development by including appropriate transitions in use, built form, density and scale (S.5.3.5.5 and S.5.3.5.6). In accordance with MOP, higher density uses are to be directed to specific locations, including on Corridors (S.5.3.5.3).

Based on the location of the property at the intersection of two designated Corridors, City staff consider the site appropriate for residential intensification and higher density uses.



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. 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.”

The site is located within the Meadowvale Neighbourhood Character Area. A range of residential built forms with heights up to four storeys are permitted in the Neighbourhood, including low-rise apartments. While the proposed low-rise apartment is a different and higher density built form than the surrounding detached dwellings, the proposal has been designed to be compatible with the surrounding uses. The apartment building is proposed as close as possible to the intersection of Winston Churchill Blvd. and Britannia Road West, while still maintaining adequate sightlines for vehicle traffic. By maximizing building setbacks to the west and north lot lines, shadow and overlook impacts are also minimized. The Sun Shadow Study submitted in support of the proposal confirms that the proposed apartment complies with the criteria set out in the City’s Standards for Shadow Studies, in that shadows do not occur on the adjacent rear yards for more than two consecutive hours. In order to mitigate impacts from overlook, balconies along the north façade of the building are limited and have been recessed into the façade. In addition to a substantial setback from the west lot line, balconies along the west side of the building have also been recessed into the façade. Finally, the rooftop amenity area has been setback from the north and west edges of the building to preserve the privacy of the adjacent rear yards.

In staff’s opinion, the proposed development has been designed to be compatible with the surrounding 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 MiWay Transit routes. The proposed development is located in-between two existing Mississauga Transit Terminals on an intersection that is transit supportive, pedestrian oriented and in proximity to existing Commuter Rail Stations:

- Route number 87 on Britannia Road West and route 45 and 45A that are within 100 m (328 ft. – 2 minute walk) from the site and have direct access to Erin Mills Town Centre and in close proximity to Meadowvale Go.
- Route number 10 on Windwood Drive is within 500 m (1,640 ft. – 7 minute walk) from the site and has access to Square One/Square One Bus Terminal.

The proposed development is in close proximity to a number of trails and parks, including Charles “Bud” Brennan Memorial Park, Windwood Park, Peace Garden, Castlegreen Meadows, Trafalgar Common and Lisgar Green.

The Britannia Trail (cycling route), a multi-use regional route is located along the frontage of the site, identified by a green

cycling crossing route at the intersection of Winston Churchill Blvd and Britannia Road West. The trail provides connectivity to many retail/commercial areas including grocery stores and major transit stations.

The location of the proposed development has adequate access to services and infrastructure, and the requested zoning standards of this application, are consistent with MOP, the Region of Peel Official Plan, and the Growth Plan for the Greater Horseshoe and the PPS.



View looking northwest from the intersection of Winston Churchill Blvd. and Britannia Road West



West façade



View looking southwest from Winston Churchill Blvd.

9. Zoning

The proposed **RA1 – Exception** (Apartments – Exception) zone is appropriate to accommodate the proposed four storey rental apartment building.

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

Zone Regulations	RA1 Zone Regulations	Proposed RA1 – Exception Zone Regulations
Minimum Lot Frontage (Winston Churchill Blvd)	30.0 m (98.4 ft.)	27.0 m (88.6 ft.)
Maximum Height	13.0 m (42.7 ft.) and 4 storeys	14.3 m (46.9 ft.) and 4 storeys
Minimum Front and Exterior Side Yard for that portion of the dwelling with a height greater than 13.0 (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)	8.5 m (27.9 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard , where an interior lot line , or any portion thereof abuts a zone permitting detached	7.5 m (24.6 ft.) plus 1.0 m (3.3 ft.) for each additional 1.0 m (3.3 ft.) of dwelling height , or portion thereof, exceeding 10.0 m (32.8 ft.) to a	9.0 m (29.5 ft.) to the wall of the apartment

Zone Regulations	RA1 Zone Regulations	Proposed RA1 – Exception Zone Regulations
dwelling and/or semi-detached	maximum setback requirement of 25.5 m (83.6 ft.)	
Minimum setback from a waste enclosure/loading area to a zone permitting detached dwelling and/or semi-detached	10.0 m (32.8 ft.)	3.0 m (9.8 ft.)
Minimum Landscape Area	40% of the lot area	25% of the lot area
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m (14.7 ft.)	2.8 m (9.8 ft.) to a street line and a Residential Zone
Minimum amenity area to be provided at grade	55.0 m ² (592.0 ft ²)	0 m ² (0 ft 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.		

Zone Regulations	Parking, Loading, Stacking Lane, and Bicycle Parking Regulations	Proposed Parking, Loading, Stacking Lane, and Bicycle Parking Regulations
Aisles	The minimum aisle width shall be 7.0 m (23.0 ft.)	6.0 m (19.7 ft.)
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. 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 matters such as grading, landscaping and urban design standards.

11. Conclusions

In conclusion, City staff has evaluated the applications to permit a four storey rental apartment building containing 20 rental units 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 makes efficient use of an underutilized property on two designated Corridors with access to existing infrastructure, community services and transit. The proposal is well designed to be compatible with adjacent uses and provides for a built form that supports a mix of housing types and tenures

The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

OZ/OPA 22-007 W9

6020 Winston Churchill Blvd.

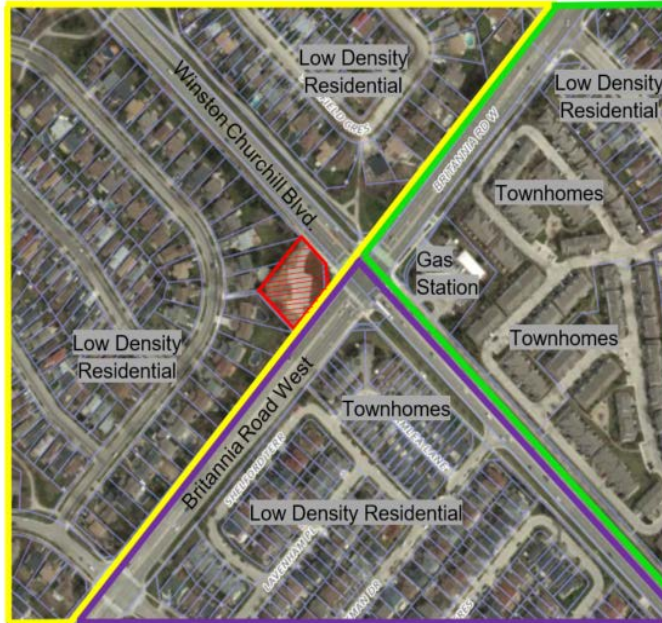
Recommendation Report
Planning and Building Department
2421845 Ontario Inc.



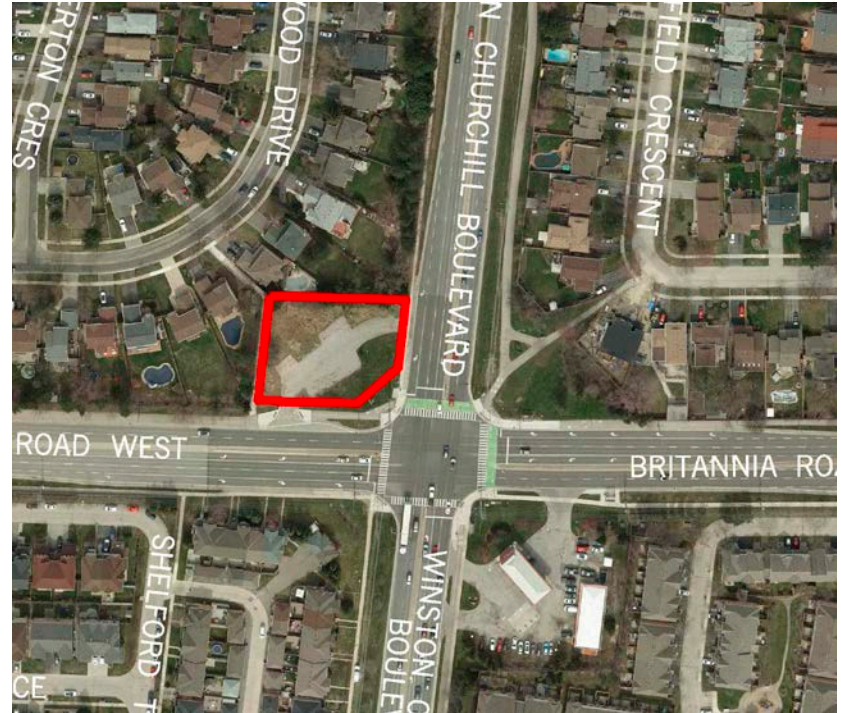
Application Timeline

March 10, 2022	Application Deemed Complete
March 18, 2022	Notice of the Application
April 25, 2022	Community Meeting
July 5, 2022	Public Meeting/Information Report
May 8, 2023	Recommendation Report

Subject Lands



-  Churchill Neighbourhood Character Area
-  Meadowvale Neighbourhood Character Area
-  Central Erin Mills Neighbourhood Character Area
-  Subject Site



Area Context



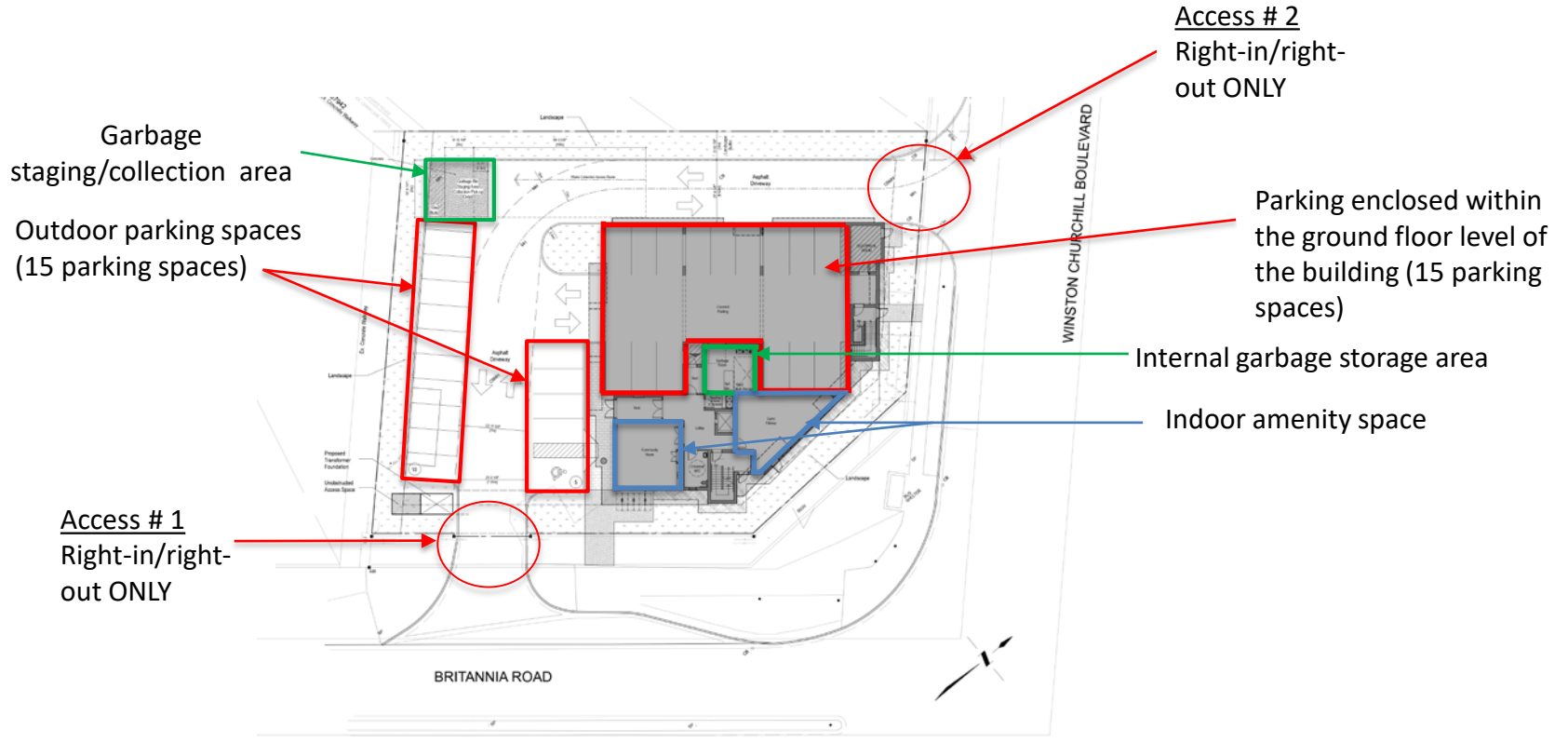
Development Proposal

- Four storey rental apartment building with 20 units
- 30 parking spaces
- Roof top amenity space



Rendering of proposed development looking northwest from the intersection of Britannia Road and Winston Churchill

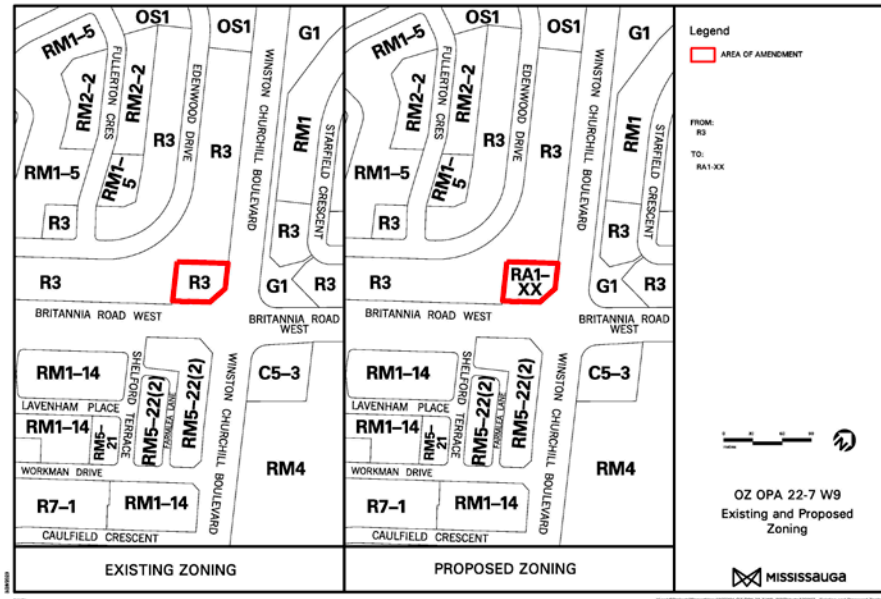
Site Plan/Ground Floor Plan





Zoning By-law Amendment

A Zoning By-law Amendment is required to change the zoning from **R3** (Detached Dwellings – Typical Lots) to **RA1 – Exception** (Apartments – Exception)



Evaluation

- The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area
- Britannia Road West and Winston Churchill Blvd. are designated Corridors in Mississauga Official Plan (MOP), where higher density uses are to be directed
- The proposal introduces a new built form, increasing the variety of housing options in the Meadowvale Neighbourhood Character Area and aligns with the goals and objectives of the Provincial Policy Statement, Growth Plan, and MOP

Recommendations

- That the applications under File OZ/OPA 22-7 W9, 2421845 Ontario Inc., 6020 Winston Churchill Blvd. to amend Mississauga Official Plan to **Residential Medium Density**; to change the zoning to **RA1 – Exception** (Apartments – Exception) to permit a four storey rental apartment building containing 20 rental units be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated April 14, 2023 from the Commissioner of Planning and Building.
- That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
- 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.

6020 Winston Churchill Blvd

Planning Committee – OPA and
ZBLA Applications

May 8, 2023



We have read the staff report and all appendices

We accept and agree with the staff recommendation

We respectfully ask for Committee approval

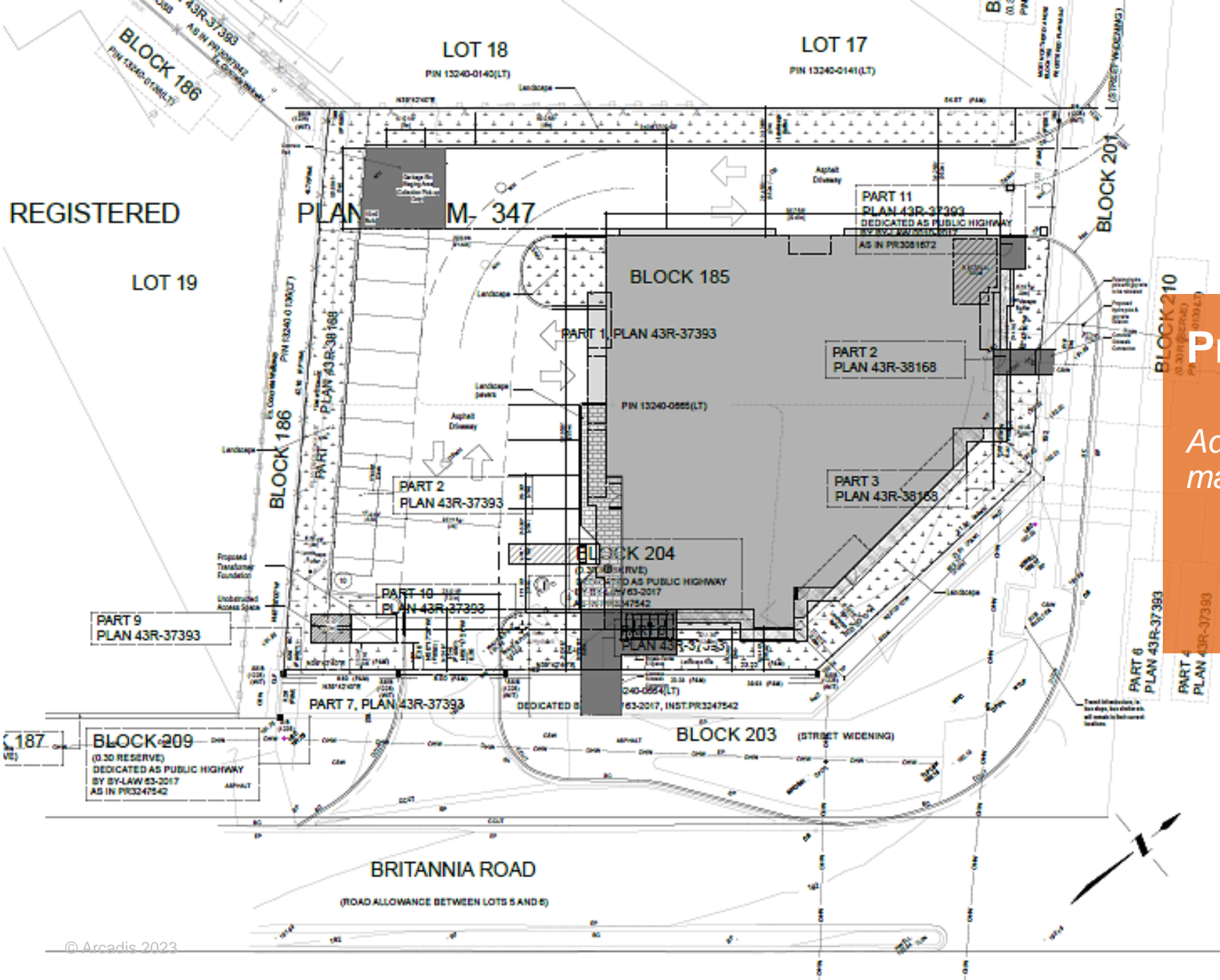
Proposed Development

- **4 storey apartment building**
- **20 rental residential units; variety in bedroom counts**
- **30 surface vehicular parking spaces; some enclosed in footprint**
- **6 short term and 12 long term bicycle parking spaces**
- **Perimeter landscape areas**
- **266 m² rooftop amenity area**
- **2 vehicular access points (one per frontage)**

Project Team

- **John Wilmott Architect Inc**
- **Skira & Associates**
- **HGC Engineering**
- **Arcadis**



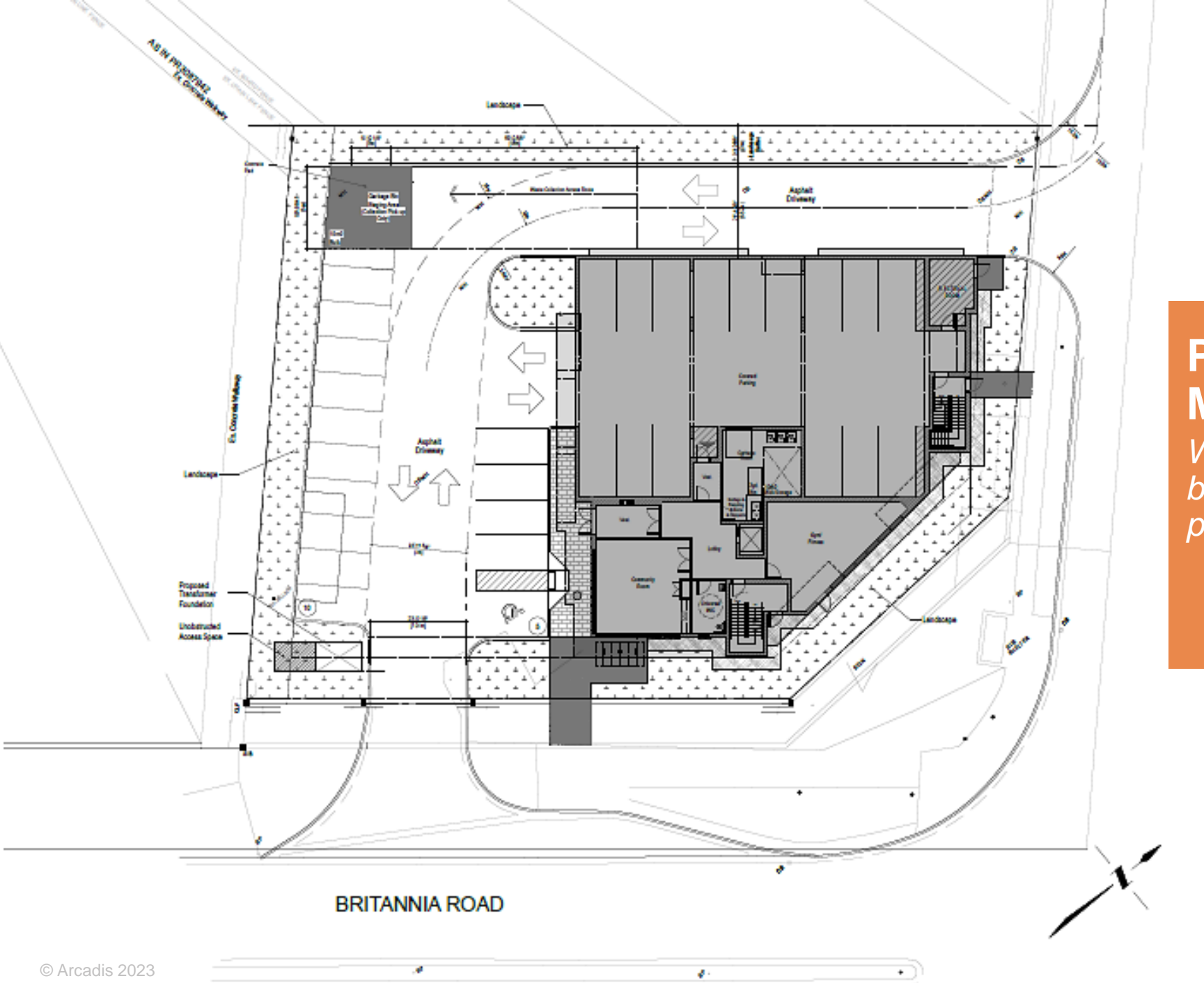


Proposed Site Plan

*Addresses street frontages,
 maintains compatibility*

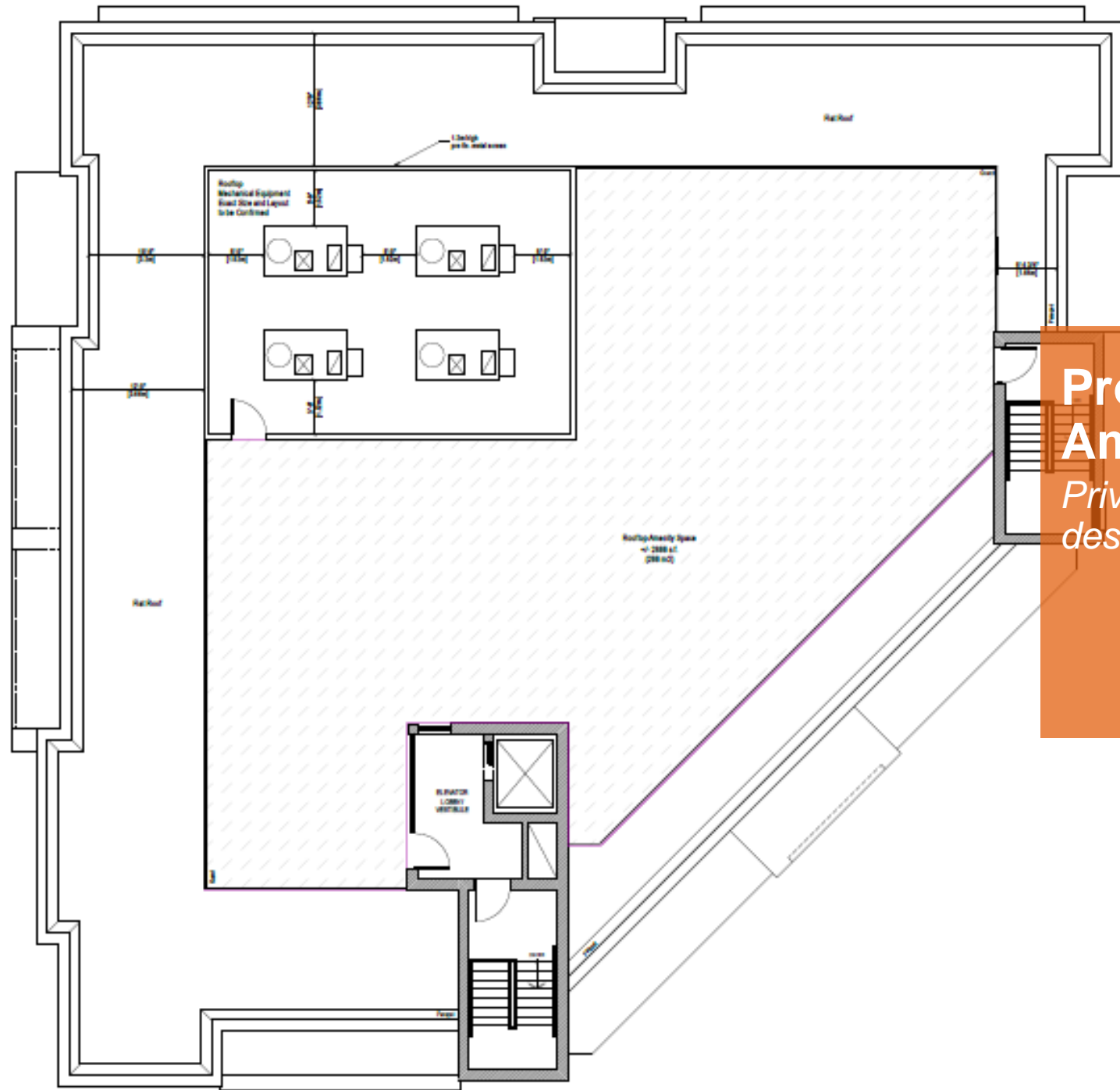
Refer to the Site Grading and Servicing Plan prepared by Skira and Associates Ltd. Consulting Engineers, Reg. No.: C-101 for the purpose of obtaining Site Grading and Servicing information.

Property Management will ensure bins will be properly positioned in the collection area on the day of collection. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.



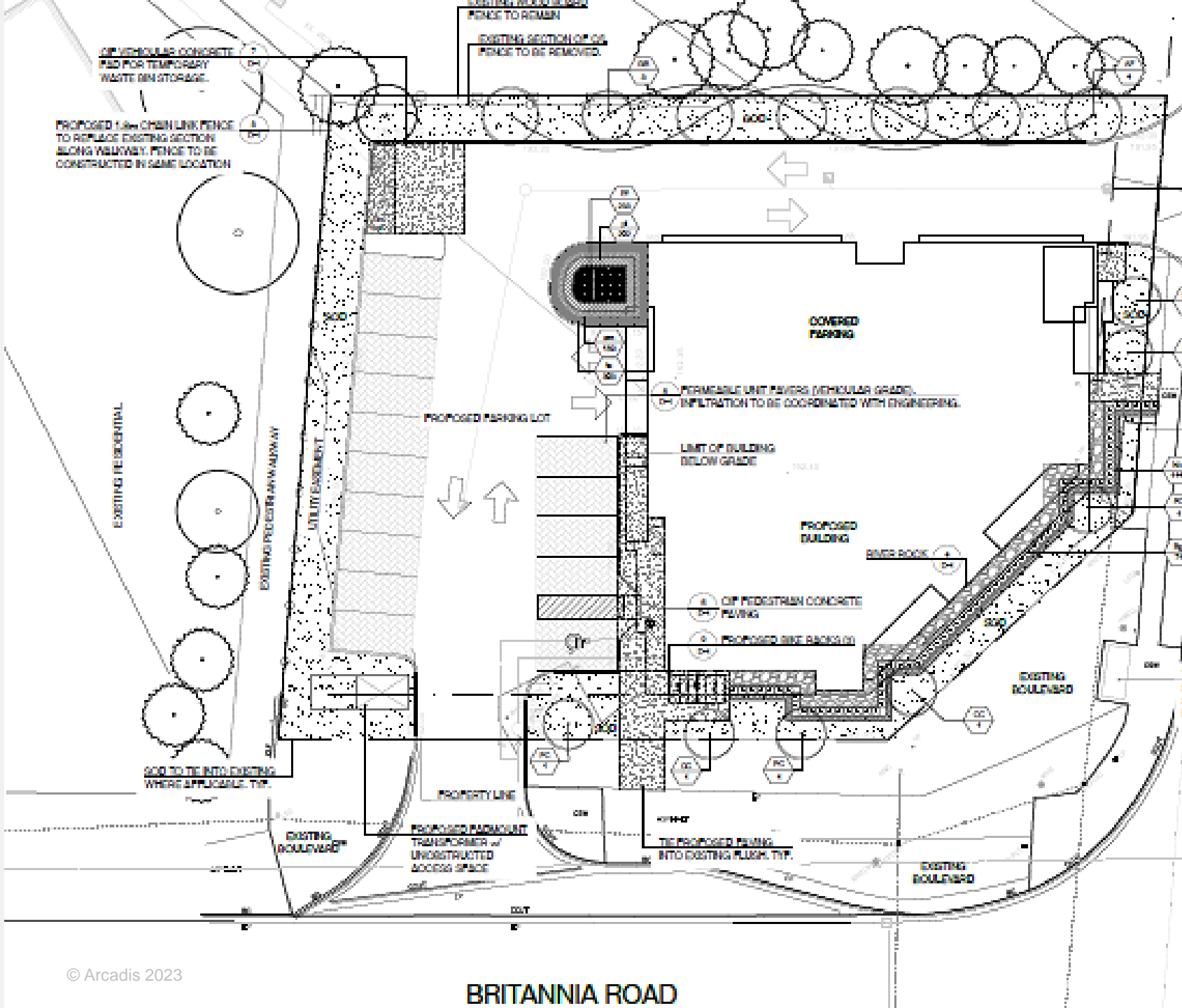
Proposed Waste Management Plan

*Waste stored within building;
brought to collection point on
pick-up day(s)*



Proposed Rooftop Amenity Area

Private outdoor area; flexible design; setback from roof edge



Proposed Landscape Plan

Mix of plantings and grassed areas; trees on adjacent lands not impacted; hardscape walkways with connections to public sidewalk



South Rendering



West Rendering



East Rendering

Proposal is Good Land Use Planning

- **Makes efficient use of vacant lands and existing services**
- **Provides additional living opportunities at a location-efficient site (i.e. uses, services, amenities, transit, trails nearby)**
- **Adds rental residential uses in a compact, compatible built form**
- **Provides well-designed units and internal spaces, with private amenity areas**
- **Is consistent with/conforms to/implements PPS, Growth Plan, Region and City OP**

