



MISSISSAUGA

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

DATE OF NOTICE	October 19, 2023	
OPA NUMBER	OPA 162 (By-law 0156-2023)	
ZONING BY-LAW NUMBER	0157-2023	
DATE PASSED BY COUNCIL	October 13, 2023	
LAST DATE TO FILE APPEAL	November 08, 2023	
FILE NUMBER	OZ-OPA 20-13	Ward 5
APPLICANT	Arcadis IBI Group	
PROPERTY LOCATION	The lands affected by this Amendment are located on the east side of Goreway Drive, north of Derry Road East, in the City of Mississauga. The subject lands are located in the Malton Neighbourhood Character Area, as identified in the Mississauga Official Plan.	

TAKE NOTICE that on October 13, 2023 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 162 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 Mixed Use and Greenlands to Residential High Density and Greenlands, and to amend Special Site 2 policies within the Malton Neighbourhood Character Area.

The purpose of the Zoning By-law is to permit a 14 storey apartment with commercial uses on the ground floor. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3-6" (General Commercial – Exception) and "G1-2" (Greenlands – Natural Hazards – Exception) to "H-RA4-56" (Apartments – Exception with a Holding Provision) and "G1" (Greenlands – Natural Hazards). 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 162 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 **November 08, 2023**. **An appeal received 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 **Shaesta Hussen** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5532.

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

Amendment No. 162

to

Mississauga Official Plan

By-law No. 0156-2023

A by-law to Adopt Mississauga Official Plan Amendment No. 162

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. 162, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in the land use designation from Mixed Use and Greenlands to Residential High Density and Greenlands within the Malton 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. 162 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 13TH day of October, 2023.

Signed 
MAYOR
ACTING

Signed 
CLERK

Amendment No. 162
to
Mississauga Official Plan

The following text and Maps "A" to "E" attached constitutes Amendment No. 162.

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 September 18, 2023, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Mixed Use and Greenlands to Residential High Density and Greenlands, and to amend Special Site 2 policies within the Malton Neighbourhood Character Area.

LOCATION

The lands affected by this Amendment are located on the east side of Goreway Drive, north of Derry Road East, in the City of Mississauga. The subject lands are located in the Malton 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 Mixed Use and Greenlands. The Mixed Use designation permits a combination of residential and commercial uses. The Greenlands designation permits conservation, flood control and/or erosion management, passive recreational activity and parkland. The subject lands are within an area subject to Special Site 2 policies which guide the pedestrian linkages, parking areas, and building and massing for this area.

An Official Plan Amendment is required to change the land use designation from Mixed Use and Greenlands to Residential High Density and Greenlands, in order to permit a 14 storey apartment dwelling with ground floor commercial, and to dedicate a portion of the lands to the City as Greenlands.

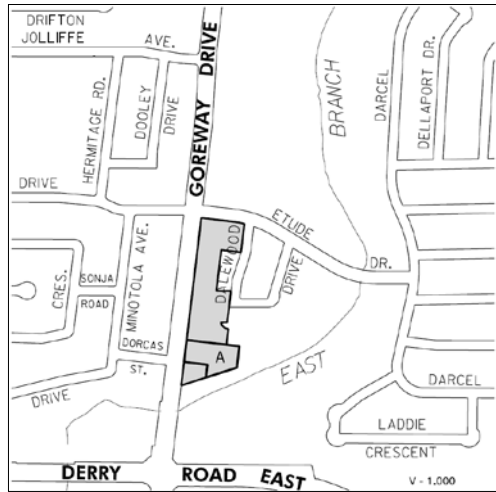
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal represents appropriate intensification along the Goreway Drive Corridor and adheres to the applicable policies for new development within existing established neighbourhoods.
2. The built form and additional height provides an appropriate transition that respects adjacent land uses and the surrounding context.
3. Changing the designation for the portion of the site to be dedicated to the City from Mixed Use to Greenlands is appropriate in order to preserve the adjacent Malton Greenway.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.15.6.2, Special Site Policies, Malton Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the Special Site 2 map and replacing it with the following:

16.15.6.2 Site 2



2. Section 16.15.6.2, Special Site Policies, Malton Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.15.6.2.8 Notwithstanding the policies of this Plan, for lands identified as Area A, an apartment dwelling with a maximum height of 14 storeys will be permitted.
3. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundaries of the Green System, as shown on Map "A" of this Amendment.
4. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by changing the boundaries of the Green System, as shown on Map "B" of this Amendment.
5. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the Natural Hazards boundary line, as shown on Map "C" of this Amendment.
6. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by changing the boundaries of the Public and Private Open Spaces, as shown on Map "D" of this Amendment.
7. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mixed Use and Greenlands to Residential High Density and Greenlands, as shown on Map "E" 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.

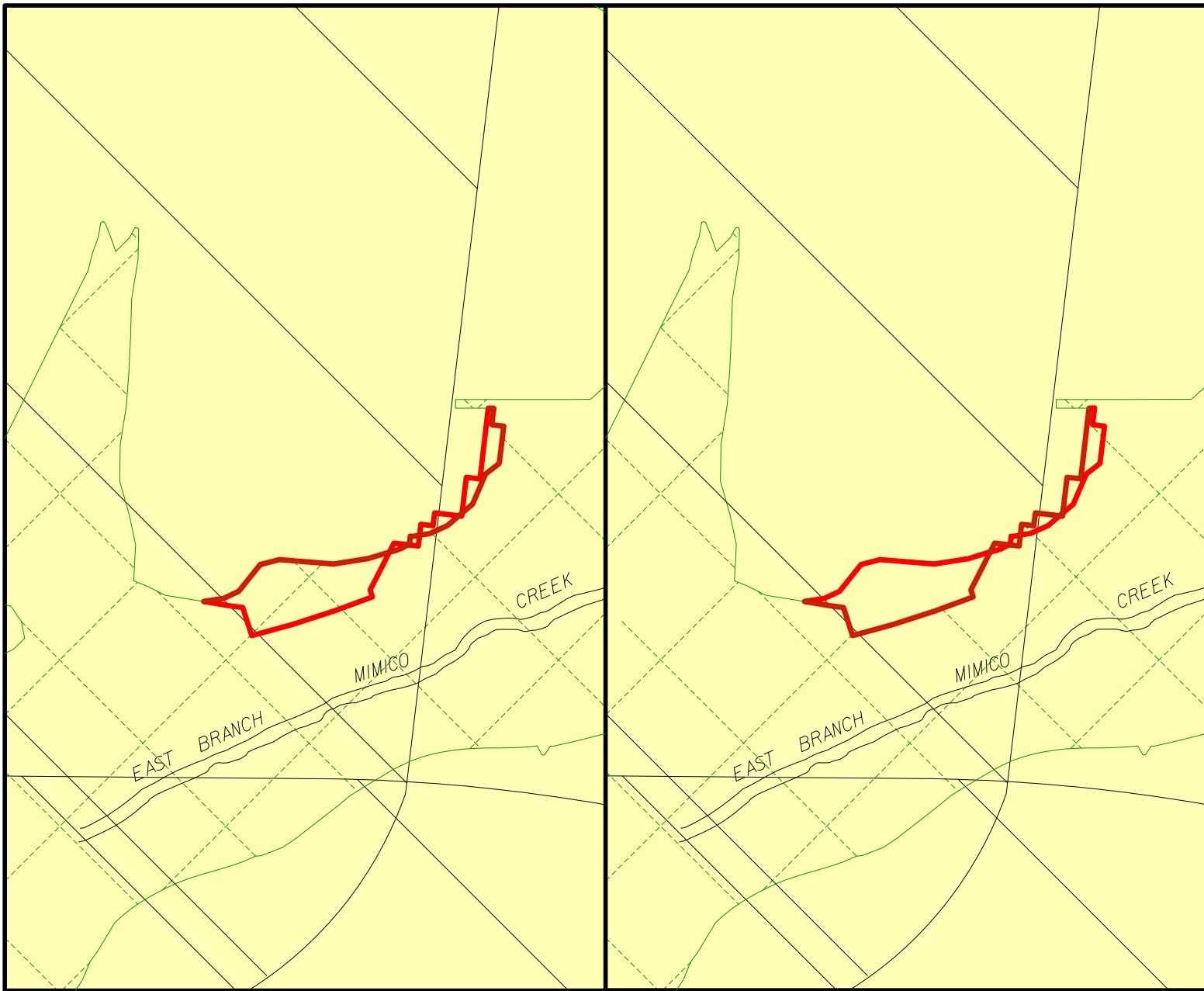
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 27, 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.



EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

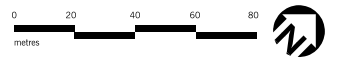
Corridor

Intensification Corridor

AREA OF AMENDMENT

Note:

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



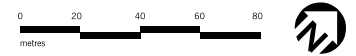
MAP 'A'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan



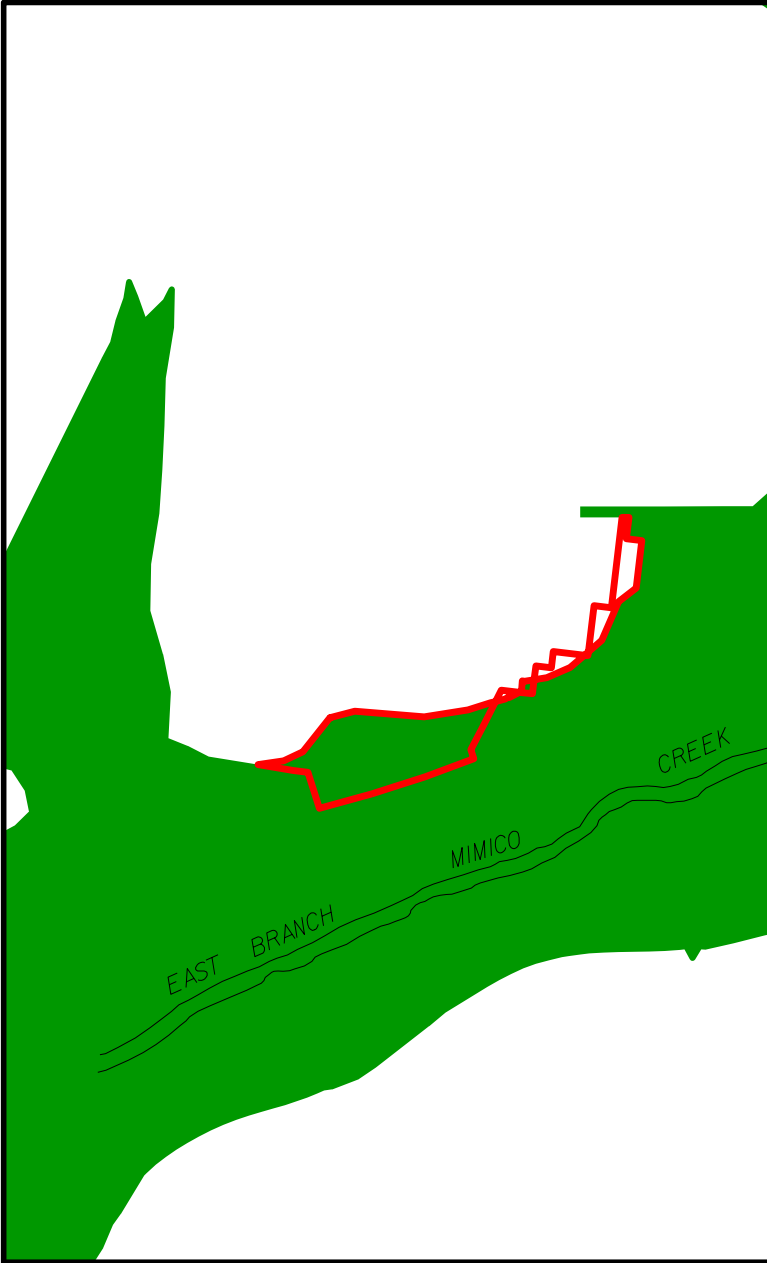
LEGEND:

 AREA OF AMENDMENT

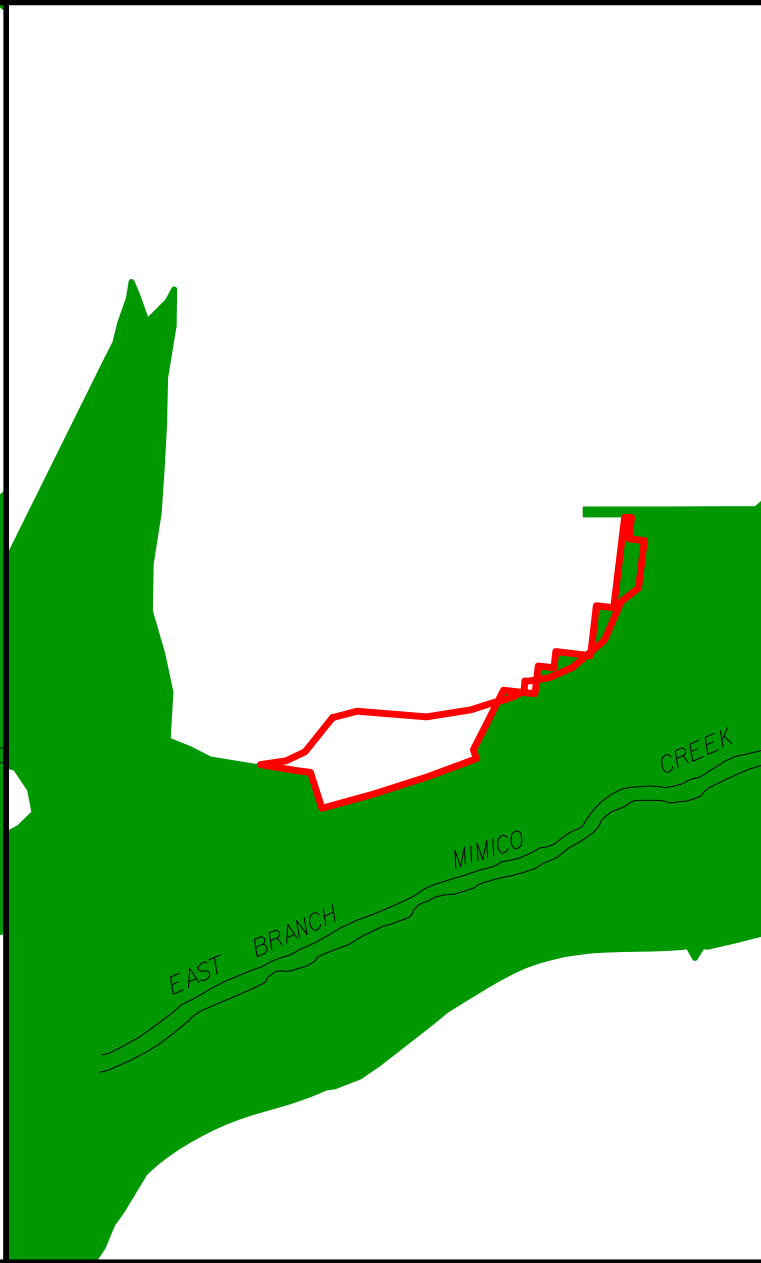
Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



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



EXISTING



AMENDED



EXISTING

AMENDED

LEGEND

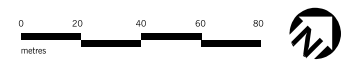
Natural Heritage System:

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

Natural Hazards:

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

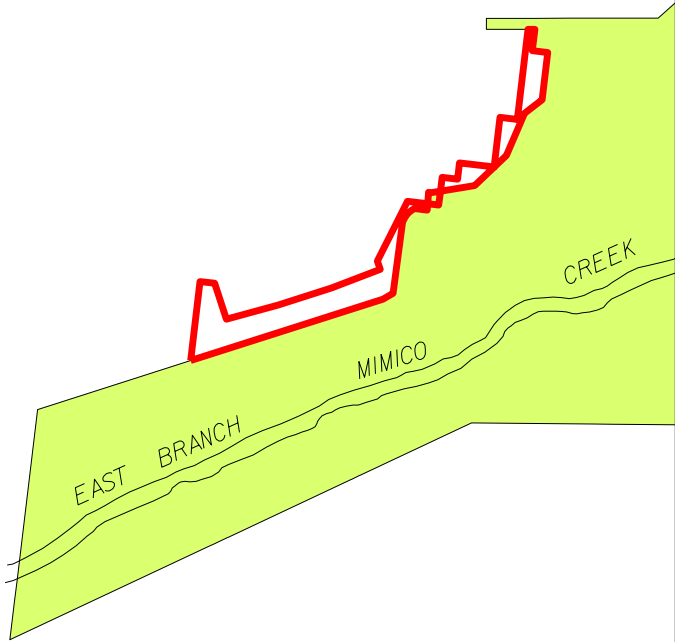
- Notes:**
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The limits of the Natural Hazards shown on this Schedule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



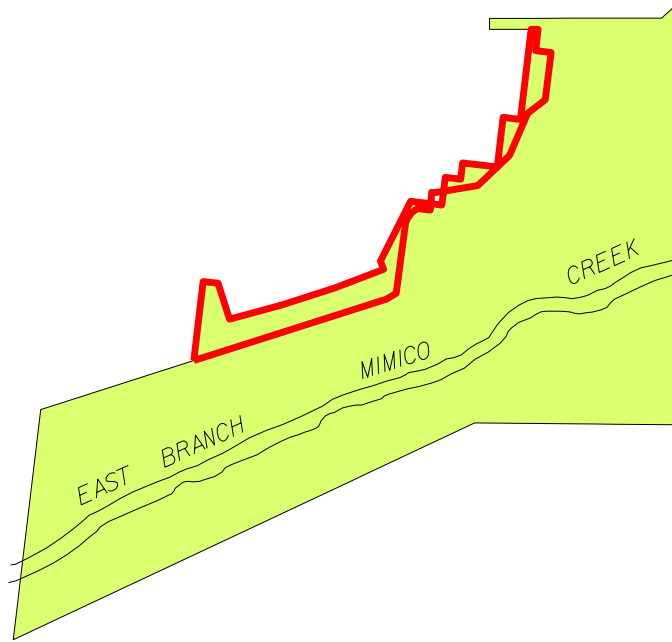
MAP 'C'

Part of Schedule 3
Natural System
of Mississauga Official Plan










EXISTING



AMENDED

LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

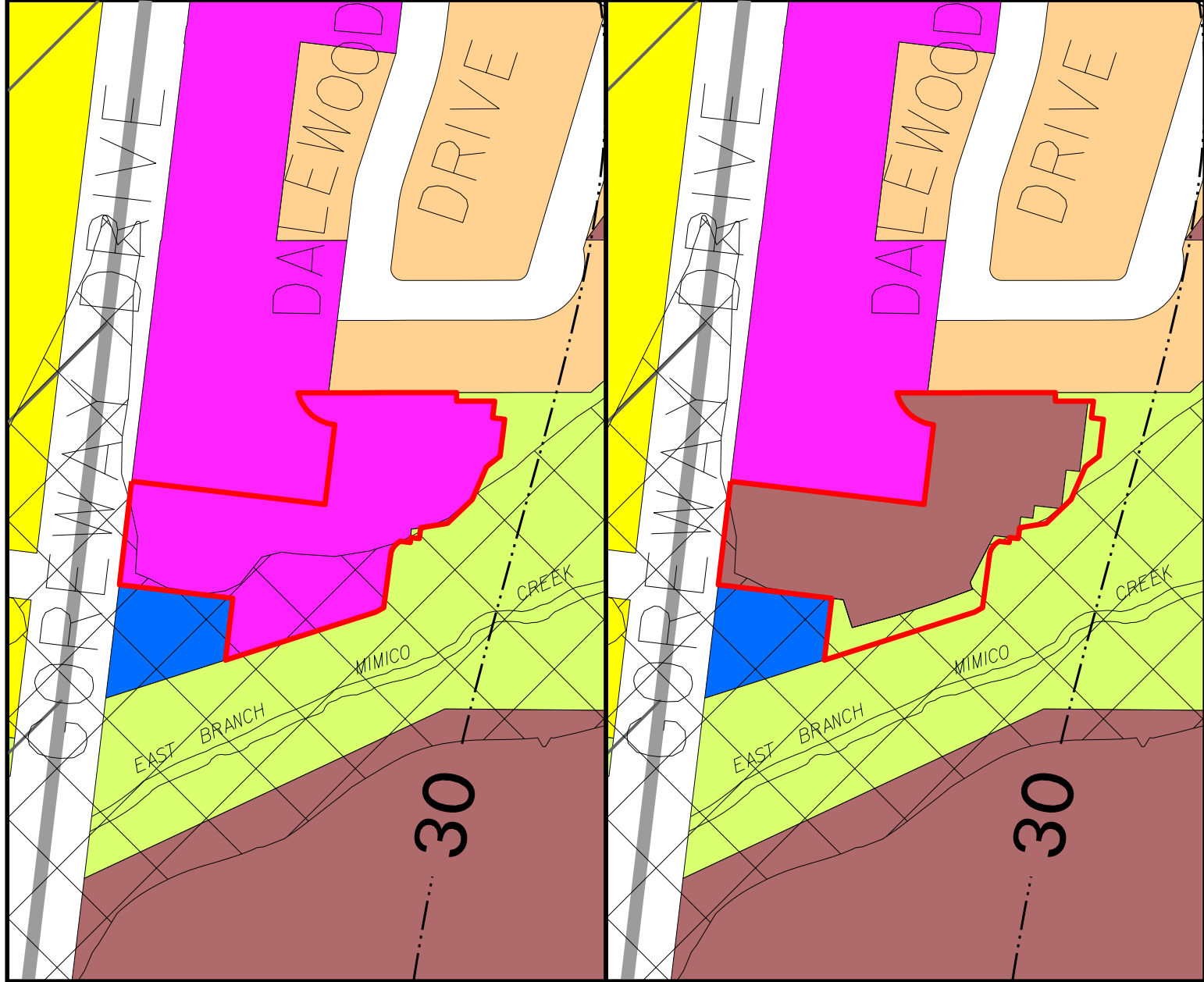
Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenlands as shown on Schedule 10.



MAP 'D'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

- ### 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:**
 - MIXED USE
 - GREENLANDS
- TO:**
 - RESIDENTIAL HIGH DENSITY
 - GREENLANDS



MAP 'E'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on February 16, 2021 in connection with this proposed Amendment.

Through the community and public meetings held comments from the public were generally directed towards tenure and unit types and the floodplain limit. These issues have been addressed in the Planning and Building Department report dated September 18, 2023 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: September 18, 2023</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 20/013 W5</p>
	<p>Meeting date: October 11, 2023</p>

Subject

RECOMMENDATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit a 14 storey apartment building with 228 dwelling units and ground floor commercial space

7085 Goreway Drive, east side of Goreway Drive, north of Derry Road East

Owner: 7085 Goreway Developments Limited

File: OZ/OPA 20/013 W5

Pre-Bill 109

Recommendation

1. That City Council amend Mississauga Official Plan to **Residential High Density** Special Site 2 and **Greenlands** for the lands at 7085 Goreway Drive, 7085 Goreway Developments Limited, in accordance with the provisions contained in the staff report for file OZ/OPA 20/013 W5 dated September 18, 2023 from the Commissioner of Planning and Building
2. That City Council amend Zoning By-law 0225-2007 to **H-RA4-Exception** and **G1** for the lands at 7085 Goreway Drive, 7085 Goreway Developments Limited, in accordance with the provisions contained in the staff report for file OZ/OPA 20/013 W5 dated September 18, 2023 from the Commissioner of Planning and Building
3. That City Council direct the applicant to satisfy all the requirements of the City and any other external agency concerned with the development
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required, unless a zoning by-law is passed within 18 months of the Council decision.

5. That the "H" holding provision is to be removed from the **H-RA4-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from the applicable agencies and City Departments that matters outlined in the report dated September 18, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit a 14 storey apartment building containing 228 units with ground floor commercial space at 7085 Goreway Drive
- The applicant has made revisions to the proposal to address technical matters relating to access, fire protection and site organization issues raised by reviewers, and at the public meeting, including:
 - removing one of the two apartment buildings originally proposed and reducing the height of the remaining apartment building to 14 storeys with step backs at the 7th and 10th storeys facing Goreway Drive
 - removal of the townhouse blocks at the rear of the site
 - redesigning the internal road network to remove the northern access road, and
 - revising the site layout to increase the amount of private amenity area and to increase the number of surface parking spaces
- 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 subject to conditions
- An "H" provision will be applied to the zoning in order to address outstanding technical matters including the delivery of an executed Development Agreement, satisfactory storm sewer design and construction, satisfactory public vehicular and pedestrian access easements, land dedications and easements, and the receipt of any additional updated technical reports and studies as required.

Background

A public meeting was held by the Planning and Development Committee on February 16, 2021, at which time an Information Report ([Item 4.1 PDC Agenda 2021 02 16 \(escribemeetings\)](#)) was received for information. Recommendation PDC-0012-2021 was then adopted by Council on March 8, 2021.

1. That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by 7085 Goreway Developments Limited to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes, under File OZ 20/013 W5, 7085 Goreway Drive, be

received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

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 7085 Goreway Drive

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some modifications to the proposed concept plan to address technical matters relating to access, fire protection and site organization issues raised by reviewers, including:

- Removing one of the two apartment buildings originally proposed and reducing the height of the remaining building to 14 storeys with step backs at the 7th and 10th storeys along the Goreway Drive frontage
- The townhouse blocks have been removed from the rear of the site

- The northern vehicular access and driveway have been removed
- The site layout has been revised to increase the amount of private amenity area and increase the number of surface parking spaces

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 October 15, 2020. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on February 16, 2021. No comments were made at the public meeting. No community meetings were held for the subject application. Responses to the matters raised from correspondence received by the Planning and Building Department 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 **Mixed Use Special Site 2** and **Greenlands** to **Residential High Density Special Site 2** and **Greenlands**. A zoning by-law amendment is required to change the zoning from **C3-6** (Commercial) and **G1-2** (Greenlands - Natural Hazard) to **H-RA4-Exception** (Apartment) and **G1** (Greenlands - Natural Hazard) to permit the proposal. The lands south of the long term stable top of slope are to be dedicated to the City and will be designated as **Greenlands** and zoned to **G1** (Greenlands - Natural Hazard).

The official plan amendment and rezoning applications to permit a 14 storey apartment building with ground floor commercial space have been found to be acceptable based upon the following:

- The proposal represents intensification that is an appropriate location for infill development along the Goreway Drive Corridor
- The building form and additional height provides an appropriate transition that respects adjacent land uses and the surrounding context
- The building setbacks to the north property line and Goreway Drive and the step backs of the upper floors result in a desirable built form that is compatible with the surrounding neighbourhood
- There is adequate existing municipal infrastructure to support the proposed development

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 represents an efficient use of vacant land in an established residential neighbourhood along a Corridor. The reduction in height and removal of townhouses demonstrates that the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides appropriate transition to adjacent residential uses. The proposed official plan amendment and rezoning 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

A. Whitemore

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

Prepared by: Shaesta Hussen, Development Planner

City of Mississauga
Corporate Report



<p>Date: January 22, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ 20/013 W5</p>
	<p>Meeting date: February 16, 2021</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes

7085 Goreway Drive

Owner: 7085 Goreway Developments Limited

File: OZ 20/013 W5

Recommendation

That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by 7085 Goreway Developments Limited to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes, under File OZ 20/013 W5, 7085 Goreway Drive, 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 two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes. The applicant is proposing to maintain the Official Plan designation as **Mixed Use** permitting residential uses only. The Zoning By-law will also need to be amended from **C3-6** (General Commercial) and **G1-2** (Greenlands). The applicant is proposing a **RA5-Exception** (Apartments) and **RM6-Exception** (Townhouses on a CEC Road) to implement this development proposal.

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

Comments

The property is located on the east side of Goreway Drive, north of Derry Road East and south of Etude Drive within the Malton Neighbourhood Character Area. The site is currently occupied by a vacant one storey commercial building.



Aerial of 7085 Goreway Drive



Applicant's rendering of the development proposal

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 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

Financial Impact

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

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of the new buildings and community consultation and input (if applicable).

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 7085 Goreway Drive Developments Limited

7085 Goreway Drive

Table of Contents

1. Site History	2
2. Site and Neighbourhood Context	2
3. Project Details.....	4
4. Land Use Policies, Regulations & Amendments.....	8
5. Summary of Applicable Policies	13
6. School Accommodation	20
7. Community Comments.....	21
8. Development Issues	21
9. Section 37 Community Benefits (Bonus Zoning)	25

1. Site History

- 1979 – Construction of a one storey commercial building.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **C3-6** (General Commercial) and **G1-2** (Greenlands-Natural Hazards). The **C3-6** zone permits a retail store with an accessory outdoor garden centre. The **G1-2** zone permits parking for lands zoned **C3-6**.
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. The subject lands were designated **Mixed Use** and **Greenlands** in the Malton Neighbourhood Character Area.

2. Site and Neighbourhood Context

Site Information

The property is located on the east side of Goreway Drive, north of Derry Road East and south of Etude Drive in the Malton Neighbourhood Character Area. The subject lands are currently developed with a vacant one storey commercial building and surface parking. The building was formerly occupied by Starwind Supermarket, which has ceased operation. The site is relatively flat with the building and parking area covering most of the lot leaving minimal area for open space on the site. The Malton Greenway abuts the property to the rear and includes a pedestrian trail system which runs

along the Mimico Creek from Goreway Drive to north of Brandon Gate Drive.



Image of 7085 Goreway Drive from Goreway Drive

Property Size and Use	
Frontage:	44.5 m (146.0 ft.)
Depth:	106.68 m (350 ft.)
Gross Lot Area:	1.02 ha (2.53 ac.)
Existing Uses:	Vacant one storey commercial building with surface parking

Surrounding Land Uses

The property is located within the Malton Neighbourhood Area and is approximately 300 metres (984.3 ft.) south of the Malton

Community Node. The area consists of a mix of uses including residential, commercial and institutional. Immediately north of the property is a Mississauga Fire Station and further north are commercial uses including the Westwood Square Shopping Centre, which is approximately a 7 minute walk from the subject property. Detached dwellings fronting onto Dalewood Drive border the site to the northeast. To the east is the Malton Greenway which includes the Mimico Creek and a pedestrian path. To the south is a vacant commercially zoned property and 10 storey apartment buildings. To the west across Goreway Drive are detached dwellings.

The surrounding land uses are:

North: Fire Station, commercial uses and detached dwellings

East: Malton Greenway and Mimico Creek

South: Parkland and 10 storey apartment buildings

West: Detached dwellings

Aerial Photo of 7085 Goreway Drive

The Neighbourhood Context

The subject property is located in a well-established neighbourhood, at the end of a commercial strip of properties fronting on the east side of Goreway Drive. These commercial uses were established in the late 1960s and 1970s. The west side of Goreway Drive is predominately detached dwellings which were constructed in the 1950s. The Malton Greenway is south and east of the property. Further south are apartment buildings constructed in the early 1970s and further east are detached dwellings constructed in the late 1960s.

Demographics

Based on the 2016 census, the existing population of the Malton Neighbourhood area is 35,555 with a median age of this area being 36 (compared to the City's median age of 40). 67% of the neighbourhood population are of working age (15 to 64 years of age), with 19% children (0-14 years) and 14% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 37,700 and 38,500 respectively. The average household size is 3 persons with 9% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 7,225 units (69%) owned and 3,260 units (31%) rented with a vacancy rate of approximately 0.9%*. In addition, the number of jobs within this Character Area is 1,707. Total employment combined with the population



results in a PPJ for Malton Neighbourhood of 59 persons plus jobs per ha (145.8 persons plus jobs per acre).

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

Other Development Applications

The following development applications are in process in the immediate vicinity of the subject property.

- 7170 Goreway Drive – Official plan amendment and rezoning applications to permit 14 townhomes, under file OZ 18/013 W5

Community and Transportation Services

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

The area is well served by the Malton Library and Malton Community Centre. The Centre includes a double gymnasium, fitness area with steam room and outdoor splash pad, playground and basketball pad. The facility is 1.4 km (0.87 miles) from the proposed development which is approximately a 14 minute walk and 10 minute bus ride. In addition, Paul Coffey Arena is located within a 7 minute walk or bus ride to the south of the site and includes an arena, tennis courts, baseball

diamonds, basketball pads and skate park. The Malton Greenway abuts the property to the rear, and contains a pedestrian trail system which runs along the Mimico Creek from Goreway Drive to north of Brandon Gate Drive. The trail provides a connection to the commercial areas along Goreway Drive at the Westwood Mall Shopping Centre, as well as to the Community Centre located on Morning Star Drive.

The Malton GO Station is located approximately 1 km (0.62 miles) southwest of the property. This station provides off-peak and express services along the Union Station and Kitchener line. As well, GO bus 38 connects through Mississauga at this location. The following major MiWay bus routes currently service the site:

- Route 11 – Westwood
- Route 42 – Derry
- Route 104 – Goreway

The property is located south of a cycling route that runs between Etude Drive and Redstone Road. The eastern portion of the route, along Brandon Gate Drive, connects to the West Humber multi-use trail.

3. Project Details

The applications are to amend the official plan and zoning by-law to permit two apartment buildings (16 and 18 storeys) connected by a two storey podium (259 apartment units) and 12 townhomes. The proposal will include shared driveways, parking spaces, and landscape open space areas.

Development Proposal		
Applications submitted:	Received: August 14, 2020 Deemed complete: October 2, 2020	
Owner:	7085 Goreway Developments Limited	
Applicant:	IBI Group	
Number of units:		
Apartments	259 units	
Townhouses	12 townhouses	
Proposed Gross Floor Area:	9,870 m ² (106,240 ft ²)	
Height:		
Apartment	16 and 18 storeys	
Townhouses	2 storeys	
Floor Space Index:	2.8	
Anticipated Population:	685* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required (condominium rates)	Provided
resident spaces	365	318
visitor spaces	55	54
Total	420	372

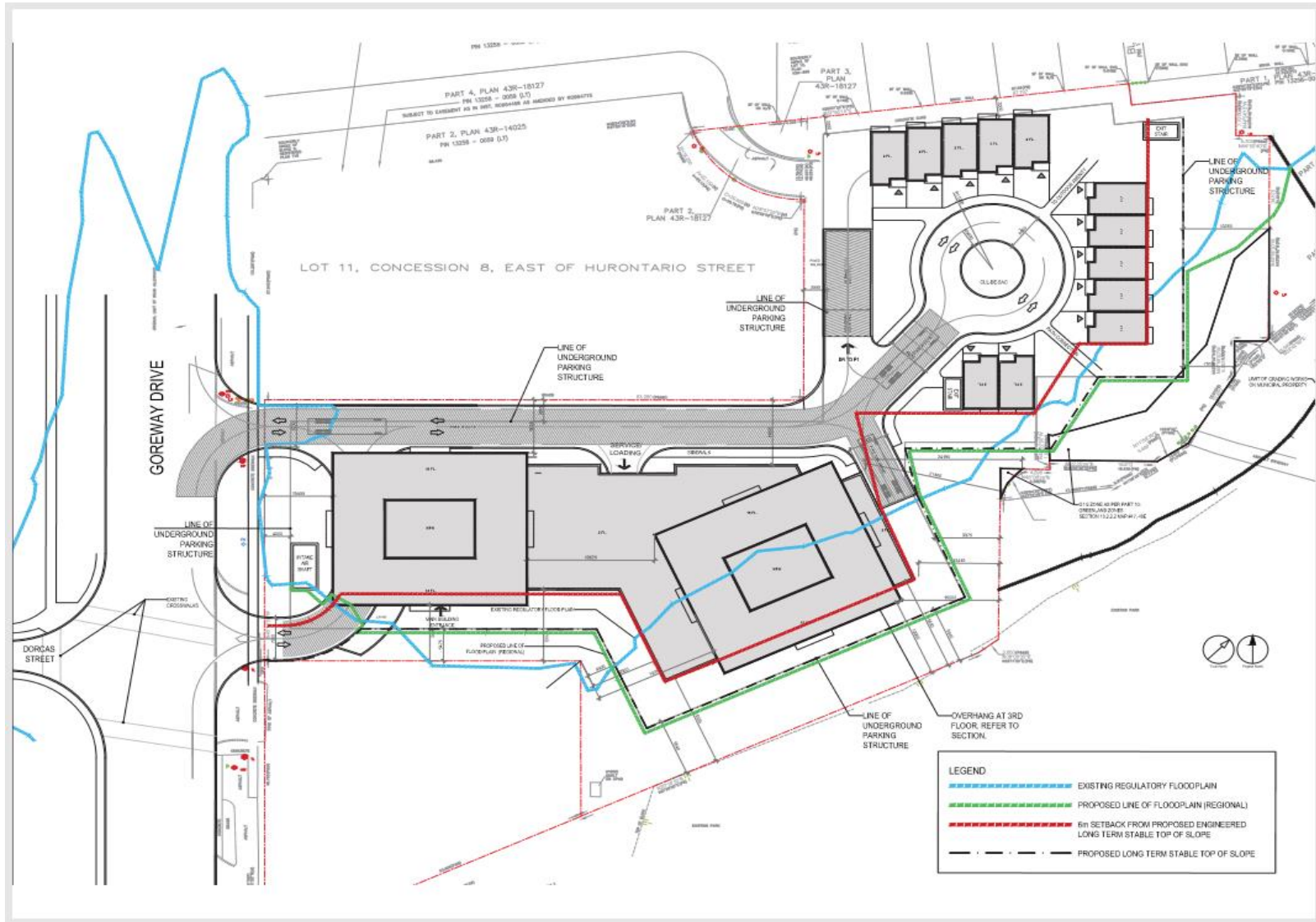
Supporting Studies and Plans

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>

- Survey Plan
- Context Plan, Site Views
- Site Plan, Statistics, Floor Plans
- Underground Parking Plan

- Building Elevations
- Sun/Shadow Study Drawings
- Existing Waste Management Site Plan
- Site Servicing and Grading Plans
- Functional Servicing Study
- Stormwater Management Report
- Easement/Restrictions
- Planning Justification Report
- Public Engagement Strategy
- Parking Utilization Study
- Pedestrian Wind Assessment
- Digital 3D Building Mass Model
- Acoustical Feasibility Study
- Traffic Impact Study
- Transportation Demand Strategy
- Operations and Safety Assessment
- Environmental Impact Statement
- Phase 1 Environmental Site Assessment
- Archaeological Assessment
- Housing Report
- Geotechnical Engineering Report
- Hydrogeological Study
- Arborist Report
- Tree Inventory Plan Floodline Hazard Assessment Drawing
- Flood Hazard Assessment Report

Concept Plan and Elevations



Site Plan



Applicant's Rendering

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

The site is designated **Mixed Use** and **Greenlands** within the Malton Neighbourhood Character Area. The **Mixed Use** designation permits office, restaurants, overnight accommodation, retail and service uses. The **Greenlands** designation permits conservation, flood control and erosion management, passive recreational activity and parkland. The property is subject to the **Natural Hazards Lands** overlay which identifies valleyland and floodplain areas.

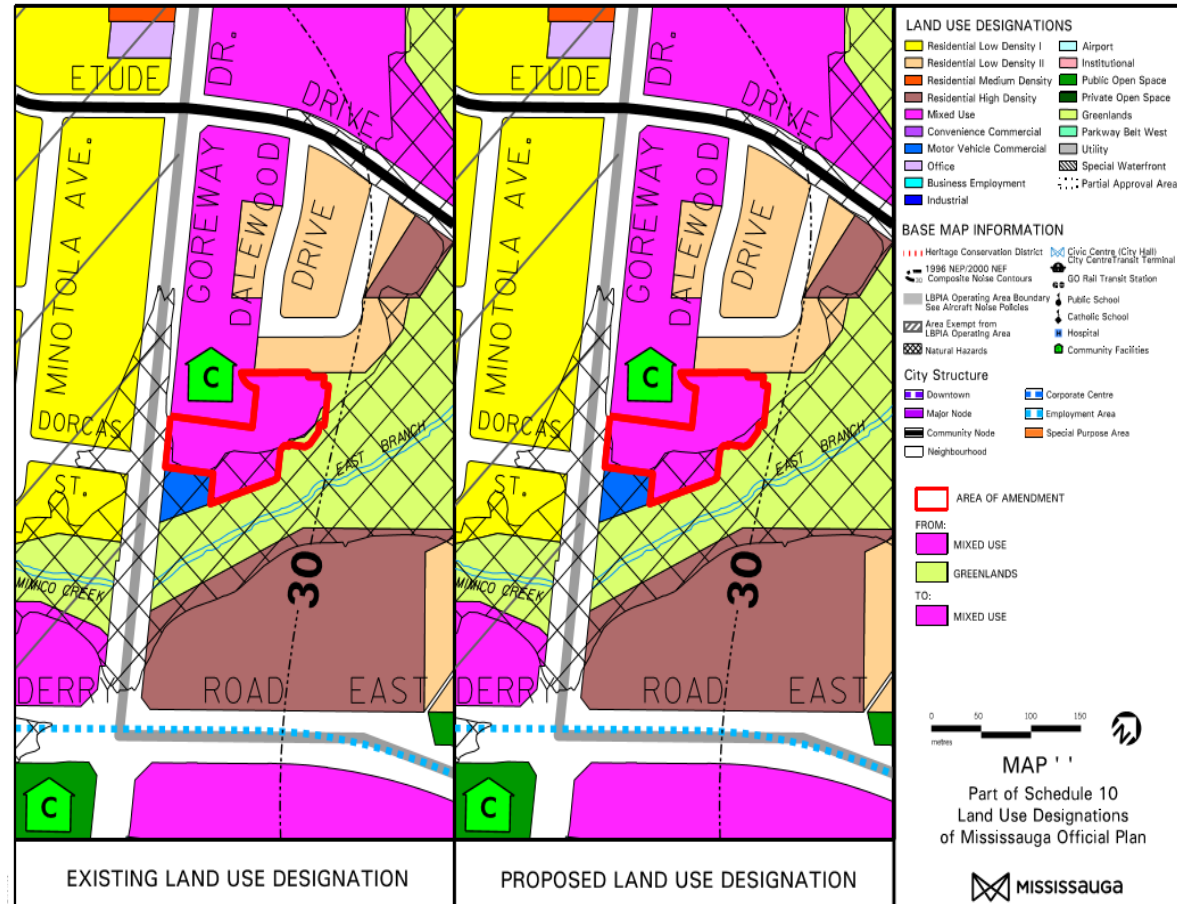
Proposed Designation

The applicant is proposing to maintain the **Mixed Use** designation to permit residential uses only.

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

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.

Excerpt of Malton Neighbourhood Character Area



Mississauga Zoning By-law

Existing Zoning

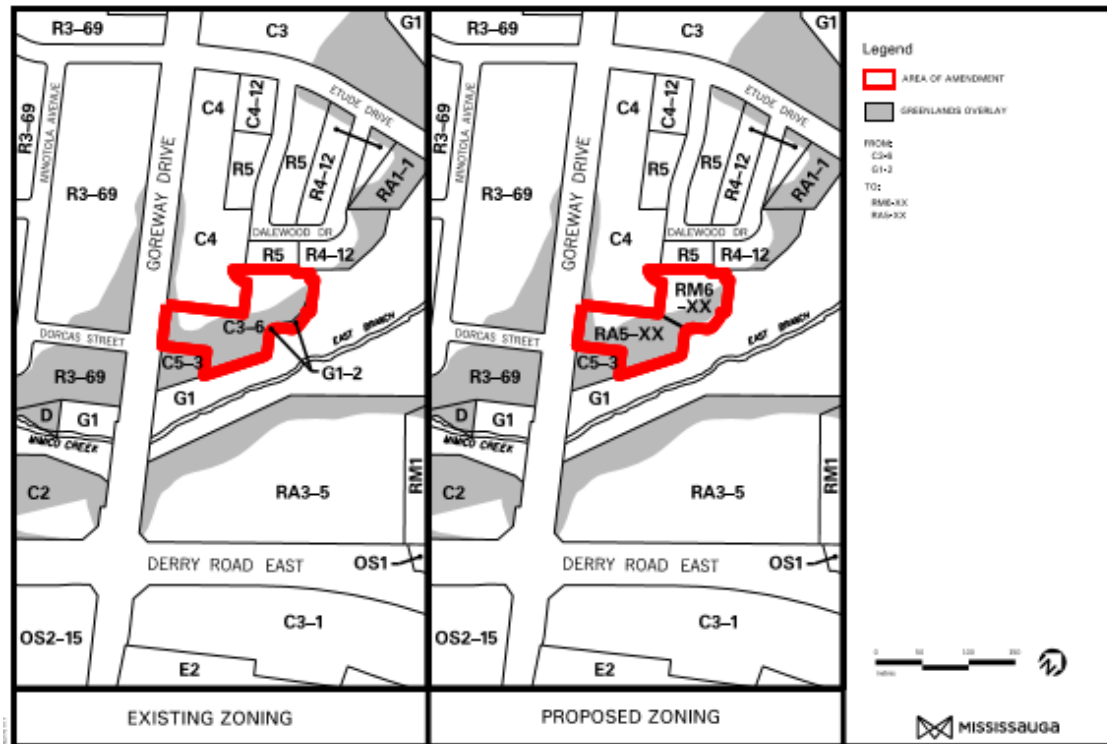
The existing zoning is

C3-6 (General Commercial-Exception) and **G1-2 (Greenlands Natural Hazards)**. The **C3-6 (General Commercial)** zoning permits a retail store and accessory outdoor garden centre. The **G1-2 (Greenlands - Natural Hazards)** zoning permits parking for the lands zoned **C3-6 (General Commercial)**, flood control, stormwater management, natural heritage features and area conservation. The property is also subject to the **Greenlands Overlay** which applies to lands within the regulatory floodplain that are not zoned Greenlands.

Proposed Zoning

The applicant is proposing an **RA5-Exception (Apartments)** zone to permit apartments, **RM6-Exception (Townhouses on a CEC Road)** zone to permit townhouses.

Through processing of the application staff may recommend more appropriate zoning categories.



Proposed Zoning Regulations

Zone Regulations	RA5 Zone Regulations	Proposed RA5-Exception Amended Zone Regulations
Maximum Floor Space Index (FSI)	2.9	2.8
Maximum Gross Floor Area – Apartment Zone per storey for each storey above 12 storeys	1 000 m ² (10 764.2 sq ft.)	750 m ² (8 073.2 sq ft.)
Maximum Height	77.0 m (252.6 ft.) and 25 storeys	18 storeys
Minimum front yard for that portion of the dwelling with a height greater than 26.0 metres	10.5 m (34.5 ft.)	9.0 m (29.5 ft.)
Minimum interior side yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 metres	6.0 m (19.7 ft.)	3.0 m (9.8 ft.)
Minimum interior side yard for that portion of the dwelling with a height greater than 26.0 metres	9.0 m (29.5 ft.)	8.0 m (26.2 ft.)
Minimum rear yard for that portion of the dwelling with a height greater than 26.0 metres	15.0 m (49.2 ft.)	12.0 m (39.3 ft.)
Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
Minimum landscaped area	40%	25%

Zone Regulations	RA5 Zone Regulations	Proposed RA5-Exception Amended Zone Regulations
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	40%
Minimum depth of a landscaped buffer abutting any other lot line	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)
Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	1.25	1.00
Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.40	1.15
Minimum number of resident parking spaces per three bedroom apartment dwelling unit	1.75	1.40
Minimum number of resident parking spaces per townhouse unit	2.0	1.15
Minimum number of visitor spaces per unit	0.20	0.20
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.</p>		

Zone Regulations	RM6 (Townhouses on a CEC-Road) Zone Regulations	Proposed RM6-Exception Amended Zone Regulations
Minimum setback to all lands zoned G1	5.0 m (16.4 ft.)	4.5 m (14.8 ft.)
Minimum Interior Lot Area	115 m ² (1 237.8 sq ft.)	60 m ² (645.9 sq ft.)
Minimum Front Yard for Interior Lot/CEC Corner Lot	4.5 m (14.8 ft.)	2.0 m (6.6 ft.)
Minimum Exterior Side Yard for a lot with an exterior side lot line abutting a CEC-road	4.5 m (14.8 ft.)	4.0 m (13.2 ft.)
Minimum Exterior Side Yard for a lot with an exterior side lot line abutting a CEC-sidewalk	4.5 m (14.8 ft.)	2.0 m (6.6 ft.)
Minimum Rear Yard for Interior Lot/ CEC Corner Lot	7.5 m (24.6 ft.)	3.5 m (11.5 ft.)
Minimum setback of a townhouse to a CEC-amenity area	1.5 m (4.9 ft.)	0.0 m (0.0 ft.)
Minimum width of a CEC-road	7.0 m (22.9 ft.)	6.0 m (19.7 ft.)
Minimum width of a sidewalk	2.0 m (6.6 ft.)	1.5 m (4.9 ft.)
Minimum number of resident parking spaces ratio per townhouse	2.0	1.15
Minimum number of visitor parking spaces ratio per townhouse	0.25	0.20

5. Summary of Applicable Policies

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>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p> <p>Development shall generally be directed to areas outside of hazardous lands. (PPS 3.1.1)</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</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</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>providing otherwise. (Growth Plan 1.2.2)</p>	<p>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> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>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)</p>
<p>Region of Peel Official Plan (ROP)</p>	<p>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.</p>	<p>The ROP identifies the subject lands as being located within Peel’s Urban System.</p> <p>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.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p>

Relevant Mississauga Official Plan Policies

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

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

The lands are located within the Malton Neighbourhood Character Area and are designated **Mixed Use** and **Greenlands**. The **Mixed Use designation** permits office, restaurants, overnight accommodation and retail and service uses. The **Greenlands** designation permits conservation, flood control and erosion management, passive recreational activity and parkland.

The applicant is proposing to maintain the **Mixed Use** designation but to permit residential uses only. The applicant will need to demonstrate consistency with the intent of MOP and shall have regards for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

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

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.7 Section 5.2.1 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.3 Section 5.3.5.4 Section 5.3.5.5 Section 5.3.5.6 Section 5.4.4 Section 5.4.5	Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. Mississauga will protect and conserve the character of stable residential Neighbourhoods. Mississauga will establish strategies that protect, enhance and expand the Green System. Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. 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. Intensification within Neighbourhoods may be considered where the proposed development is

	Specific Policies	General Intent
		<p>compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</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.</p>
<p>Chapter 6 Value The Environment</p>	<p>Section 6.3.7 Section 6.3.8 Section 6.3.10 Section 6.3.24.a & b Section 6.3.26 Section 6.3.47 Section 6.10.2 Section 6.10.2.1</p>	<p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands. Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority.</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership.</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority.</p> <p>Land uses located at or above the corresponding 1996 noise exposure projection (NEP)/2000 noise exposure forecast (NEF) composite noise contour as determined by the Federal Government, will require a noise study as a condition of development. The noise study is to be undertaken by a licensed professional engineer with acoustical expertise, in accordance with the applicable Provincial Government environmental noise guideline, to the satisfaction of the City prior to development approval, to determine appropriate acoustic design criteria.</p>
<p>Chapter 7 Complete Communities</p>	<p>Section 7.1.6 Section 7.2.1 Section 7.2.2 Section 7.2.3</p>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</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</p>

	Specific Policies	General Intent
		<p>Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. <p>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.</p>
<p>Chapter 9 Build A Desirable Urban Form</p>	<p>Section 9.1.1 Section 9.1.3 Section 9.1.5 Section 9.1.6 Section 9.1.15 Section 9.2.2.1 Section 9.2.2.3 Section 9.2.2.6 Section 9.2.3.1 Section 9.2.4 Section 9.3.1.6 Section 9.3.1.10 Section 9.3.3.8 Section 9.5.1.2 Section 9.5.1.5 Section 9.5.1.7 Section 9.5.1.8 Section 9.5.1.9 Section 9.5.1.12 Section 9.5.2.4</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.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</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.</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.</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Development on Corridors will be encouraged to:</p> <ul style="list-style-type: none"> a. Assemble small land parcels to create efficient development parcels; b. Face the street, except where predominate development patterns dictate otherwise; c. Not locate parking between the building and the street; d. Site buildings to frame the street; f. Support transit and active transportation modes; h. Provide concept plans that show how the site can be developed with surrounding lands. <p>Developments will provide a transition in building height and form between Intensification Areas</p>

	Specific Policies	General Intent
		<p>and adjacent Neighbourhoods with lower density and heights.</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.</p>
Chapter 11 General Land Use Designations	<p>11.2.6 11.2.6.2 11.2.6.3</p>	<p>The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses.</p> <p>Developments that consist primarily of residential uses, with non-residential uses at grade only, will be required to submit an Official Plan Amendment for the appropriate residential designation.</p> <p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. Lands designated Residential Medium Density permit all forms of townhouse dwellings.</p>
Chapter 16 Neighbourhoods	<p>16.1.1.1 16.1.1.2</p>	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements.</p> <p>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ol style="list-style-type: none"> a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan.
Chapter 19 Implementation	<p>19.5.1</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; • 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.

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.

<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

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.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>32 Kindergarten to Grade 5 13 Grade 6 to Grade 8 8 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Dunrankin Drive P.S.</p> <p>Enrolment: 453 Capacity: 631 Portables: 0</p> <p>Darcel Avenue Senior P.S.</p> <p>Enrolment: 520 Capacity: 550 Portables: 1</p> <p>Lincoln M. Alexander S.S.</p> <p>Enrolment: 894 Capacity: 1 470 Portables: 0</p>	<p>Student Yield:</p> <p>6 Kindergarten to Grade 8 5 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Holy Cross</p> <p>Enrolment: 515 Capacity: 424 Portables: 10</p> <p>Ascension of Our Lord</p> <p>Enrolment: 767 Capacity: 774 Portables: 8</p>

7. Community Comments

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.

- A number of persons were interested in purchasing units
- Will the proposal include low income housing?

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (October 29, 2020)	A Functional Servicing Report (FSR) has been submitted and is currently being reviewed. A multi-use demand table is being requested. Private servicing easements may be required. Front-end collection of garbage and recyclable materials will be provided for the apartment and curbside collection will be provided for the townhouses by the Region.
Dufferin-Peel Catholic District School Board (October 23, 2020) and the Peel District School Board (November 2, 2020)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</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 be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Park Planning Section (November 17, 2020)	<p>The subject site is located adjacent to Malton Greenway (P-090) which contains a Greenbelt, woodland, trails and bridges. The park is zoned "G1" (Greenbelt). The site is also located 264 m (866 ft.) from Paul Coffey Park (P-059) which contains the Malton Tennis Club, comfort station, picnic shelters, lit ball diamonds and lit soccer fields. The Park is zone "OS2" (Open Space – City Park).</p> <p>The lands surrounding the subject site on the east side are identified within the City's Natural Heritage System and are classified as Significant Natural Area. It is recommended that all identified hazard lands be dedicated gratuitously to the City as Greenbelt for conservation purposes and appropriately zoned.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>

Agency / Comment Date	Comments
City Planning Strategies (November 4, 2020)	<p>Parking: As this time, staff do not support the parking rates as requested. It is recommended that the applicant undertake and submit a revised Parking Utilization Study. It should also be noted that the parking rates shown are for condominium apartment and townhouse units, however at this time the owners/applicants have not confirmed the tenure of the development.</p> <p>Housing: The proposed suite mix (smaller apartments, larger apartments, and ground-oriented units) provides a variety of housing choices for residents. The proposed affordable units (10 ownership units at \$405,000 and 7 ownership units at \$420,000) will offer affordability options to residents, help residents enter the home ownership market, and contribute to the inclusiveness of the Malton / Mississauga community. The city's purpose-built rental unit vacancy rate is currently very low at 1.2%, whereas 3% is considered healthy. If the tenure of the proposal development is rental, this development will be a valuable contribution to the new supply of rental housing in Mississauga. The affordable units will be secured through a Holding Provision, Section 37 agreement, and / or development agreement. The City will seek to verify that the units were sold at the affordable purchase price to a household in need who will use the unit as the principal residence. Verification will occur as a condition of condominium registration.</p>
City Transportation and Works Department (January 6, 2021)	<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> <p>Stormwater A Functional Servicing Report (FSR), prepared by Schaeffers Consulting Engineers, dated May 2020, 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. The applicant is proposing to construct an internal storm sewer to service the development lands, accommodate adjacent external flow, and construct a new outlet to Mimico Creek through City owned Greenbelt lands. Approval of the proposed plan is required from the Toronto and Region Conservation Authority (TRCA). Approval from Community Services is also required as the proposed outlet is through lands under their jurisdiction.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> • Demonstrate that the site is protected from future flooding from the adjacent watercourse; • Demonstrate the feasibility of the proposed private storm sewer; • Demonstrate the feasibility of the proposed municipal storm sewer and headwall; and • Demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site.

Agency / Comment Date	Comments
	<p>Traffic A traffic impact study (TIS), prepared by IBI Group and dated May 2020, 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 regarding the trip distribution methodology and the existing background developments within proximity to the proposed development. Additionally, staff are requesting further safety mitigations at the intersection of Goreway Drive and Dorcas Street due to the existing geometric conditions in order to increase safety for pedestrians and vehicles.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • An updated Traffic Impact Study addressing all staff comments; • A revised Site Plan to remove the northern access; • Consolidate the southern access point with the adjacent property <p>Environmental Compliance The Phase One Environmental Site Assessment (ESA) dated April 22, 2020 prepared by Grounded Engineering, was submitted in support of the proposed development. The results of the Phase One ESA indicate that further investigation is required.</p> <p>A Record of Site Condition is required to be filed for the property in accordance with MECP regulations.</p> <p>In addition, the applicant is required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> • A complete ESSQD form (provided form was incomplete); • A reliance letter for the Phase One ESA report; • A Phase Two ESA with reliance letter; • Confirmation if 7075 Goreway Drive forms part of this application; • Clarification regarding land dedication; • Temporary Discharge to Storm Sewer Commitment Letter. <p>Noise The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and aircraft noise from Toronto Pearson International Airport. No significant Stationary noise sources from adjacent buildings and facilities were identified. Noise mitigation will be required, details of which will be confirmed through the Site Plan process.</p> <p>Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.</p>
Toronto and Region Conservation Authority (November 19, 2020)	TRCA is requesting revised site grading drawings to reflect the Mimico Creek Hydraulic Modeling and an update to the Functional Servicing Report to address technical requirements. TRCA staff support the dedication of hazard lands into public ownership. Staff are satisfied with the Environmental Impact Statement submitted however additional planning details of the proposed enhancement plan are required.

Agency / Comment Date	Comments
Greater Toronto Airport Authority (December 1, 2020)	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject property are affected by the following obstacle zoning restriction: the Outer Surface. The maximum allowable development elevation under this restriction is 219.46 metres Above Sea Level (A.S.L.).</p> <p>Based on the following information provided by IBI Group dated June 2020: Finished Floor Elevation: 165.55 metres A.S.L. Maximum height of proposed buildings: 66.10 and 59.70 metres Proposed top elevations: 231.65 and 225.25 metres A.S.L the proposed two apartment buildings would violate the height limits associated with the Regulations.</p> <p>Based on its location, this proposal will require submission to NAV CANADA for their review of possible impacts on navigation, surveillance and communication equipment operating at Toronto Pearson International Airport. However, we will not proceed with a land use submission until revised drawings (including full geographic coordinates for the building locations) become available.</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 - Community Services – Heritage Division, Forestry Division, Public Art Coordinator - City of Mississauga - Fire Prevention - City of Mississauga - Economic Development - City of Mississauga - Realty Services - City of Mississauga - Transit Division - Trillium Health Partners - Canada Post

	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Alectra Utilities- Bell Canada- Rogers Cable- Enbridge Gas- City of Toronto- Conseil Scolaire de District Catholique Centre-Sud- Conseil Scolaire Viamonde
--	---

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

- Are the proposed zoning by-law exception standards appropriate?
- Is the proposal compatible with the character of the area given the proposed height, lot coverage and density?
- What are the expected traffic impacts?
- Are the proposed limits of development acceptable?

Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City.

9. Section 37 Community Benefits (Bonus Zoning)

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

Recommendation Report Detailed Planning Analysis

Owner: 7085 Goreway Developments Limited

7085 Goreway Drive

Table of Contents

1.	Community Comments.....	2
2.	Updated Agency and City Department Comments	2
3.	<i>Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)</i>	5
4.	Consistency with PPS	5
5.	Conformity with Growth Plan.....	6
6.	Region of Peel Official Plan.....	6
7.	Mississauga Official Plan (MOP).....	7
8.	Revised Site Plan and Elevations.....	12
9.	Zoning.....	15
10.	"H" Holding Provision	18
11.	Bonus Zoning.....	18
12.	Site Plan	19
13.	Conclusions	19

1. Community Comments

Comments from the public were generally directed towards tenure, unit types and the floodplain limit. Below is a summary and response to the specific comments heard.

Comment

Will the development be low-income housing?

Response

The proposed development is for a market rental apartment building.

Comment

Will the development respect the floodplain limit?

Response

The applicant has submitted a Flood Hazard Assessment Report that was reviewed by the Toronto and Region Conservation Authority (TRCA) and the City of Mississauga Storm Drainage Staff. The proposed site plan identifies the existing floodplain and demonstrates that the development would be outside the floodplain and graded to avoid flood inundation.

2. Updated Agency and City Department Comments

The applications were circulated to all City departments and commenting agencies first on October 5, 2020 with additional circulation of the applications on June 23, 2022, March 23, 2023, and July 18, 2023. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Region of Peel

Comments dated August 31, 2023, state that the Functional Servicing Report (FSR) revised July 2023, needs to be updated to reflect the actual population and sanitary flows recalculated. The Region has advised that this information can be provided as part of the Holding Provision removal application.

The Region will be a party to the Development Agreement and further information regarding all landscaping/easement encroachments will be required along with updated registered easement documents and parcel abstracts.

Waste collection requirements have been met in accordance with the Region's Waste Collection Design Standards Manual.

Transportation and Works

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic, and environmental compliance

can be satisfactorily addressed and confirm feasibility of the project, in accordance with City requirements.

Stormwater

A Functional Servicing Report (FSR), prepared by Schaeffers Consulting Engineers dated July 10, 2023, was submitted in support of the proposed development. The report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious areas from the proposed development and/or the impact to the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

The applicant proposes to construct a storm system to service the development lands with an outlet to Mimico Creek. In addition, irrigation on site is being considered. The applicant has demonstrated a satisfactory stormwater concept in principle, the details of which can be confirmed through an engineering submission review as part of a Holding Provision removal application. Further details related to the irrigation to meet the water balance requirement, as well as the overall refinement of the stormwater management report will be addressed prior to Site Plan approval.

Traffic

Three Transportation Impact Study (TIS) submissions were prepared by IBI Group in support of the proposed development. The third submission dated March 2023,

complies with the City's TIS Guidelines and is deemed to be satisfactory.

The study concluded that the proposed development is anticipated to generate approximately 89 (21 in, 68 out) and 104 (63 in, 41 out) two-way site trips for the weekday AM and PM peak hours in 2025, respectively.

With the additional traffic generated by the proposed development, the study area intersections and the proposed vehicular access are expected to operate at acceptable levels of service, with minimal impact to existing traffic conditions. Further information is required to demonstrate the feasibility of the future required access interconnection with the property to the south.

Environmental Compliance

An updated Phase One Environmental Site Assessment (ESA) dated June 6, 2022, and a Phase Two ESA dated June 15, 2022, both prepared by Grounded Engineering Inc., were submitted for review. The Phase Two ESA indicated that no further environmental investigation is required. A Record of Site Condition was filed for the property with the Ministry of Environment, Conservation and Parks in August 2022.

Noise

An Environmental Noise Assessment dated June 2022 and prepared by SLR Consulting (Canada) Ltd., was received for

review. The study evaluates the potential impact of noise 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 from Goreway Drive and Derry Road East, and aircraft traffic from Toronto Pearson Airport. Noise mitigation will be required in the form of air conditioning units and upgraded building materials, the details of which will be confirmed through the site plan application and building permit process.

Engineering Plans/Drawings

Should this rezoning application be approved by Council, other outstanding engineering matters can be addressed through the 'H' Holding Zone removal application. Additional requirements and clauses related with the development of the lands will be captured in the related Development Agreement. Site-specific details will include, but not be limited to: grading, municipal infrastructure design and construction and land dedications.

Community Services

In comments dated August 17, 2023, an updated Environmental Impact Statement is needed to demonstrate grading details, provide clarity on the impacts to the existing City owned Malton Greenway, and remove any restoration planting that is shown within lands that are proposed to be dedicated to the City (below the proposed line of flood plain).

A draft Reference Plan is to be submitted identifying all lands below the proposed Long Term Stable Top of Slope that are intended to be deeded gratuitously to the City.

Prior to the issuance of building permits, 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.

School Accommodation

In comments, dated September 7, 2023, 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 September 7, 2023, the Peel District School Board, responded that the comments remain unchanged for this application. Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.

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

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

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

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

4. Consistency with PPS

The Public Meeting Report dated January 22, 2021 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

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

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

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

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

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

5. Conformity with Growth Plan

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

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

Section 2.2.1.2 notes that 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.

Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.

Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.

Section 4.2.2.6 directs municipalities to continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS.

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 provides for intensification of an underutilized site within a delineated built-up area, in a manner which is consistent with the existing and planned character of the immediate area.

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

6. Region of Peel Official Plan

On April 28, 2022 Regional Council passed By-law 20-2022 to adopt a new Region of Peel Official Plan (New ROP). The New ROP was approved with modifications by the Province on November 4, 2022. The applications were deemed complete on October 2, 2020 and are therefore subject to the policies of the former Region of Peel Official Plan (Former ROP) that were in force at the time of submission.

As summarized in the public meeting report dated January 22, 2021 (Appendix 1), the proposed development does not require an amendment to the Former ROP. The subject property is located within the Urban System of the Region of Peel. The proposed development generally achieves many of the objectives and policies of the Former ROP, including directing redevelopment to the urban system, encouraging a pattern of compact forms, providing an appropriate range of housing, support pedestrian-friendly and transit-supportive opportunities for intensification (Section 5).

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 Malton neighbourhood.

7. Mississauga Official Plan (MOP)

The policies of the 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 conforms to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

The proposal requires an amendment to the Mississauga Official Plan Policies for the Malton Neighbourhood Character Area from **Mixed Use** Special Site 2 to **Residential High Density** Special Site 2 and **Greenlands** for an increase in height to permit a 14 storey, 228 unit, apartment building with ground floor commercial space. The **Residential High Density** designation is appropriate to accommodate the development given that the proposal is mostly residential and contains one floor of commercial uses. The **Greenlands** designation and Natural Hazards overlay is proposed to be extended to include the lands south of the long term stable top of slope.

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

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

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

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

The subject site is designated **Mixed Use** and **Greenlands**. The **Mixed Use** designation permits office, restaurants, overnight accommodation and retail and service uses together with residential uses. The **Greenlands** designation permits conservation, flood control and erosion management, passive recreational activity and parkland. The **Greenlands** designation will remain and the additional lands below the long term stable top of slope are proposed to be dedicated to the City of Mississauga and redesignated.

Directing Growth

The subject site is located in the Malton Neighbourhood Character Area, on the east side of Goreway Drive, north of Derry Road East. Neighbourhoods are to accommodate modest intensification and focus on residential uses and associated services. Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. The site is currently vacant and was previously occupied by a one storey commercial building and surface parking (formerly Starwind Supermarket) that was demolished in 2022.

The property fronts onto Goreway Drive which is a major collector road that is serviced by four MiWay public transit routes. Goreway Road is also identified in MOP as a Corridor. Higher density uses are envisioned to be located along corridors within Neighbourhoods and should be compact and appropriate to the context of the surrounding Neighbourhood (MOP 5.3.5.3).

The general policies in the Direct Growth section of MOP direct infill development and intensification within neighbourhoods to be located on corridors and on former commercial sites, provided redevelopment is consistent with transition and compatibility policies.

The site is within close proximity to the Westwood Square Shopping Centre, which is located at the northeast corner of Goreway Drive and Etude Drive. Westwood Square Shopping Centre contains a number of commercial uses including a grocery store, many retail stores, personal services and restaurants. In accordance with the vision for the Malton Neighbourhood Character Area, the city supports continued revitalization efforts in the neighbourhood to contribute to achieving a complete community (MOP 16.15.1).

Chapter 5 of MOP (Direct Growth) indicates that intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, is sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Chapter 7 of MOP (Complete Communities) supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options.

Chapter 9 of MOP (Build a Desirable Urban Form) addresses the need for appropriate infill in both Intensification Areas and Non-Intensification Areas in order to help revitalize existing

communities by replacing aged buildings, develop vacant or underutilized lots and by adding to the variety of building forms and tenures.

The proposed development represents an opportunity to modestly intensify and increase the range of housing in the area with the addition of a market rental apartment building that will contribute to the housing choices in the neighbourhood. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

Although Neighbourhoods are identified in MOP as non-intensification areas, this does not mean they will remain static or that new development must imitate previous development patterns but rather when development does occur it should be sensitive to the Neighbourhood's existing and planned character (MOP 5.3.5).

Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas (MOP 5.3.5.2). This infill development proposes commercial uses on the ground floor that will effectively intensify a vacant parcel and add to the commercial options along Goreway Drive.

Furthermore, MOP indicates that the City will provide opportunities for the development of a range of housing choices in terms of type, tenure and price (MOP 7.2.2). The proposed development provides an opportunity to increase the variety of

housing forms and options in the surrounding area and contributes to the rental housing options available in the City.

The property is subject to the Malton Neighbourhood Character Area policies that provide direction regarding height, built form, massing, and site design. A maximum height of four storeys is permitted in the Malton Neighbourhood Character Area. The applicant proposes to construct a 14 storey apartment containing 228 dwelling units and 371 m² (3,993.4 ft²) of ground floor commercial space.

Section 16.1.1.2 states that proposals for heights more than four storey or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction that:

- a) An appropriate transition in heights that respects the surrounding context will be achieved;
- b) The development proposal enhances the existing or planned development;
- c) The City Structure hierarchy is maintained; and,
- d) The development proposal is consistent with the policies of this Plan.

Building heights should be introduced in a manner that reinforces the City Structure, achieves appropriate scale and transition relative to the planned context, and integrates into the character of the surrounding area. In accordance with MOP, the proposed **Residential High Density** designation and an apartment building with ground floor commercial is appropriate on the property subject to the satisfaction of criteria set forth in

MOP including the demonstration of compatibility with adjacent lands and an appropriate site and development layout.

The proposed apartment building represents a form of residential infill development that is considered to be appropriate given its location along a corridor and provides for additional housing options in the area. The proposal appropriately fits within the surrounding residential context while also re-integrating commercial uses into the neighbourhood.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Malton Neighbourhood Character Area. A range of uses are permitted in the neighbourhood including various forms of residential and commercial uses. The surrounding lands are designated **Residential Low Density** to the west and **Mixed Use** and **Residential High Density** to the north and south with residential, commercial and institutional uses.

The proposed amendment to the **Residential High Density** designation will permit the apartment building with ground floor commercial space. This allows for an appropriate level of intensification within an area that already features a variety of residential densities and apartment buildings to the south of the property.

The proposed building has been designed to implement an appropriate interface along the Goreway Drive frontage to

reduce the impact on adjacent neighbours and the natural area to the south. An unencumbered landscape buffer along the south property line provides for preservation of the Malton Greenway designated as **Greenlands**. The building also incorporates three at-grade retail commercial units. The building is setback 10 m (32.8 ft.) from the front property line which includes a landscaped buffer fronting Goreway Drive. The ground floor uses and the building have been appropriately set back from the property line which enhances the public realm in this area and activates the frontage along Goreway Drive.

Flooding

There is now one proposed access along Goreway Drive close to the southern property line. The applicant has demonstrated to the satisfaction of the City's Emergency Services and the Toronto and Region Conservation Authority (TRCA) that the flood depths are within allowable levels and that adequate ingress/egress for emergency services and vehicles can function safely using the driveway entrance.

The Official Plan states that new development in Neighbourhoods must minimize overshadowing and overlook on adjacent neighbours, and be designed to respect the scale, massing, character and grades of the surrounding area. The proposed building meets this criteria as it includes reduced projections and incorporates step backs along the westerly side of the building at the seventh and tenth floors. Additionally, there is a 3.0 m (9.8 ft.) interior side yard setback to the north property line and a 10.0 m (32.8 ft.) setback to the building face at this

point to provide adequate separation from the adjacent fire station.

The proposed development meets the directives of MOP and 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 Malton GO Station is located approximately 1 km (0.62 miles) southwest of the property. The property is well-served by major City of Mississauga facilities such as the Malton Library, Malton Community Centre and Paul Coffey Arena.

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

- Number 11 from Westwood Square Shopping Centre with direct access to the Kipling Bus Terminal
- Number 42 on Derry Road having direct access to Meadowvale Town Centre

There is a transit stop on Goreway Drive within 31 m (101 ft.) of the site.

Immediately north of the site, there is a Fire Station and Paramedic Station and further north there are commercial plazas with various retail, personal service and financial uses along with restaurants.

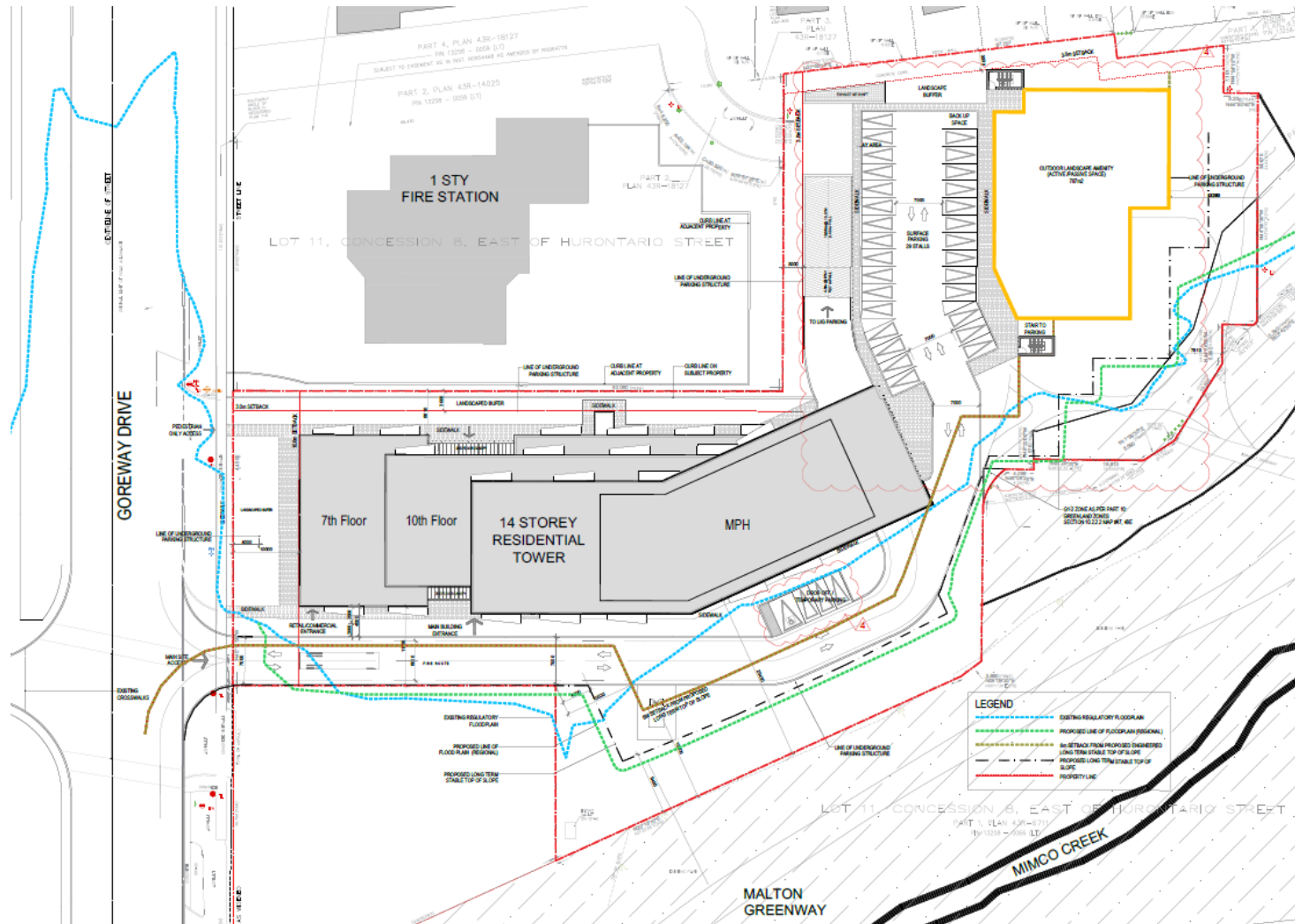
The proposed development is located in an area that provides access to both community and transportation services.

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

8. Revised Site Plan and Elevations

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

Site Plan



Applicant's Renderings



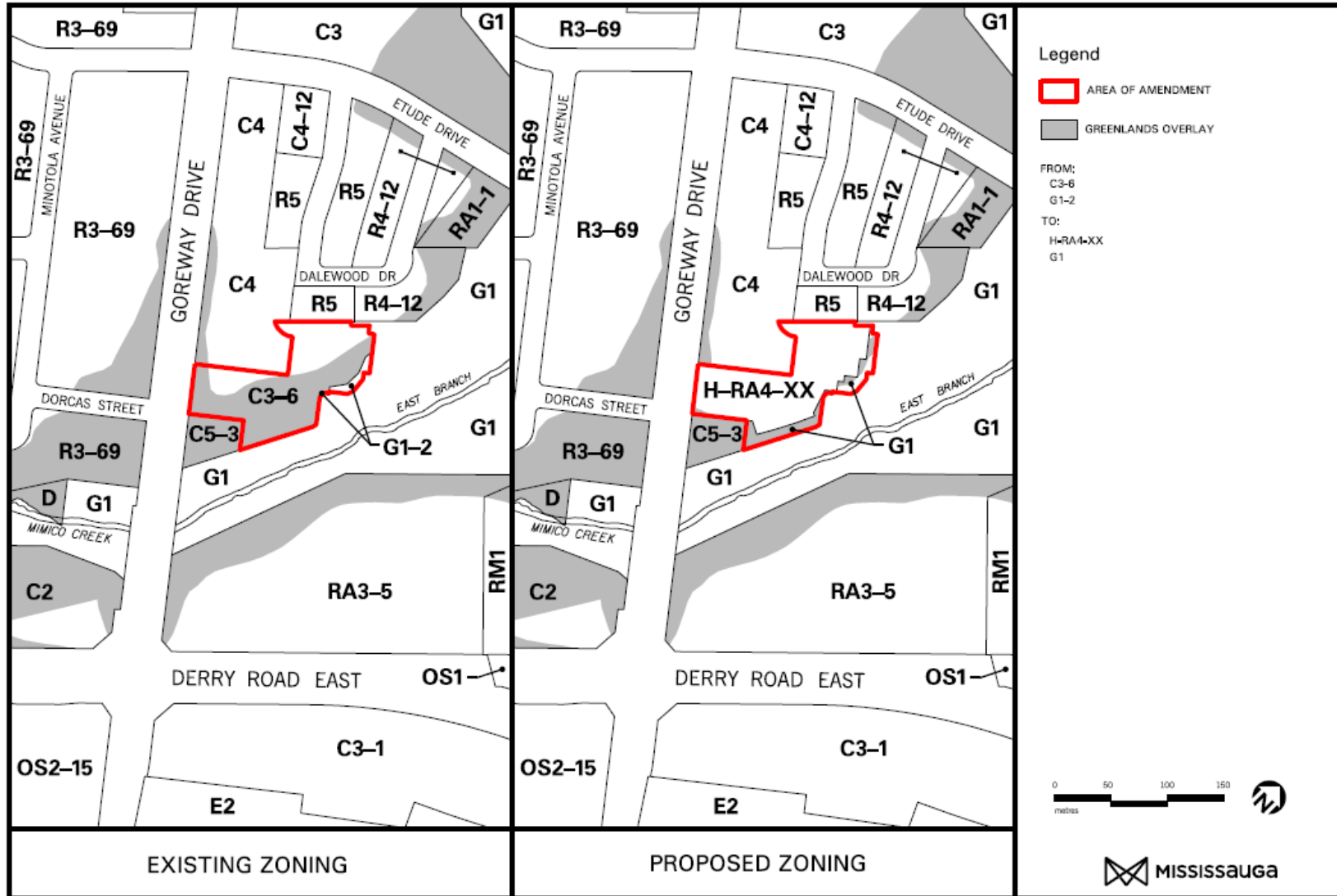
View looking south along Goreway Drive



View looking north along Goreway Drive

9. Zoning

The proposed **H-RA4-Exception** (Apartments – Exception) and **G1** (Greenlands) zones are appropriate to accommodate the proposed 14 storey apartment building with ground floor commercial space. The **G1-2** (Greenlands – Natural Hazard) exception permits parking for lands zoned **C3-6** (General Commercial – Exception). These lands, along with the lands south of the long term stable top of slope that are to be dedicated to the City, will be rezoned to **G1** (Greenlands).



Excerpt of Zoning By-law Map #48E

Below is an updated summary of the proposed site specific zoning provisions. Additional regulations will be implemented via an exception schedule to reflect the updated site plan in Section 8.

Proposed Zoning Regulations

Zone Regulations	RA4 Base Zone Regulations	Proposed RA4 Exception Zone Regulations
Permitted Uses	Apartment, Long-Term Care Building, Retirement Building	Apartment, Long-Term Care Building, Retirement Building, Retail Store, Restaurant, Take-Out Restaurant, Financial Institution, Service Establishment, Office
Maximum height	56.0 m and 18 storeys	47.5 m and 14 storeys
Maximum Floor Space Index (FSI)	1.8	2.3
Minimum gross floor area – non-residential used for any use or combination of uses	--	370 m ²
Maximum projection of a balcony measured	1.0 m (3.2 ft.)	2.0 m (6.5 ft.)

Zone Regulations	RA4 Base Zone Regulations	Proposed RA4 Exception Zone Regulations
from the outermost face or faces of the building from which the balcony projects		
Minimum landscaped area	40% of lot area	34% of lot area
Minimum depth of Landscaped Buffer abutting lands within a Residential Zone	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)
Minimum depth of a landscaped buffer abutting lands zoned C5-3	3.0 m (9.8 ft.)	0.0 m
Minimum depth of a landscaped buffer abutting lands zoned G1	4.5 m (14.7 ft.)	0.0 m
Maximum parallel length of a walkway permitted in the required landscaped buffer abutting a C4 zone along the northerly lot line	--	10.0 m

Zone Regulations	RA4 Base Zone Regulations	Proposed RA4 Exception Zone Regulations
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. "H" Holding Provision

Should the application be approved by Council, outstanding technical feasibility matters need to be satisfactorily addressed, and the remaining engineering items required to facilitate the implementation of the zoning by-law must be addressed further through an "H" Holding Provision, which can be lifted upon:

- Delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga;
- Satisfactory arrangements with the Transportation and Works Department for the appropriate storm sewer outlet design and construction required to service the lands and external flows;
- Provision of a public vehicular and pedestrian access easement in favour of the City, to protect for future interconnectivity with the lands to the south, municipally known as 7075 Goreway Drive, to the satisfaction of the City;
- The dedication of lands zoned Greenlands into public ownership to the satisfaction of the City;
- Submission of an updated Functional Servicing Report, Environmental Impact Statement, and Grading Plan.

11. Bonus Zoning

The *Planning Act* was amended by Bill 197, COVID-19 *Economic Recovery Act*, 2020, S.O. 2020, c. 18. Section 37 height and density bonus provisions have been replaced with a new Community Benefit Charge (CBC). According to the *Planning Act*, the former density bonusing provisions continue to apply to development applications until the earlier of the City passing a CBC by-law, or September 18, 2022. If City Council passes a CBC by-law, the charge would be applied City-wide to developments that are 5 storeys or more and with 10 or more residential units whether or not there is an increase in permitted height or density. The timing of Council's adoption of a zoning by-law amendment, if any, will determine whether density bonusing or the CBC bylaw will apply. Should this application be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits or density bonusing (Section 37) as a condition of approval.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which is administered by the Corporate Services Department, Finance Division. The by-law specifies 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 proposed development is more than five storeys and contains 10 or more residential units in total, the CBC will be applicable and will be payable at the time of first building permit.

The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved, subject to the conditions outlined in this report.

12. Site Plan

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

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters pertaining to the City's various development engineering, landscaping and urban design standards.

13. Conclusions

In conclusion, City staff has evaluated the applications to permit a 14 storey apartment building with ground floor commercial space against the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Former and New Region of Peel Official Plan and Mississauga Official Plan.

The proposed development modestly intensifies a vacant parcel of land along a Corridor with access to existing infrastructure. It has been designed to be compatible with adjacent uses and provides for a built form that supports a mix of housing types and tenures within the Malton Neighbourhood.